

Fred 77616

ZIP code · TX · Texas › Tyler County

\$80K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	499
Median value (AVM)	\$185K
Median size	1,408 ft²
Median year built	2002
Single family	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.5%
Owner occupied	89%
Company owned	1.8%
Median loan-to-value	3%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	419
Density	17 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	32
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	16.8%
Unemployment	1.1%
Average temp	67°F
Annual precip	57 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.