

Beaumont 77706

ZIP code · TX · Texas > Jefferson County > Beaumont

SELLER'S MARKET

\$284K

MEDIAN SALE PRICE

161

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

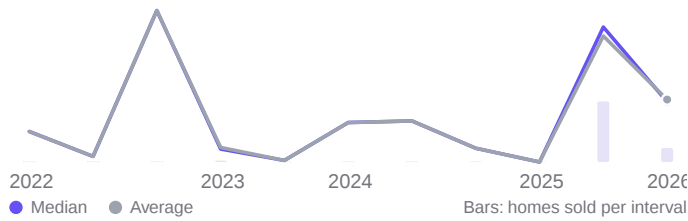
MARKET TRENDS (5 YEARS)

Sale prices

Median \$253K · Average \$261K

Growth (year over year)

Price -33.0% · Sales +150.0%

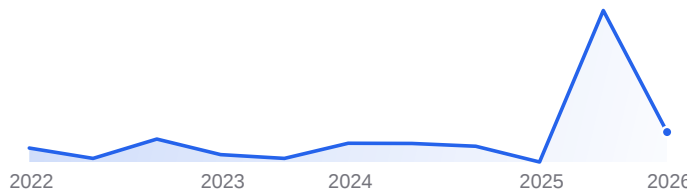


Price per square foot

\$126/ft²

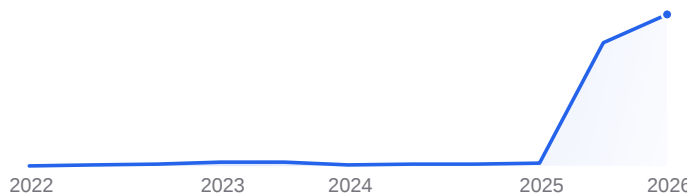
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

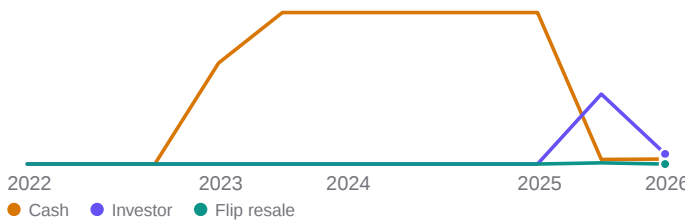
1.7%



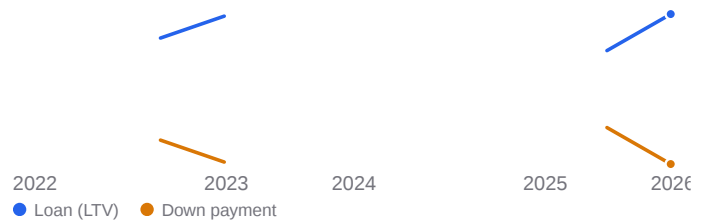
BUYERS & OUTCOMES

Buyer mix

Cash 3.3% · Investor 6.7% · Flip resale 0%



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



Preforeclosure filings

Filings 19 · Auction stage 19



HOUSING STOCK

Homes	9,486
Median value (AVM)	\$235K
Median size	1,984 ft²
Median year built	1978
Single family	84%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	13%
Median loan-to-value	53%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	30,324
Density	2,751 / mi²
Median household income	\$86K

Average household income	\$112K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	37%
Poverty rate	10.6%
Unemployment	1.7%
Average temp	67°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.