

Waco 76706

ZIP code · TX · Texas > McLennan County > Waco

\$244K

MEDIAN SALE PRICE

67

SALES (12 MO)

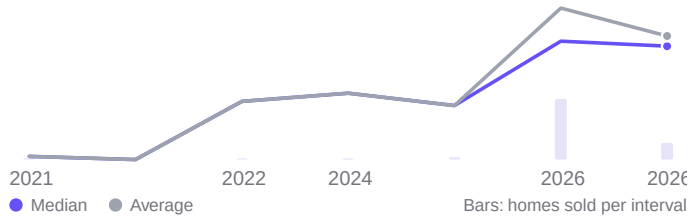
\$263K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$234K · Average \$254K



Price per square foot

\$150/ft²



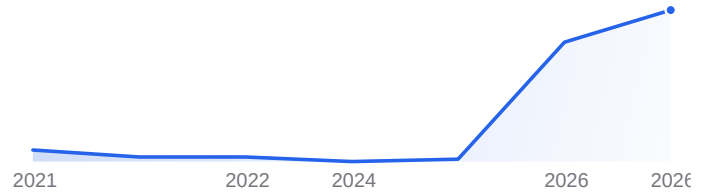
Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

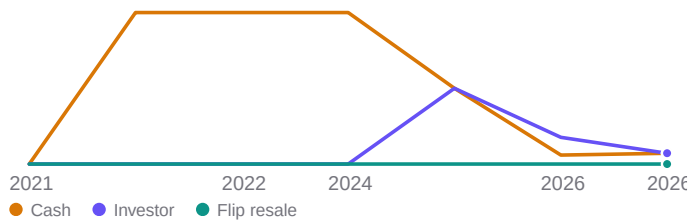
0.7%



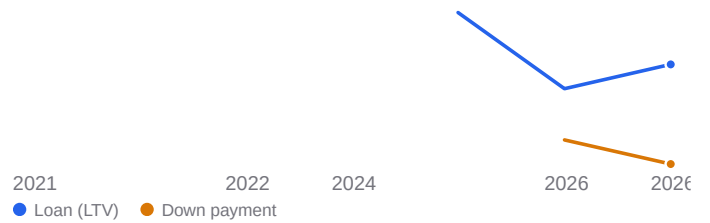
BUYERS & OUTCOMES

Buyer mix

Cash 7.1% · Investor 7.1% · 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	9,538
Median value (AVM)	\$263K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1984
Single family	77%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	19%
Median loan-to-value	35%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	42,298
Density	573 / mi²
Median household income	\$51K
Average household income	\$62K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	138
Earthquake index (US avg 100)	21
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	26.6%
Unemployment	1.1%
Average temp	67°F
Annual precip	36 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.