

Victoria County, TX

County · TX · Texas

BALANCED MARKET

\$236K

MEDIAN SALE PRICE

+77.4%

1-YR CHANGE

284

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



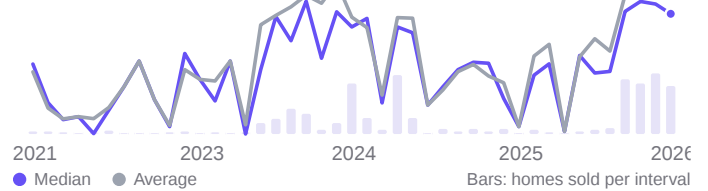
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$223K · Average \$268K



Growth (year over year)

Price +77.4% · Sales +38.5%

Price per square foot

\$150/ft²

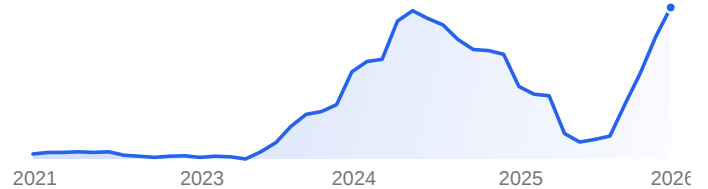
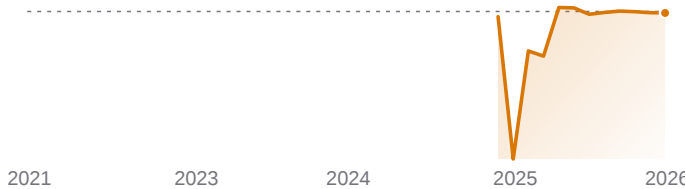


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

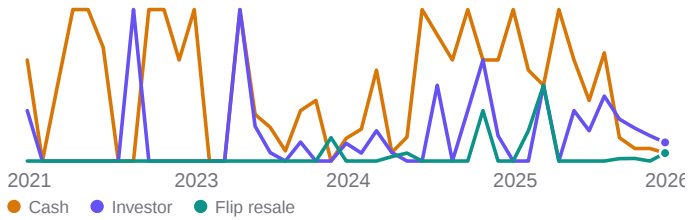
0.8%



BUYERS & OUTCOMES

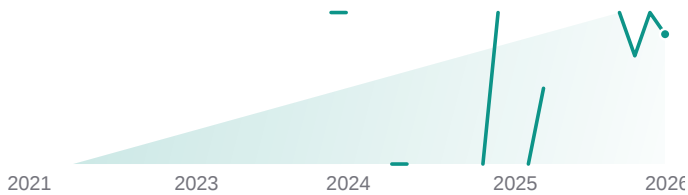
Buyer mix

Cash 5.3% · Investor 12% · Flip resale 5.3%



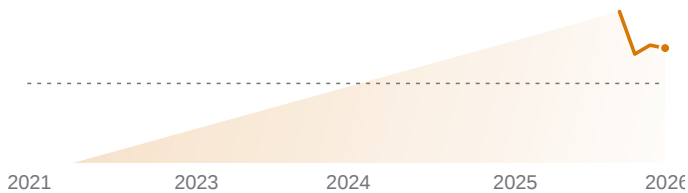
Sellers who sold at a gain

86%

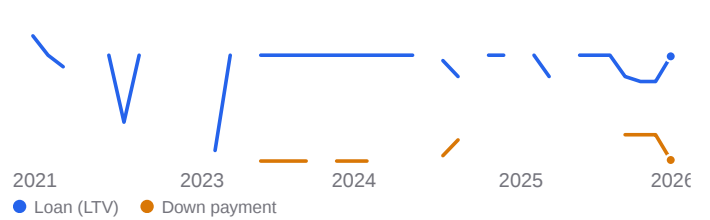


Median annualized return at resale

+5.9%



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



Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	33,866
Median value (AVM)	\$219K
Median size	1,494 ft²
Median bedrooms	3
Median year built	1978
Single family	81%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	8.9%
Median loan-to-value	37%

Typical ownership tenure

19.1 yrs

COMMUNITY

Population	92,375
Density	105 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	21
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	16.3%
Unemployment	1.2%
Average temp	70°F
Annual precip	41 in
Sunshine	58%

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.