

Nacogdoches 75965

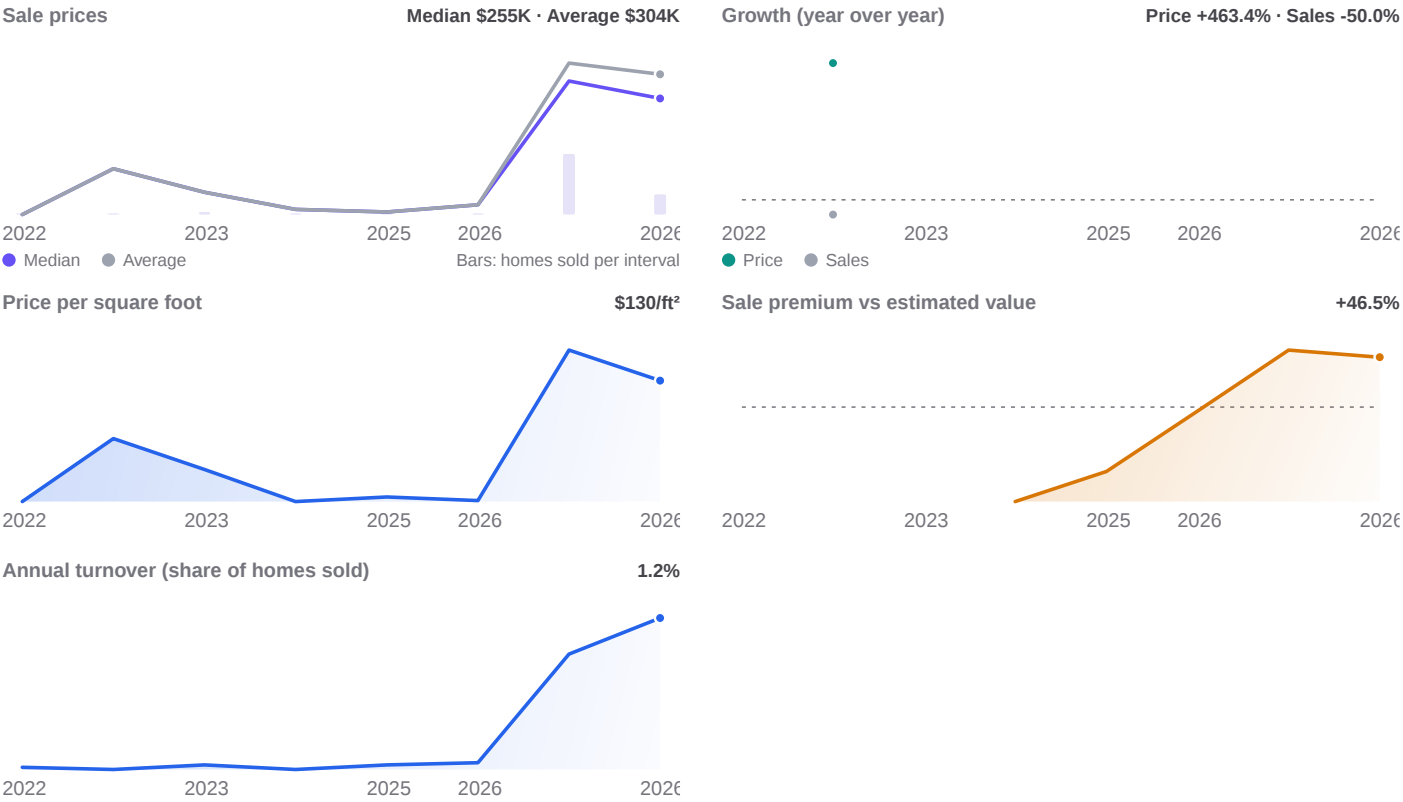
ZIP code · TX · Texas > Nacogdoches County > Nacogdoches

\$283K
 MEDIAN SALE PRICE

68
 SALES (12 MO)

\$155K
 MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

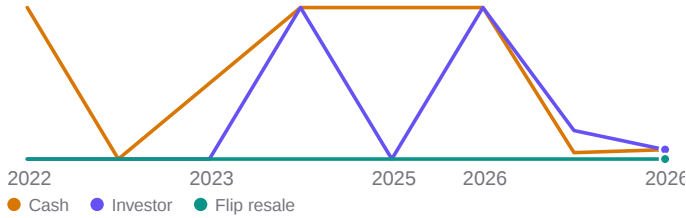


BUYERS & OUTCOMES

Buyer mix

Cash 6.3% · Investor 6.3% · 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	5,832
Median value (AVM)	\$155K
Median size	1,860 ft²
Median year built	1993
Single family	75%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	20%
Owner occupied	78%
Company owned	12%
Median loan-to-value	72%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	18,849
Density	260 / mi²
Median household income	\$59K

Average household income	\$83K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	30
Homes occupied	88%
Bachelor's or higher	29%
Poverty rate	16.6%
Unemployment	1.1%
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.