

Willacy County, TX

County · TX · Texas

\$53K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

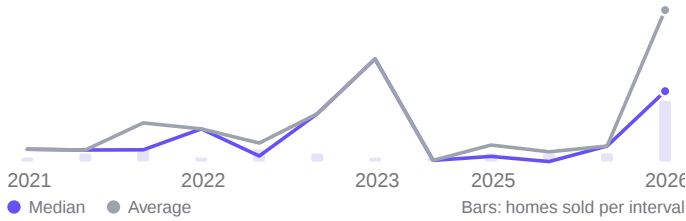
MARKET TRENDS (5 YEARS)

Sale prices

Median \$72K · Average \$143K

Growth (year over year)

Price -26.8% · Sales -12.5%

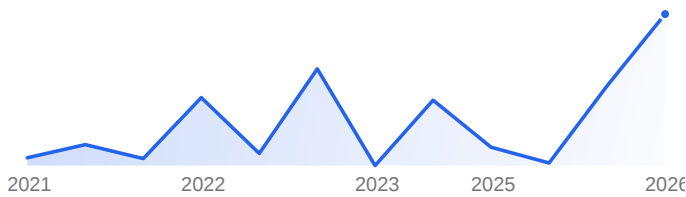


Price per square foot

\$69/ft²

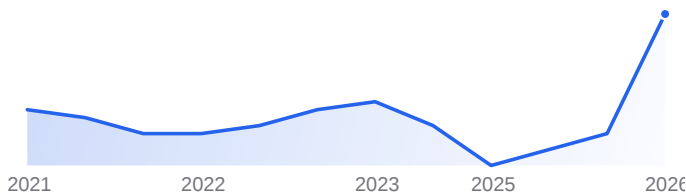
Sale premium vs estimated value

-22.3%



Annual turnover (share of homes sold)

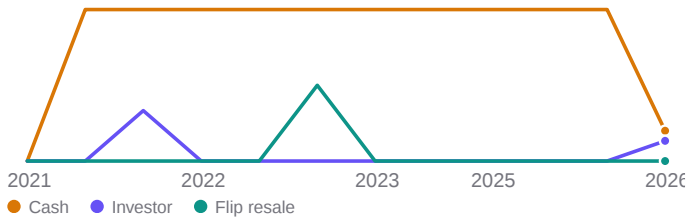
0.3%



BUYERS & OUTCOMES

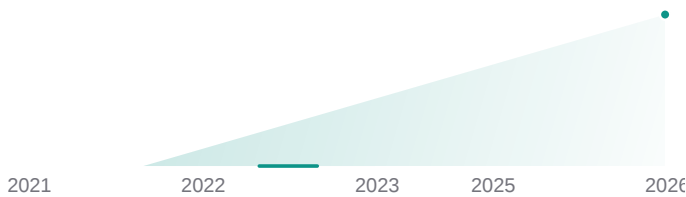
Buyer mix

Cash 20% · Investor 13% · Flip resale 0%



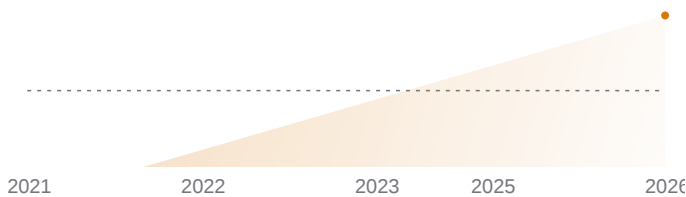
Sellers who sold at a gain

100%

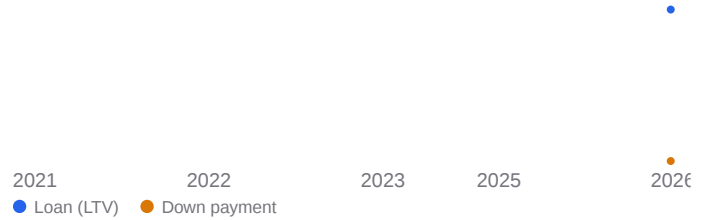


Median annualized return at resale

+3.2%

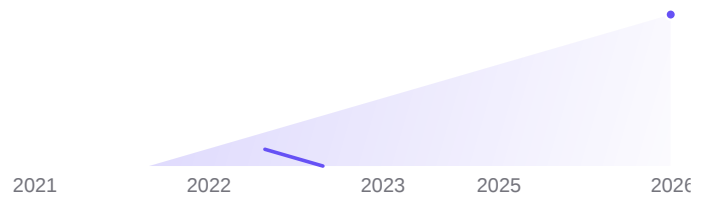


Financing (share of purchase price) Loan (LTV) 89% · Down payment 7.3%



Typical hold before selling

15.3 yrs



HOUSING STOCK

Homes	6,980
Median value (AVM)	\$135K
Median size	1,216 ft²
Median year built	1981
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.5%
Owner occupied	66%
Company owned	5.4%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	20,101
Density	34 / mi²
Median household income	\$47K
Average household income	\$68K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	22
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	21.2%
Unemployment	1.4%
Average temp	73°F
Annual precip	27 in
Sunshine	60%

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.