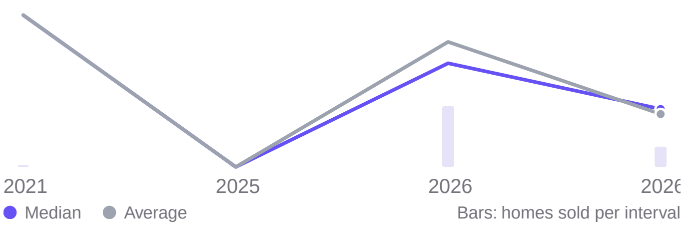
McGregor 76657

ZIP code · TX · Texas › McLennan County › McGregor

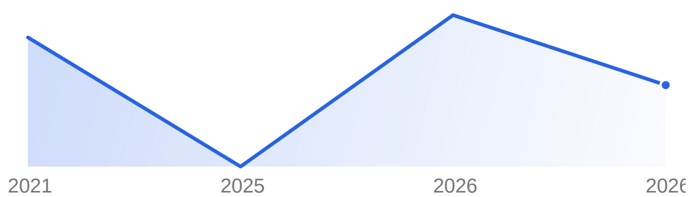
$303K	45	$347K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

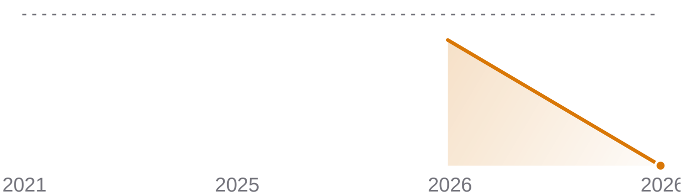
Sale prices — **Median $232K · Average $221K**



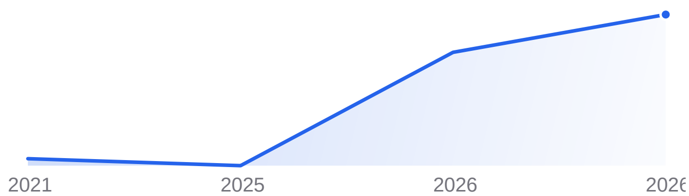
Price per square foot — **$121/ft²**



Sale premium vs estimated value — **-6.7%**

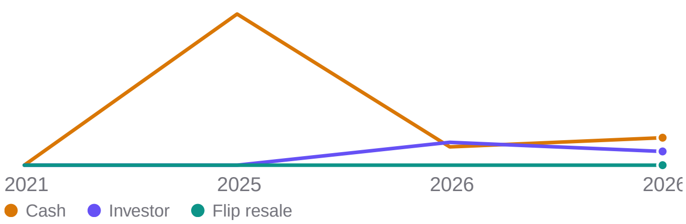


Annual turnover (share of homes sold) — **1.0%**

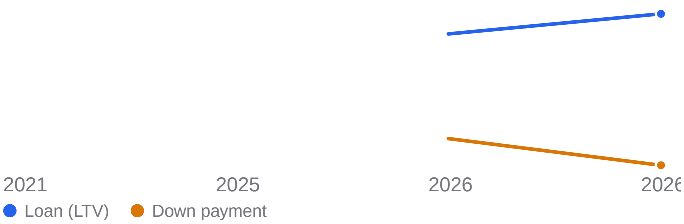


BUYERS & OUTCOMES

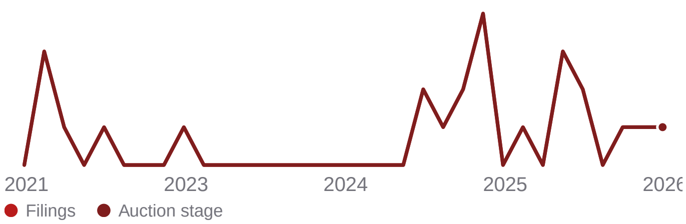
Buyer mix — Cash 18% · Investor 9.1% · Flip resale 0%



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



Preforeclosure filings — Filings 2 · Auction stage 2



HOUSING STOCK

Homes	**4,442**
Median value (AVM)	**$347K**
Median size	**1,874 ft²**
Median bedrooms	**3**
Median year built	**1996**
Single family	**83%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**58%**
Underwater (LTV 125% or more)	**1.7%**
Owner occupied	**81%**
Company owned	**9.3%**
Median loan-to-value	**42%**
Typical ownership tenure	**8.2 yrs**

COMMUNITY

Population	**12,773**
Density	**94 / mi²**
Median household income	**$100K**

Average household income	$130K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	14
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	7.1%
Unemployment	1.3%
Average temp	66°F
Annual precip	35 in
Sunshine	59%

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.