

Rains County, TX

County · TX · Texas

\$274K

MEDIAN SALE PRICE

62

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

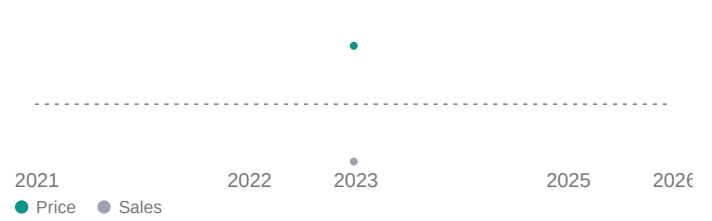
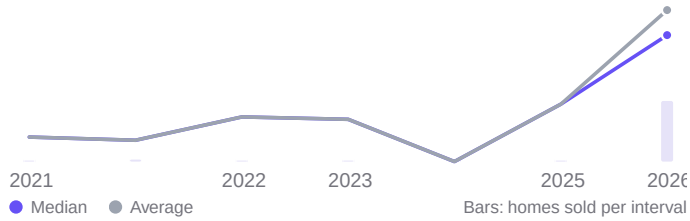
MARKET TRENDS (5 YEARS)

Sale prices

Median \$273K · Average \$320K

Growth (year over year)

Price +51.0% · Sales -50.0%

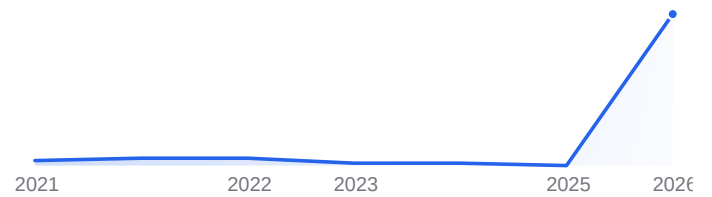
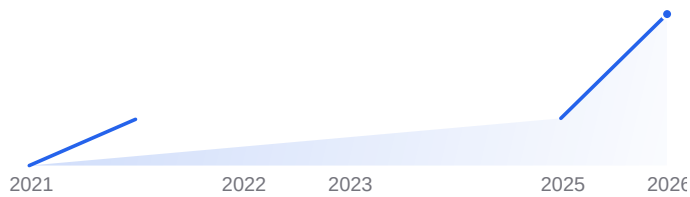


Price per square foot

\$190/ft²

Annual turnover (share of homes sold)

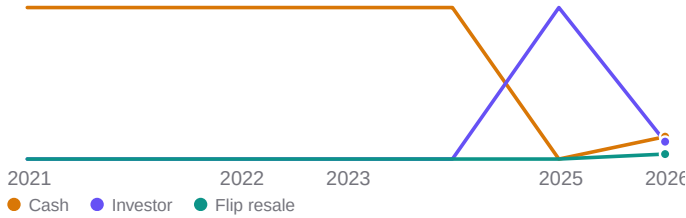
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 11% · Flip resale 3.3%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



HOUSING STOCK

Homes	10,163
Median value (AVM)	\$224K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1996
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.5%
Owner occupied	45%
Company owned	10%
Median loan-to-value	12%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	13,444
Density	59 / mi²
Median household income	\$69K
Average household income	\$92K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	28
Homes occupied	87%
Bachelor's or higher	15%

Poverty rate	10.7%
Unemployment	0.9%
Average temp	64°F
Annual precip	44 in
Sunshine	62%

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