

Shelby County, TX

County · TX · Texas

\$191K

MEDIAN SALE PRICE

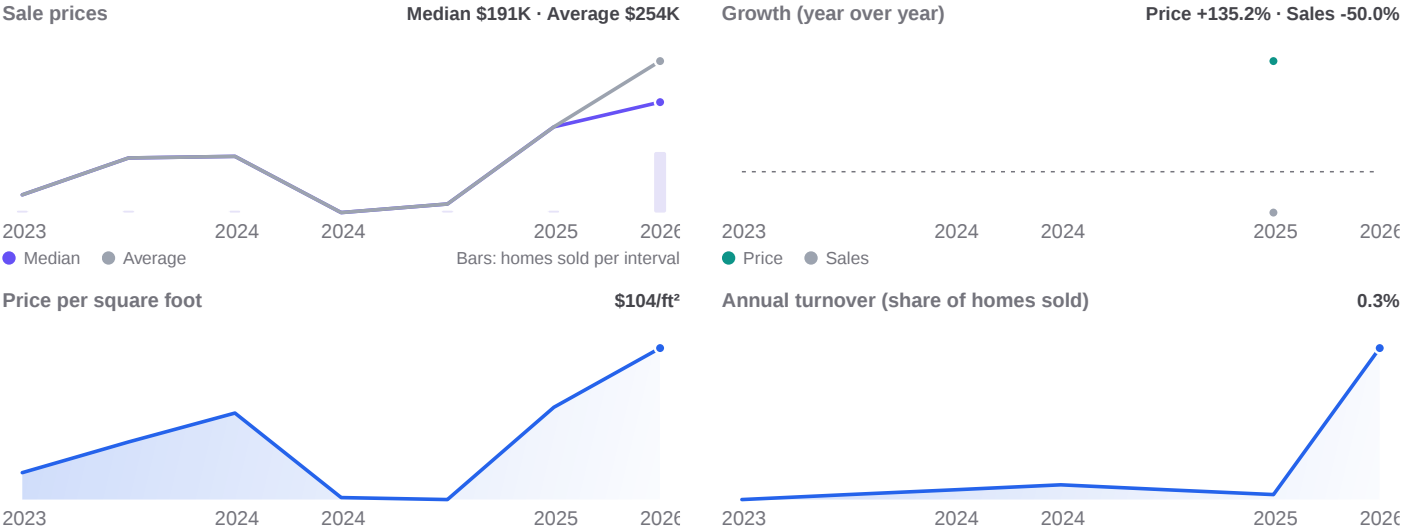
32

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

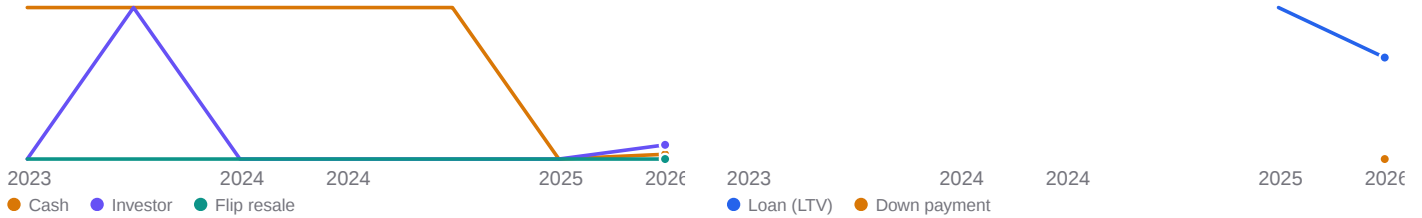


BUYERS & OUTCOMES

Buyer mix

Cash 3.1% · Investor 9.4% · Flip resale 0%

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



HOUSING STOCK

Homes	10,778
Median value (AVM)	\$173K
Median size	1,370 ft²
Median bedrooms	3
Median year built	1983
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.6%
Owner occupied	75%
Company owned	7.4%
Median loan-to-value	17%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	24,320
Density	31 / mi²
Median household income	\$49K
Average household income	\$72K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	34
Homes occupied	83%
Bachelor's or higher	10%

Poverty rate	22.9%
Unemployment	1.6%
Average temp	65°F
Annual precip	52 in
Sunshine	58%

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.