

Waco 76708

ZIP code · TX · Texas > McLennan County > Waco

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

103

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



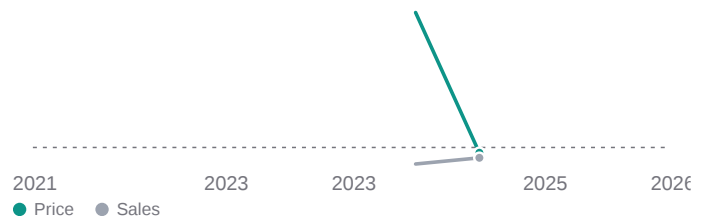
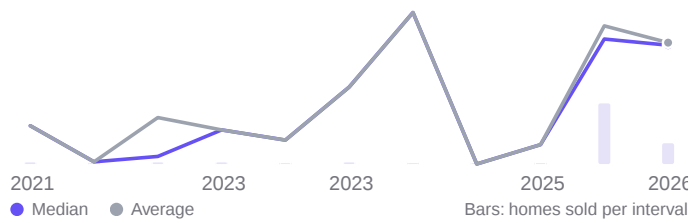
MARKET TRENDS (5 YEARS)

Sale prices

Median \$233K · Average \$238K

Growth (year over year)

Price -12.8% · Sales -25.0%

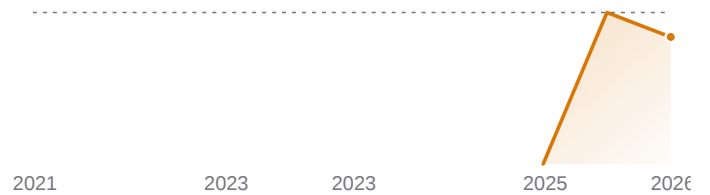


Price per square foot

\$143/ft²

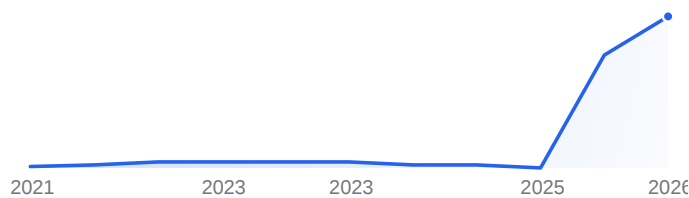
Sale premium vs estimated value

-11.0%



Annual turnover (share of homes sold)

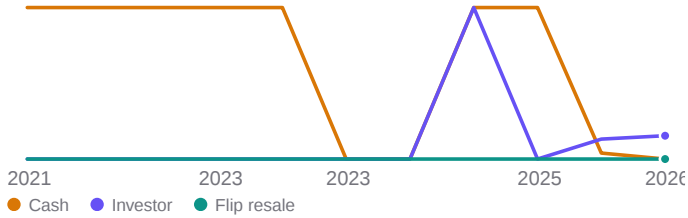
1.0%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 15% · 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	9,849
Median value (AVM)	\$240K
Median size	1,542 ft²
Median bedrooms	3
Median year built	1964
Single family	90%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	14%
Median loan-to-value	40%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	28,316
Density	557 / mi²
Median household income	\$66K
Average household income	\$77K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	139
Earthquake index (US avg 100)	20
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	15.3%
Unemployment	1.2%
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.