

Van Vleck 77482

ZIP code · TX · Texas > Matagorda County > Van Vleck

\$274K

MEDIAN SALE PRICE

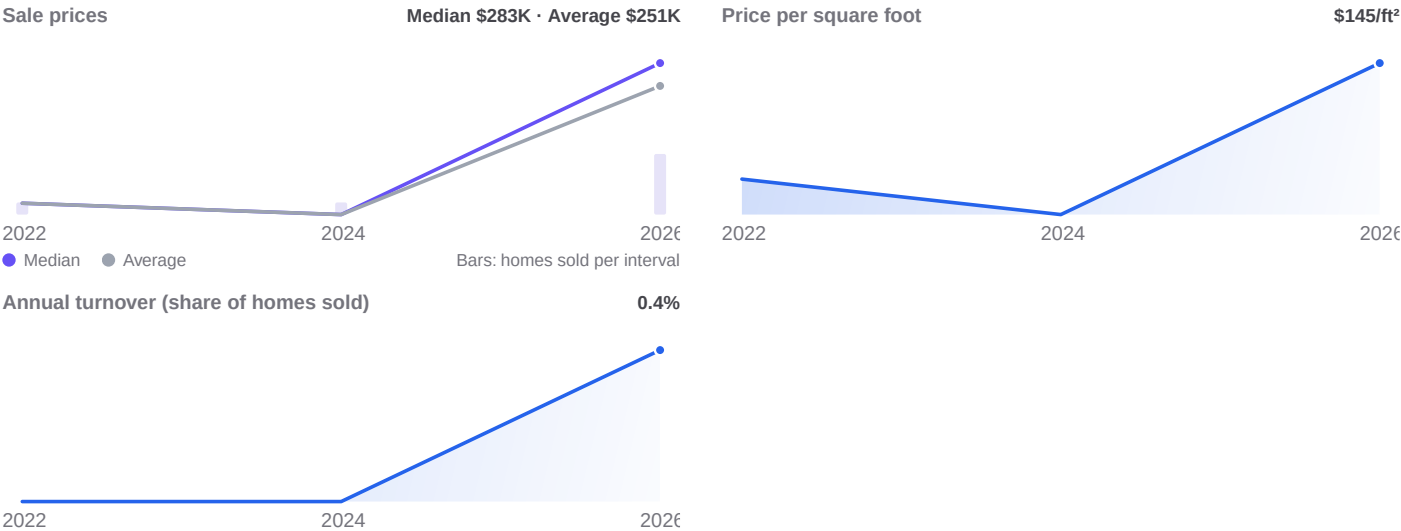
5

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

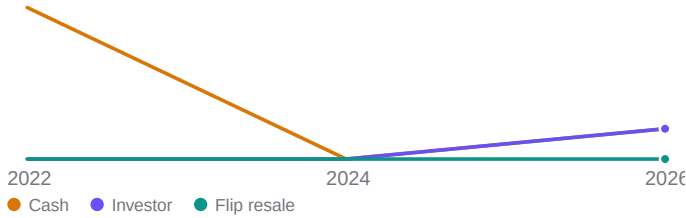
MARKET TRENDS (5 YEARS)



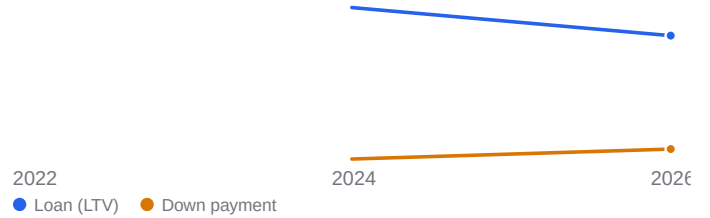
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 20% · Flip resale 0%

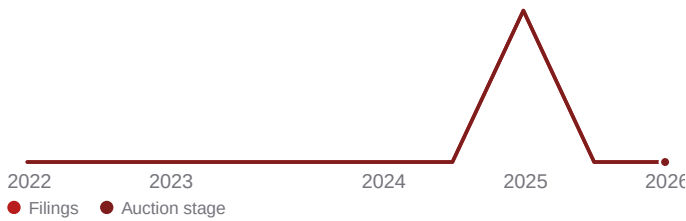


Financing (share of purchase price) Loan (LTV) 75% · Down payment 15%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,148
Median value (AVM)	\$231K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1989
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.0%
Owner occupied	75%
Company owned	5.6%
Median loan-to-value	34%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	1,508
Density	38 / mi²
Median household income	\$79K

Average household income	\$83K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	19
Homes occupied	91%
Bachelor's or higher	35%
Poverty rate	17.0%
Unemployment	1.1%
Average temp	69°F
Annual precip	48 in
Sunshine	58%

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.