

Zapata County, TX

County · TX · Texas

BALANCED MARKET

\$82K

MEDIAN SALE PRICE

22

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



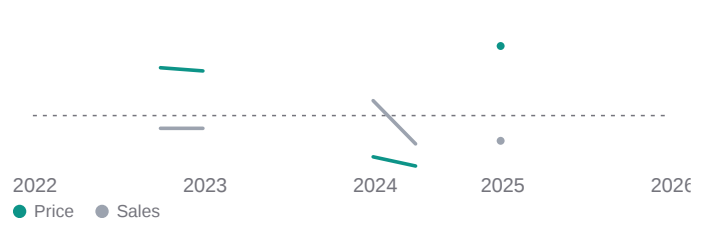
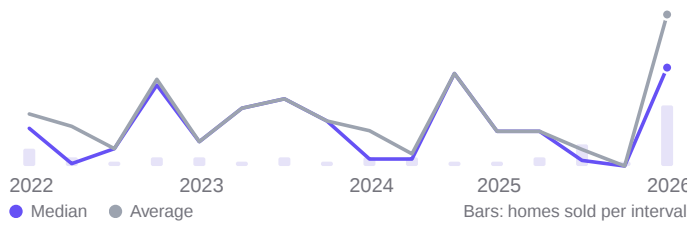
MARKET TRENDS (5 YEARS)

Sale prices

Median \$105K · Average \$151K

Growth (year over year)

Price +92.3% · Sales -33.3%



Price per square foot

\$97/ft²

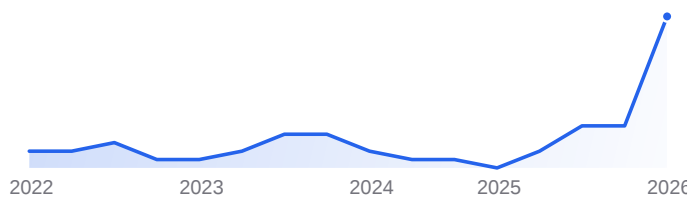
Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

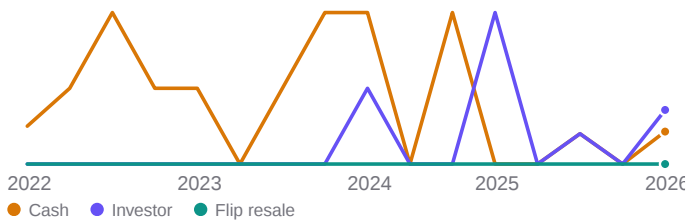
0.4%



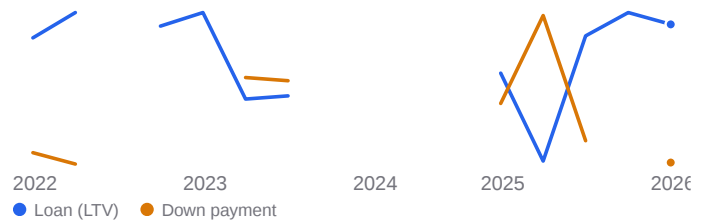
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 36% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 92% · Down payment 1.0%



HOUSING STOCK

Homes	5,886
Median value (AVM)	\$123K
Median size	1,216 ft²
Median year built	1992
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	3.8%
Median loan-to-value	0%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	13,828
Density	14 / mi²
Median household income	\$35K
Average household income	\$60K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	11
Homes occupied	74%
Bachelor's or higher	9%
Poverty rate	37.5%

Unemployment	1.6%
Average temp	74°F
Annual precip	21 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.