

Nacogdoches County, TX

County · TX · Texas

BUYER'S MARKET

\$248K

MEDIAN SALE PRICE

131

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



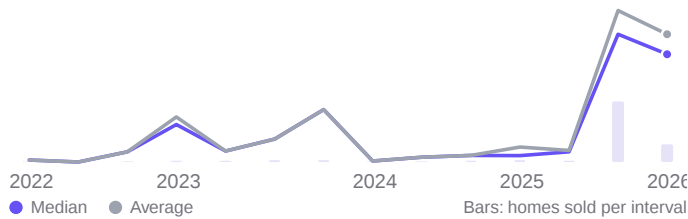
MARKET TRENDS (5 YEARS)

Sale prices

Median \$214K · Average \$251K

Growth (year over year)

Price +40.0% · Sales +133.3%

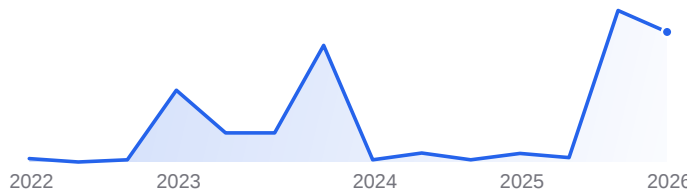


Price per square foot

\$126/ft²

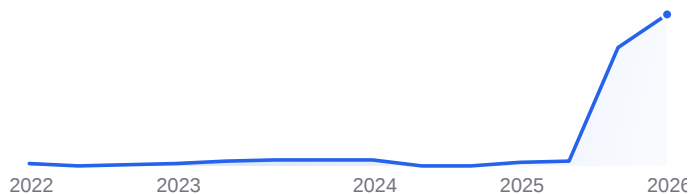
Sale premium vs estimated value

+43.0%



Annual turnover (share of homes sold)

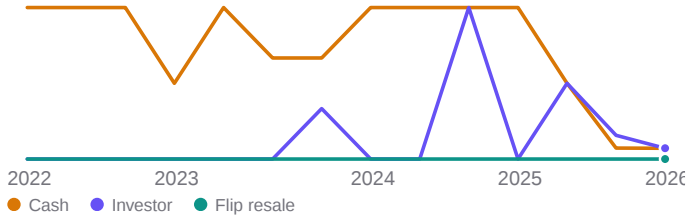
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	22,750
Median value (AVM)	\$124K
Median size	1,500 ft²
Median year built	1997
Single family	66%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	15%
Owner occupied	75%
Company owned	10%
Median loan-to-value	56%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	66,038
Density	70 / mi²
Median household income	\$51K

Average household income	\$75K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	33
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	20.5%
Unemployment	1.3%
Average temp	66°F
Annual precip	49 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.