

Nacogdoches 75964

ZIP code · TX · Texas > Nacogdoches County > Nacogdoches

\$189K

MEDIAN SALE PRICE

22

SALES (12 MO)

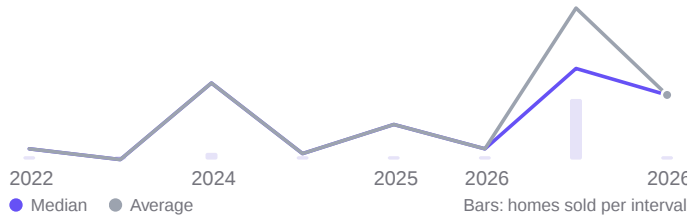
\$111K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

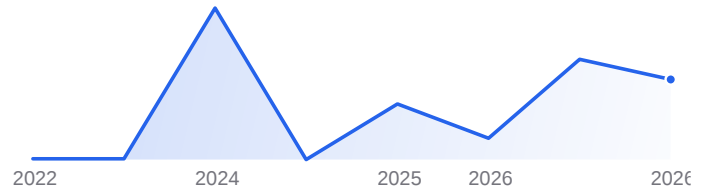
Sale prices

Median \$135K · Average \$135K



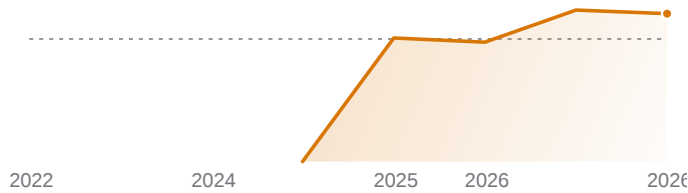
Price per square foot

\$112/ft²



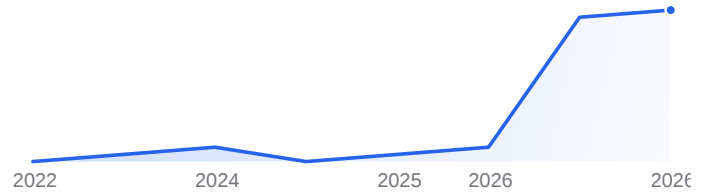
Sale premium vs estimated value

+17.6%



Annual turnover (share of homes sold)

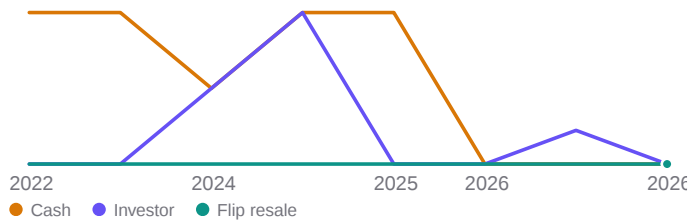
0.3%



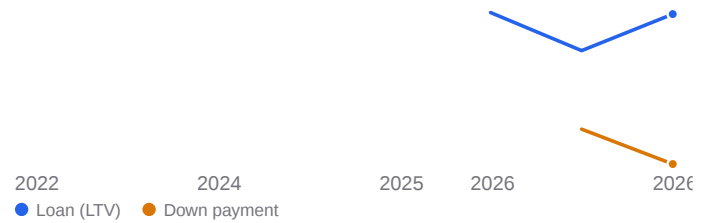
BUYERS & OUTCOMES

Buyer mix

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

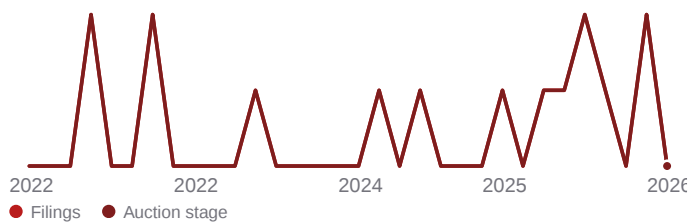


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,168
Median value (AVM)	\$111K
Median size	1,359 ft²
Median year built	1995
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	12%
Owner occupied	74%
Company owned	10%
Median loan-to-value	49%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	21,389
Density	96 / mi²
Median household income	\$50K
Average household income	\$67K

Crime index (US avg 100)	109
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	33
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	22.0%
Unemployment	1.3%
Average temp	66°F
Annual precip	49 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.