

Beaumont 77705

ZIP code · TX · Texas > Jefferson County > Beaumont

SELLER'S MARKET

\$197K

MEDIAN SALE PRICE

64

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

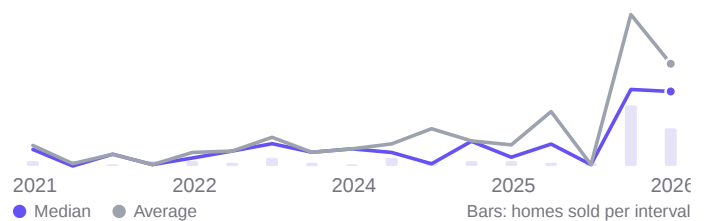
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$184K · Average \$243K

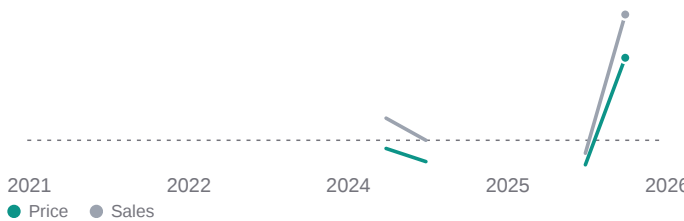


Growth (year over year)

Price +233.3% · Sales +355.6%

Price per square foot

\$115/ft²

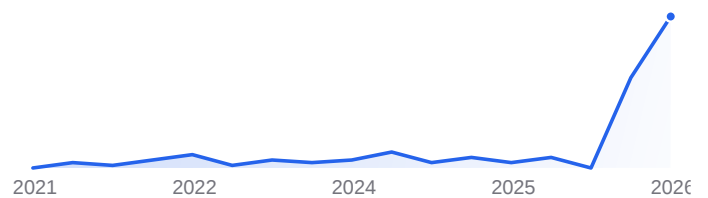


Sale premium vs estimated value

+2.1%

Annual turnover (share of homes sold)

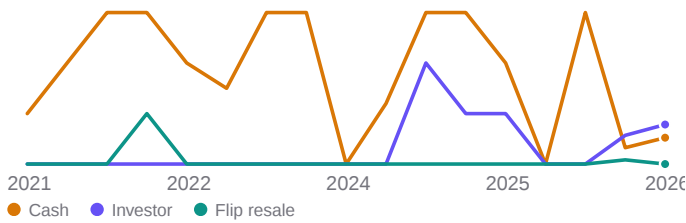
0.6%



BUYERS & OUTCOMES

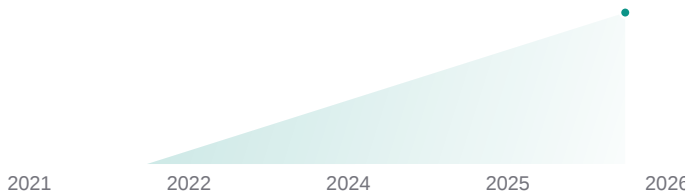
Buyer mix

Cash 17% · Investor 26% · Flip resale 0%

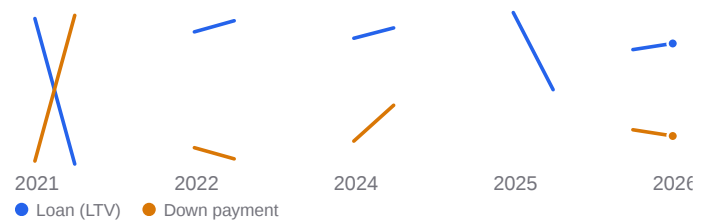


Sellers who sold at a gain

100%

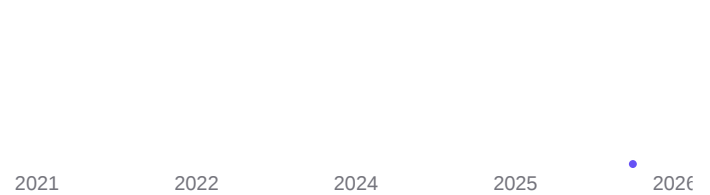


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,986
Median value (AVM)	\$129K
Median size	1,397 ft²
Median year built	1978
Single family	85%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.0%
Owner occupied	69%
Company owned	14%
Median loan-to-value	31%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	40,295
Density	116 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	25
Homes occupied	85%
Bachelor's or higher	8%
Poverty rate	12.1%
Unemployment	1.0%
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.