

San Angelo 76904

ZIP code · TX · Texas > Tom Green County > San Angelo

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

159

SALES (12 MO)

\$323K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



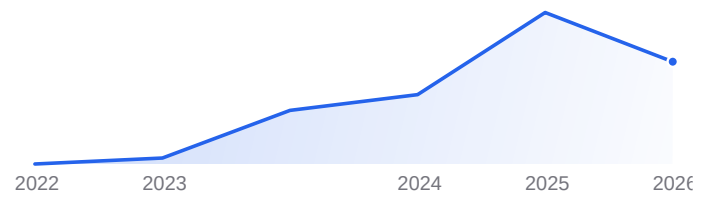
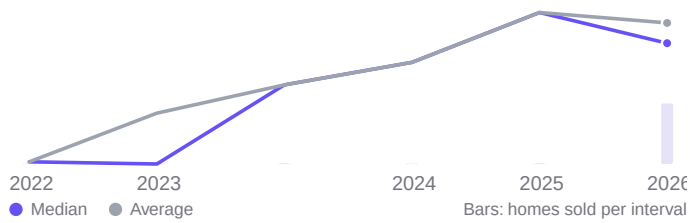
MARKET TRENDS (5 YEARS)

Sale prices

Median \$290K · Average \$335K

Price per square foot

\$165/ft²

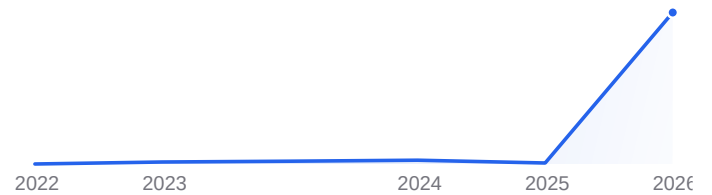


Sale premium vs estimated value

+2.5%

Annual turnover (share of homes sold)

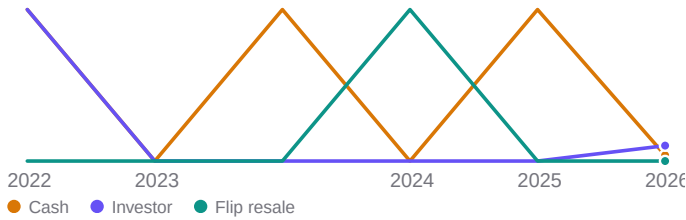
1.3%



BUYERS & OUTCOMES

Buyer mix

Cash 3.8% · Investor 10% · Flip resale 0%

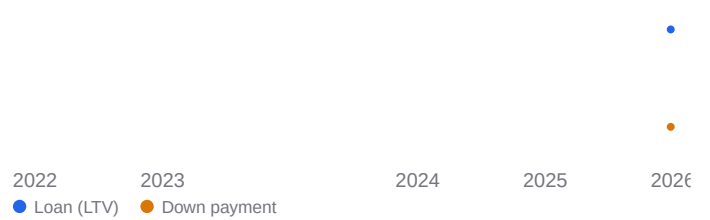


Sellers who sold at a gain

100%

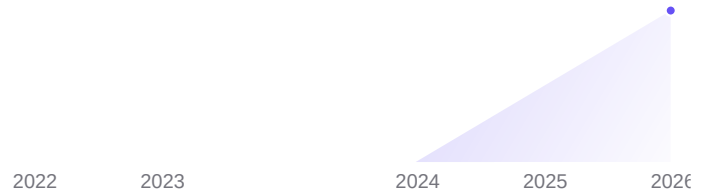


Financing (share of purchase price) Loan (LTV) 84% · Down payment 25%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,113
Median value (AVM)	\$323K
Median size	1,903 ft²
Median year built	1984
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.4%
Owner occupied	84%
Company owned	8.5%
Median loan-to-value	44%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	39,186
Density	72 / mi²
Median household income	\$81K
Average household income	\$101K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	14
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	65°F
Annual precip	22 in
Sunshine	65%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.