

Beaumont 77703

ZIP code · TX · Texas > Jefferson County > Beaumont

\$140K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$85K

MEDIAN VALUE (AVM)

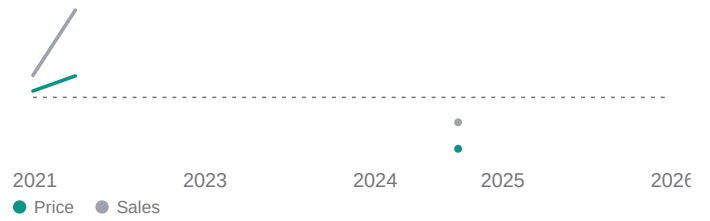
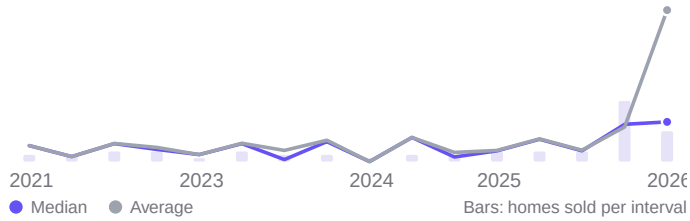
MARKET TRENDS (5 YEARS)

Sale prices

Median \$150K · Average \$516K

Growth (year over year)

Price -58.8% · Sales -28.6%

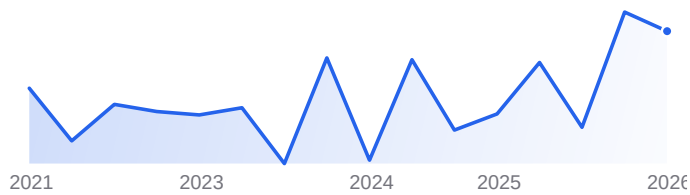


Price per square foot

\$95/ft²

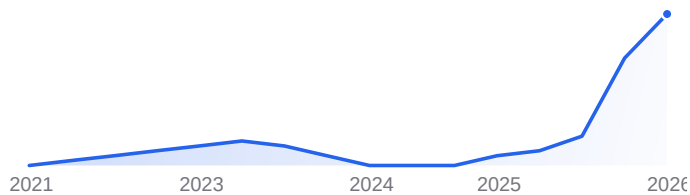
Sale premium vs estimated value

+6.4%



Annual turnover (share of homes sold)

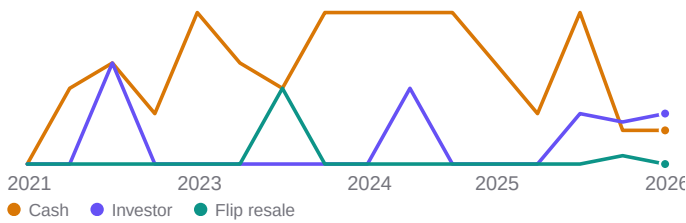
0.8%



BUYERS & OUTCOMES

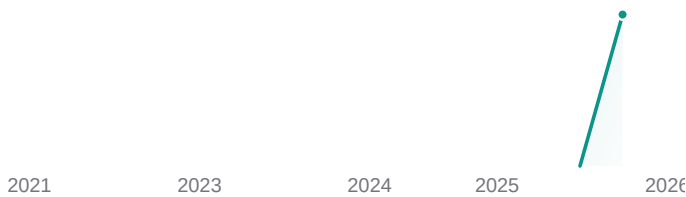
Buyer mix

Cash 22% · Investor 33% · Flip resale 0%



Sellers who sold at a gain

100%

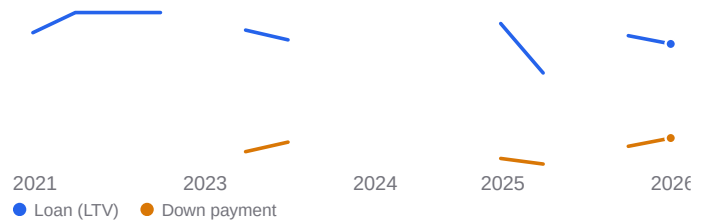


Median annualized return at resale

+2.5%

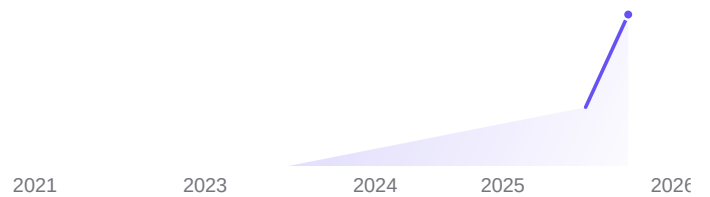


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

15.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,510
Median value (AVM)	\$85K
Median size	1,260 ft²
Median year built	1962
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.0%
Owner occupied	61%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	12,752
Density	1,599 / mi²
Median household income	\$33K
Average household income	\$42K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	24
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	31.3%
Unemployment	1.4%
Average temp	67°F
Annual precip	59 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.