

Nueces County, TX

County · TX · Texas

SELLER'S MARKET

\$257K

MEDIAN SALE PRICE

+214.9%

1-YR CHANGE

1,228

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

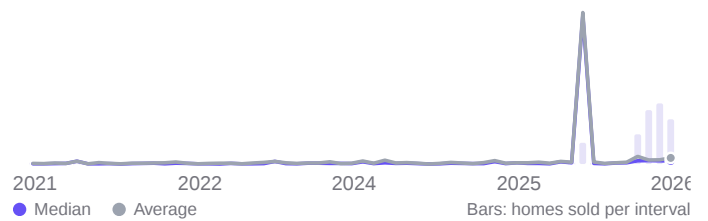
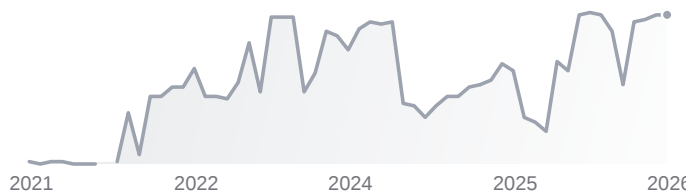
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$245K · Average \$473K

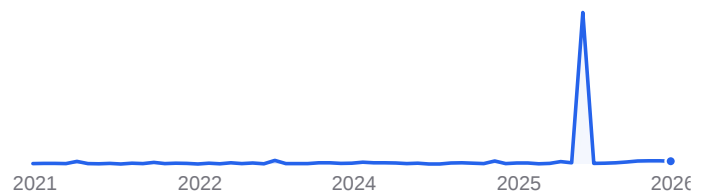
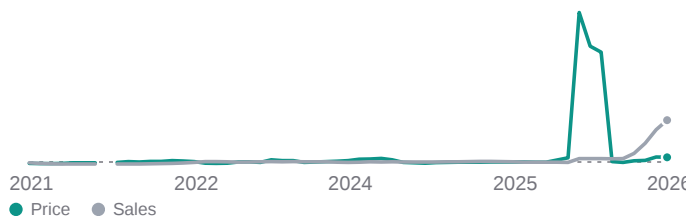


Growth (year over year)

Price +214.9% · Sales +1913.1%

Price per square foot

\$145/ft²

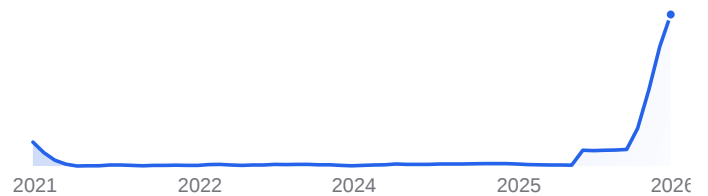


Sale premium vs estimated value

-5.3%

Annual turnover (share of homes sold)

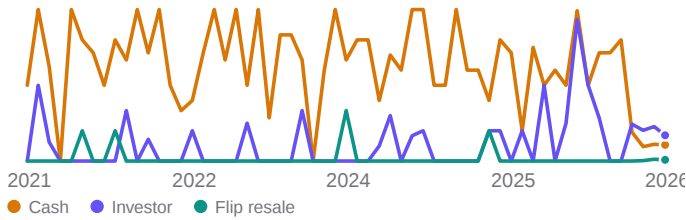
1.0%



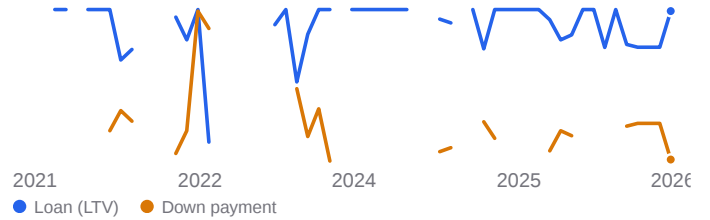
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 17% · Flip resale 0.8%

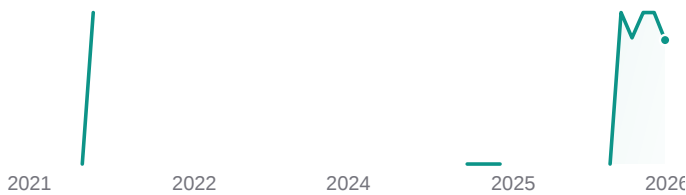


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



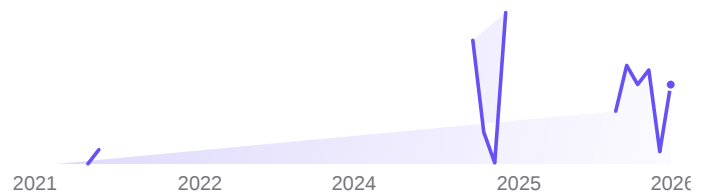
Sellers who sold at a gain

82%



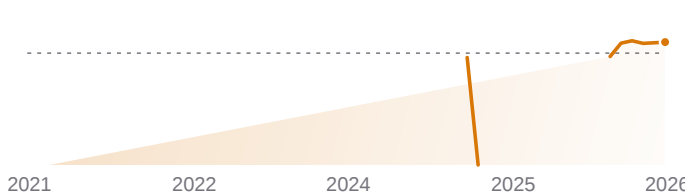
Typical hold before selling

10.7 yrs



Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 19 · Auction stage 19



HOUSING STOCK

Homes	123,602
Median value (AVM)	\$232K
Median size	1,481 ft²
Median bedrooms	3
Median year built	1981
Single family	84%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	354,367
Density	422 / mi²
Median household income	\$62K
Average household income	\$86K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	19
Homes occupied	85%
Bachelor's or higher	15%
Poverty rate	16.8%
Unemployment	1.3%
Average temp	72°F
Annual precip	33 in
Sunshine	61%

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