

Garrison 75946

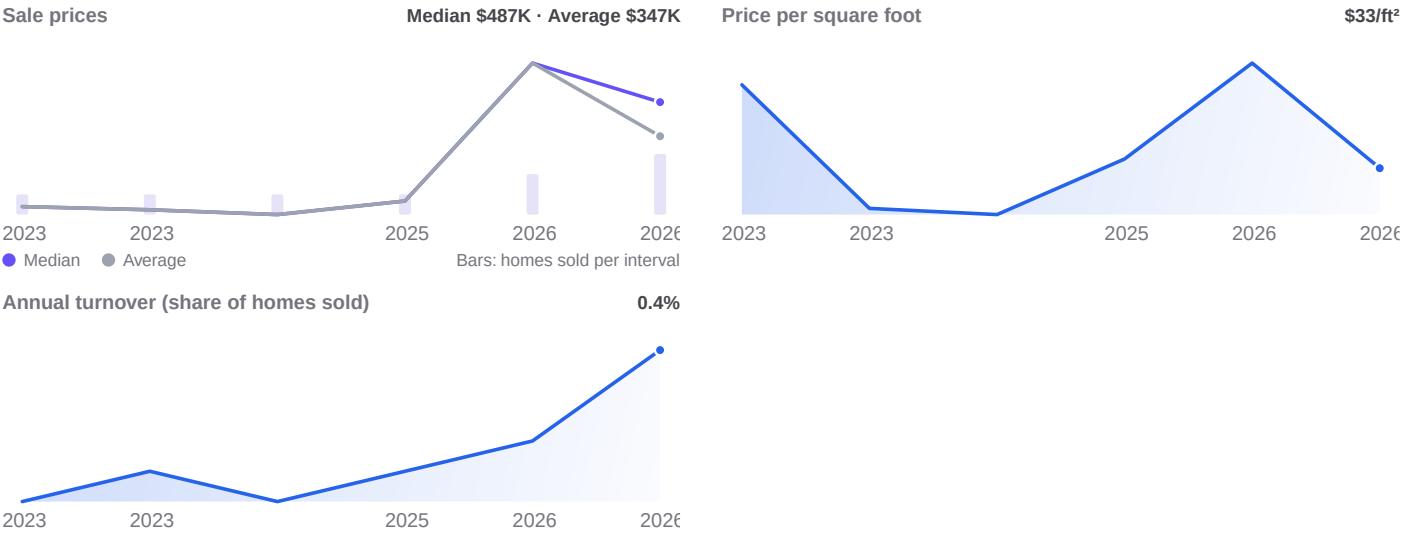
ZIP code · TX · Texas > Nacogdoches County > Garrison

\$594K
MEDIAN SALE PRICE

6
SALES (12 MO)

\$94K
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

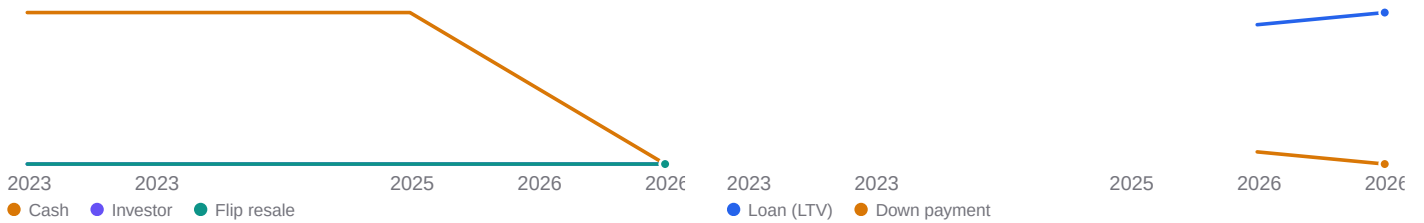


BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,466
Median value (AVM)	\$94K
Median size	1,504 ft²
Median year built	1999
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	22%
Owner occupied	78%
Company owned	12%
Median loan-to-value	67%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	4,372
Density	31 / mi²
Median household income	\$60K
Average household income	\$92K

Crime index (US avg 100)	109
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	36
Homes occupied	86%
Bachelor's or higher	15%
Poverty rate	17.5%
Unemployment	1.2%
Average temp	65°F
Annual precip	50 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.