

Etoile 75944

ZIP code · TX · Texas > Nacogdoches County

\$170K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

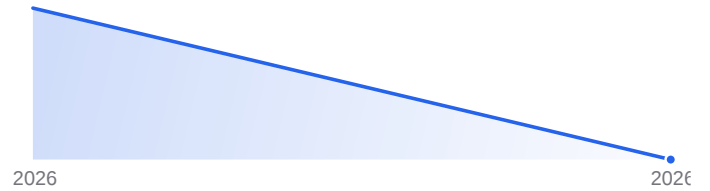
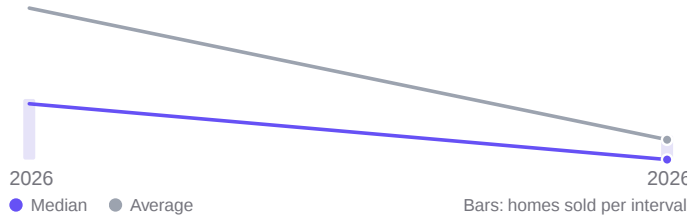
MARKET TRENDS (5 YEARS)

Sale prices

Median \$141K · Average \$155K

Price per square foot

\$98/ft²

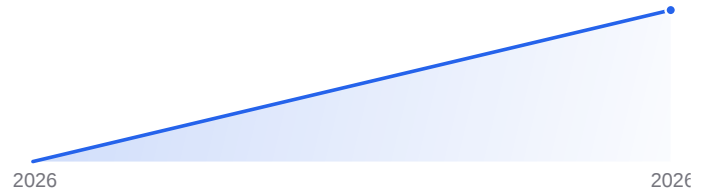


Sale premium vs estimated value

-21.4%

Annual turnover (share of homes sold)

0.9%



BUYERS & OUTCOMES

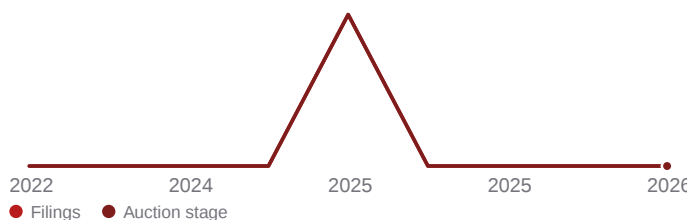
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



Preforeclosure filings

Filings 1 · Auction stage 1



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



HOUSING STOCK

Homes	755
Median value (AVM)	\$171K
Median size	1,280 ft²
Median year built	1999
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.0%
Owner occupied	70%
Company owned	5.7%
Median loan-to-value	28%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	999
Density	14 / mi²
Median household income	\$39K
Average household income	\$57K

Crime index (US avg 100)	165
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	30
Homes occupied	71%
Bachelor's or higher	11%
Poverty rate	17.4%
Unemployment	1.2%
Average temp	66°F
Annual precip	52 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.