

Port Neches 77651

ZIP code · TX · Texas > Jefferson County > Port Neches

SELLER'S MARKET

\$253K

MEDIAN SALE PRICE

68

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

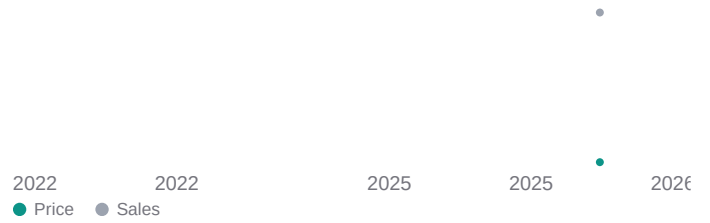
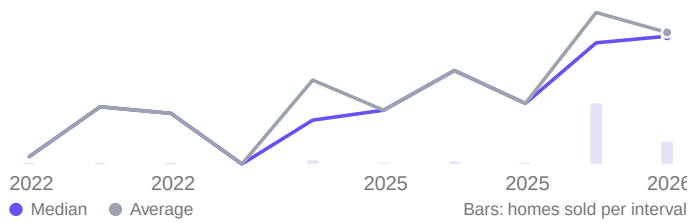
MARKET TRENDS (5 YEARS)

Sale prices

Median \$256K · Average \$262K

Growth (year over year)

Price +18.9% · Sales +1566.7%



Price per square foot

\$148/ft²

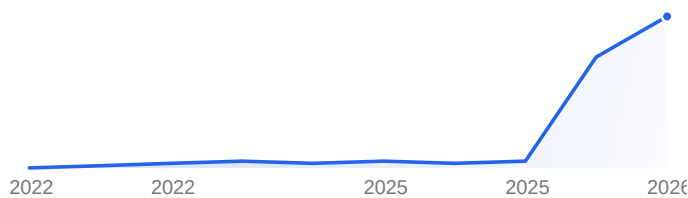
Sale premium vs estimated value

-2.7%



Annual turnover (share of homes sold)

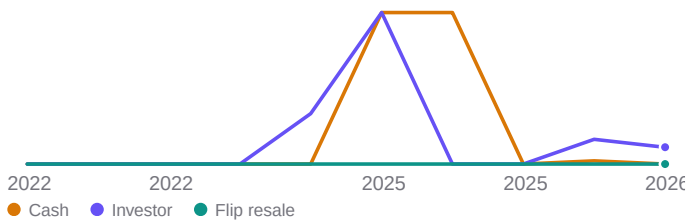
1.3%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 11% · Flip resale 0%

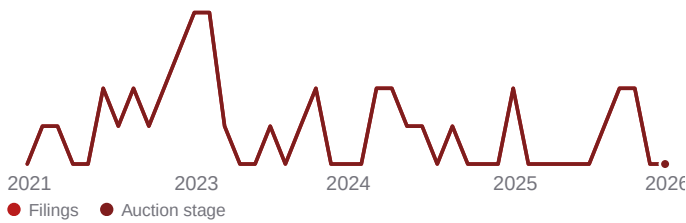


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,113
Median value (AVM)	\$236K
Median size	1,649 ft²
Median year built	1973
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	10%
Median loan-to-value	49%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	13,368
Density	891 / mi²
Median household income	\$92K
Average household income	\$117K

Crime index (US avg 100)	77
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	7.9%
Unemployment	1.9%
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.