

Matagorda County, TX

County · TX · Texas

SELLER'S MARKET

\$223K

MEDIAN SALE PRICE

+217.8%

1-YR CHANGE

102

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$195K · Average \$225K

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026
● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price +217.8% · Sales +920.0%

Price per square foot

\$113/ft²

2021 2023 2024 2025 2026
● Price ● Sales

2021 2023 2024 2025 2026

Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

0.6%

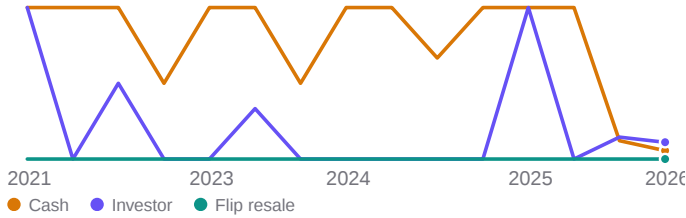
2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

BUYERS & OUTCOMES

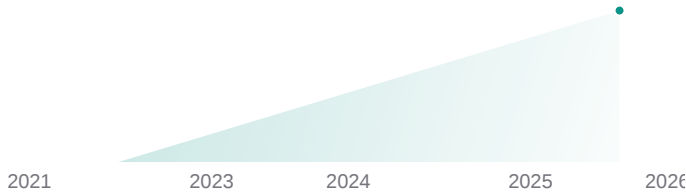
Buyer mix

Cash 5.6% · Investor 11% · Flip resale 0%



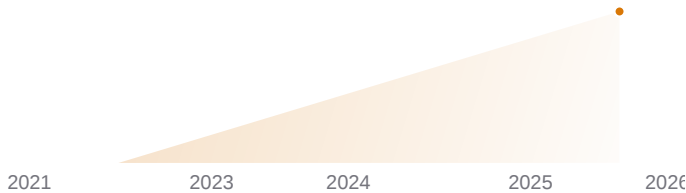
Sellers who sold at a gain

100%



Median annualized return at resale

+56.3%

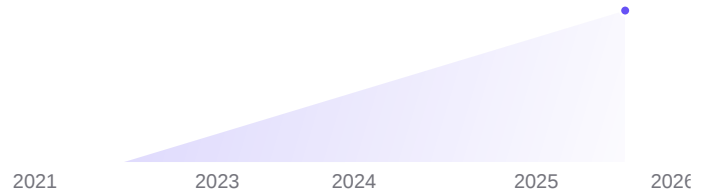


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



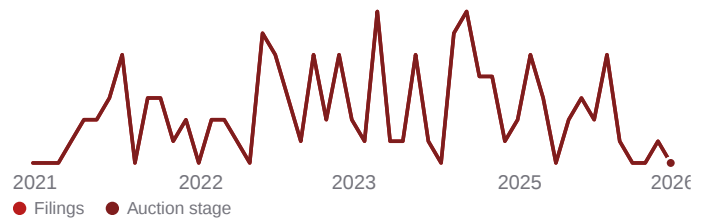
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	18,362
Median value (AVM)	\$229K
Median size	1,331 ft²
Median bedrooms	3
Median year built	1980
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.3%
Owner occupied	62%
Company owned	8.6%
Median loan-to-value	28%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	36,491
Density	33 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	17
Homes occupied	77%
Bachelor's or higher	17%
Poverty rate	22.3%
Unemployment	1.8%
Average temp	70°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.