

San Patricio County, TX

County · TX · Texas

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

+88.2%

1-YR CHANGE

260

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

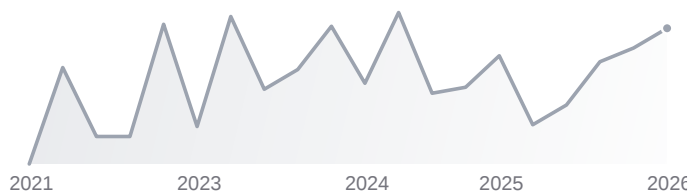
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

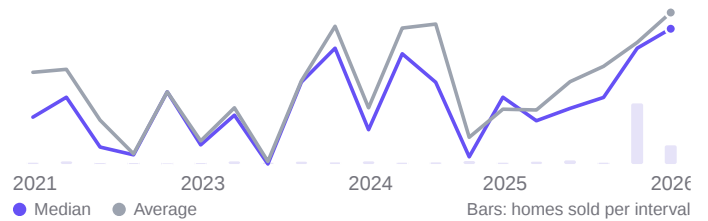
Market temperature (0–100)

71 / 100



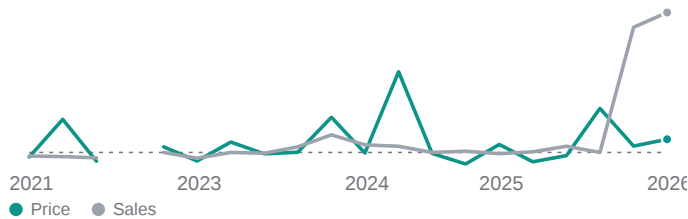
Sale prices

Median \$262K · Average \$289K



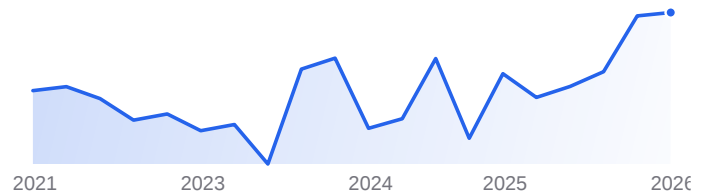
Growth (year over year)

Price +88.2% · Sales +940.0%



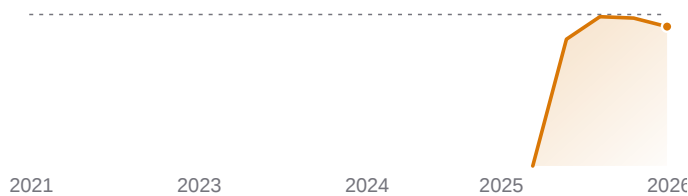
Price per square foot

\$158/ft²



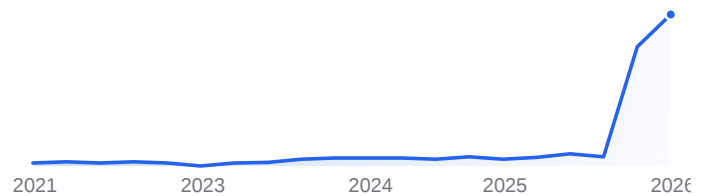
Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

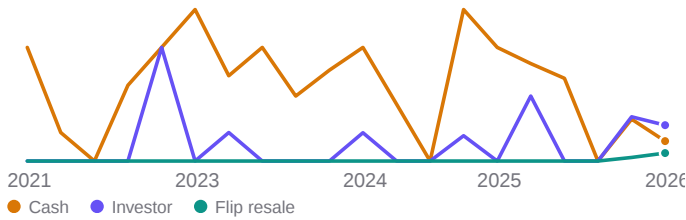
1.0%



BUYERS & OUTCOMES

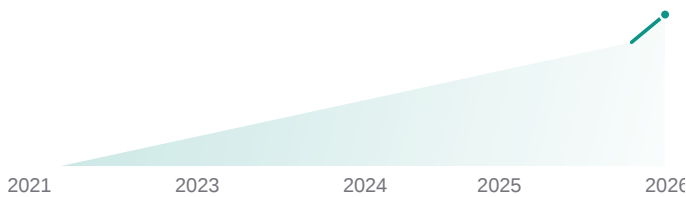
Buyer mix

Cash 8.8% · Investor 16% · Flip resale 3.5%



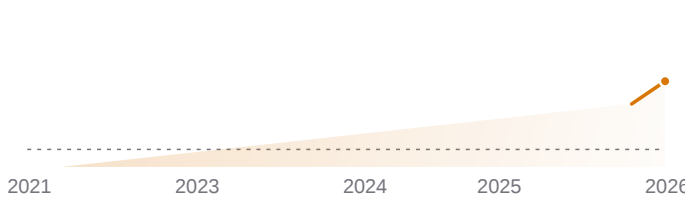
Sellers who sold at a gain

100%

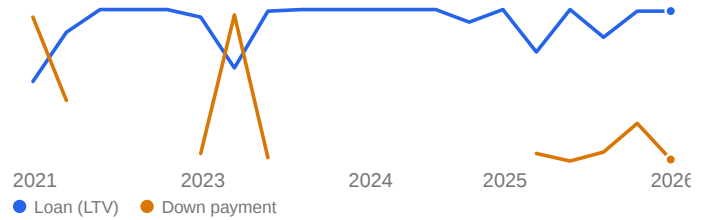


Median annualized return at resale

+13.8%

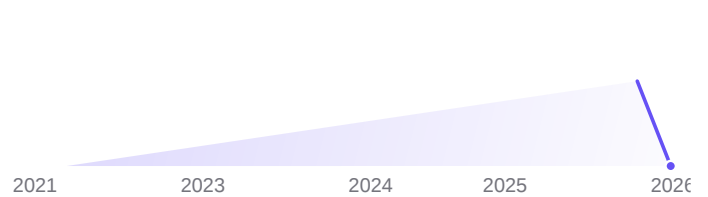


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	26,565
Median value (AVM)	\$215K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1978
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	8.1%
Median loan-to-value	40%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	71,773
Density	104 / mi²
Median household income	\$62K
Average household income	\$86K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	20
Homes occupied	82%
Bachelor's or higher	13%
Poverty rate	15.6%
Unemployment	1.4%
Average temp	72°F
Annual precip	34 in
Sunshine	61%

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.