

Wharton County, TX

County · TX · Texas

BUYER'S MARKET

\$223K

MEDIAN SALE PRICE

89

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



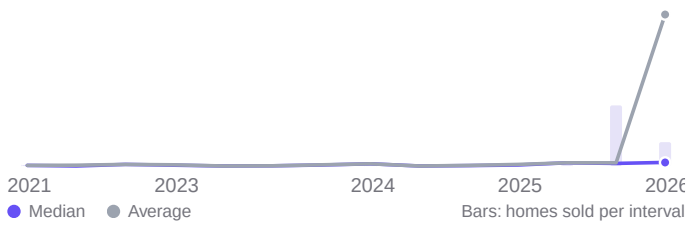
MARKET TRENDS (5 YEARS)

Sale prices

Median \$266K · Average \$11M

Growth (year over year)

Price +401.3% · Sales +0.0%



Price per square foot

\$134/ft²

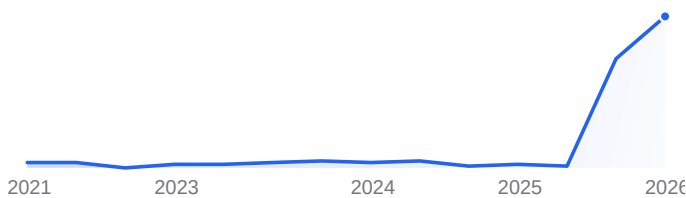
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

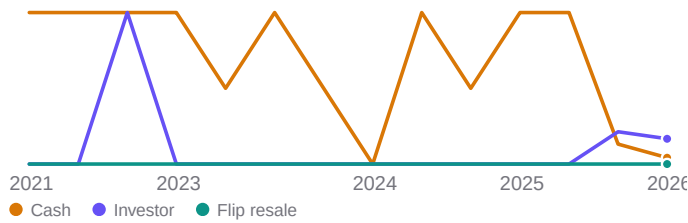
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 4.2% · Investor 17% · Flip resale 0%



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



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	15,625
Median value (AVM)	\$193K
Median size	1,469 ft²
Median bedrooms	3
Median year built	1975
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.7%
Owner occupied	63%
Company owned	13%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	42,206
Density	39 / mi²
Median household income	\$59K

Average household income	\$84K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	18
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	14.5%
Unemployment	1.4%
Average temp	69°F
Annual precip	46 in
Sunshine	58%

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.