

Waco 76707

ZIP code · TX · Texas > McLennan County > Waco

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+1404.8%

1-YR CHANGE

48

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

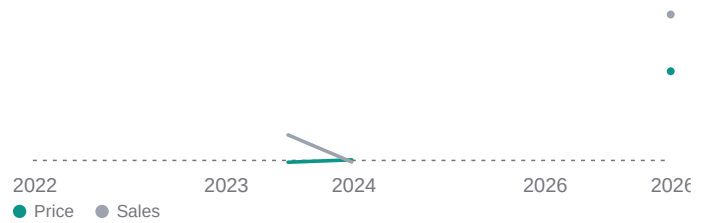
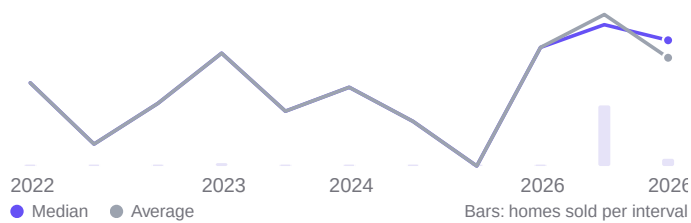
MARKET TRENDS (5 YEARS)

Sale prices

Median \$169K · Average \$147K

Growth (year over year)

Price +1404.8% · Sales +2300.0%

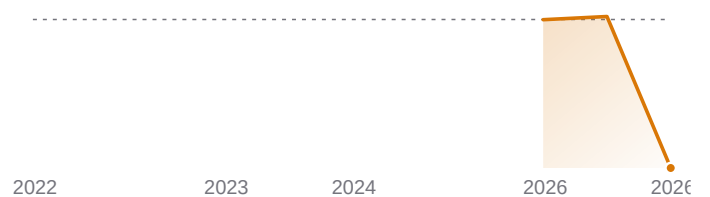
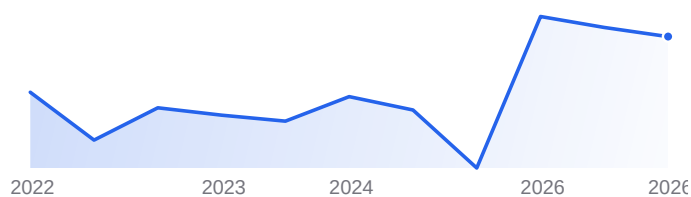


Price per square foot

\$129/ft²

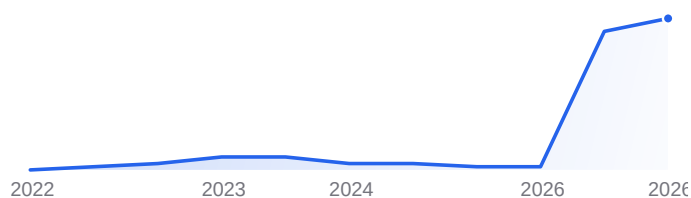
Sale premium vs estimated value

-18.5%



Annual turnover (share of homes sold)

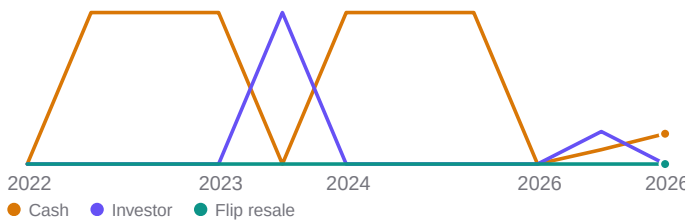
0.9%



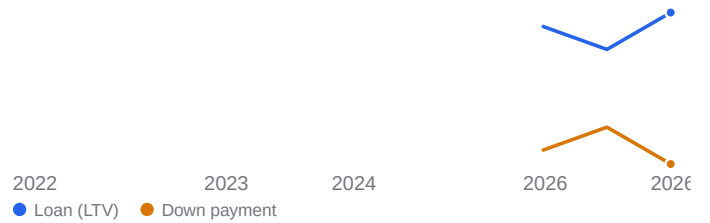
BUYERS & OUTCOMES

Buyer mix

Cash 20% · 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	5,105
Median value (AVM)	\$176K
Median size	1,295 ft²
Median bedrooms	3
Median year built	1940
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.0%
Owner occupied	64%
Company owned	17%
Median loan-to-value	28%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	16,590
Density	4,917 / mi²
Median household income	\$40K

Average household income	\$50K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	19
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	29.2%
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.