

Waco 76705

ZIP code · TX · Texas > McLennan County > Waco

SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

91

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

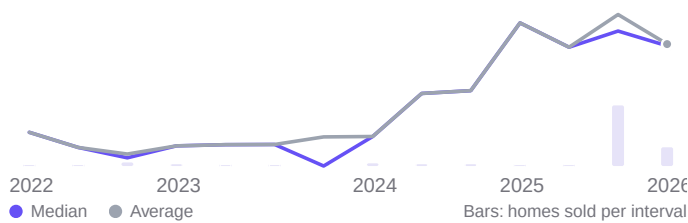
MARKET TRENDS (5 YEARS)

Sale prices

Median \$213K · Average \$215K

Growth (year over year)

Price +74.5% · Sales +677.8%

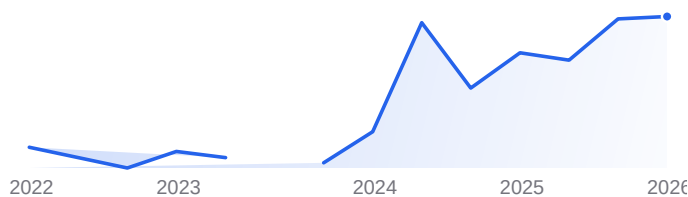


Price per square foot

\$170/ft²

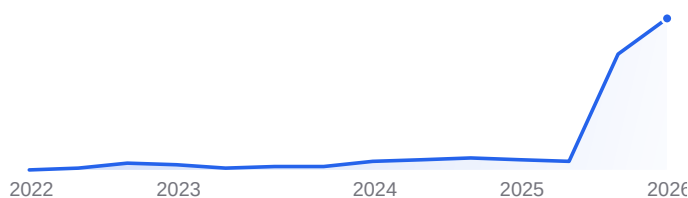
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

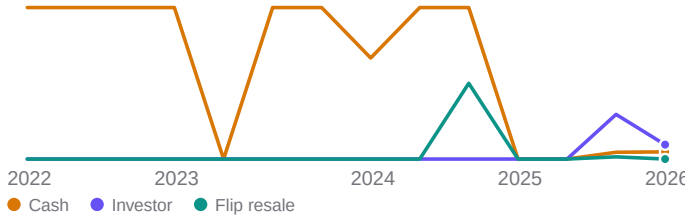
0.9%



BUYERS & OUTCOMES

Buyer mix

Cash 4.8% · Investor 9.5% · Flip resale 0%



Sellers who sold at a gain

100%

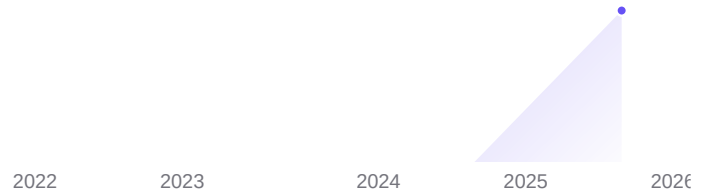


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,520
Median value (AVM)	\$221K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1982
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.7%
Owner occupied	75%
Company owned	11%
Median loan-to-value	36%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	31,396
Density	265 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	139
Earthquake index (US avg 100)	16
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	17.9%
Unemployment	1.1%
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.