

Groves 77619

ZIP code · TX · Texas > Jefferson County > Groves

SELLER'S MARKET

\$209K

MEDIAN SALE PRICE

+107.3%

1-YR CHANGE

67

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$216K · Average \$224K

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026
● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price +107.3% · Sales +2133.3%

Price per square foot

\$147/ft²

2021 2023 2024 2025 2026
● Price ● Sales

2021 2023 2024 2025 2026

Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

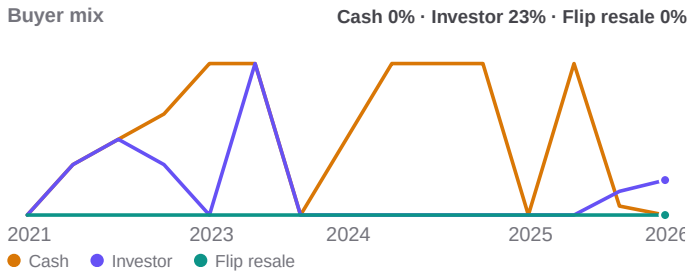
1.1%

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

BUYERS & OUTCOMES

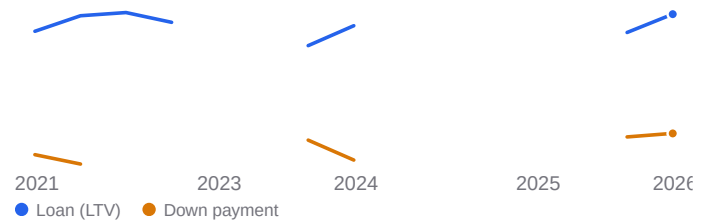
Buyer mix



Sellers who sold at a gain

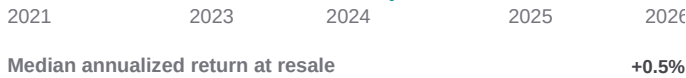
100%

Financing (share of purchase price) Loan (LTV) 99% · Down payment 25%



Typical hold before selling

4.0 yrs



HOUSING STOCK

Homes	6,234
Median value (AVM)	\$184K
Median size	1,439 ft²
Median year built	1962
Single family	97%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	11%
Median loan-to-value	42%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	17,059
Density	2,859 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	21
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	10.7%
Unemployment	1.7%
Average temp	68°F
Annual precip	58 in
Sunshine	58%

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.