

Victoria 77904

ZIP code · TX · Texas > Victoria County > Victoria

SELLER'S MARKET

\$304K

MEDIAN SALE PRICE

+120.9%

1-YR CHANGE

113

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

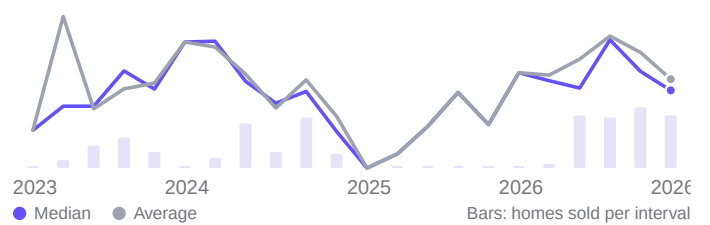
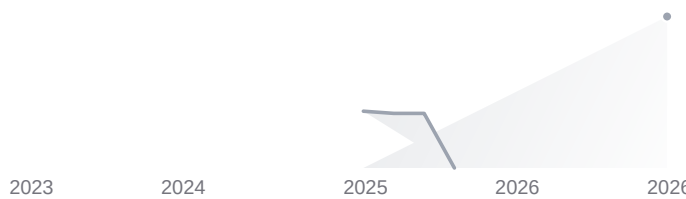
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$263K · Average \$283K

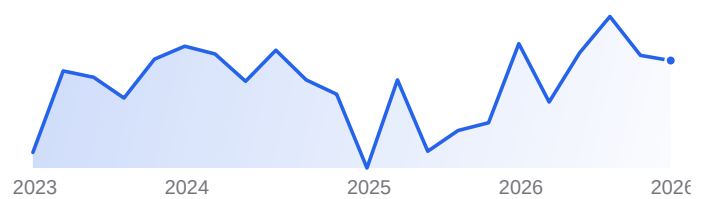
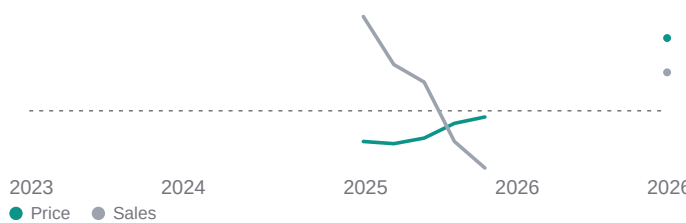


Growth (year over year)

Price +120.9% · Sales +63.8%

Price per square foot

\$150/ft²

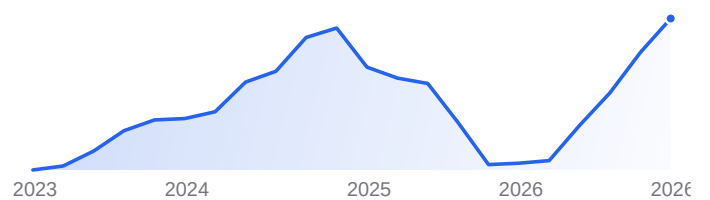
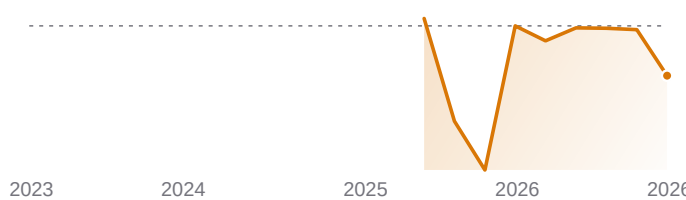


Sale premium vs estimated value

-11.2%

Annual turnover (share of homes sold)

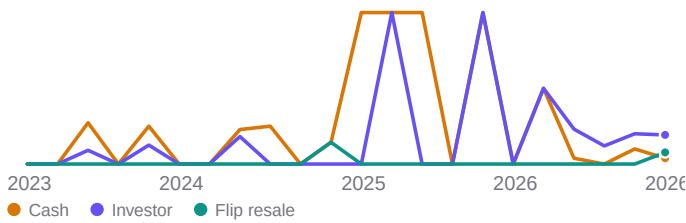
1.1%



BUYERS & OUTCOMES

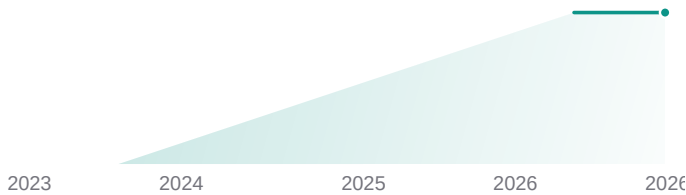
Buyer mix

Cash 3.8% · Investor 19% · Flip resale 7.7%



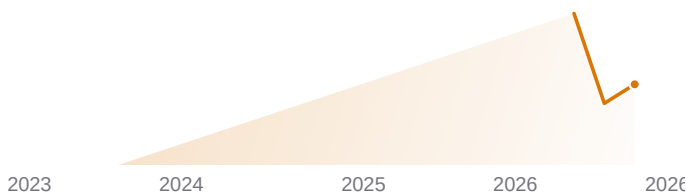
Sellers who sold at a gain

100%

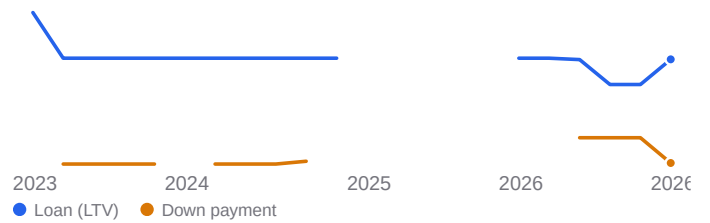


Median annualized return at resale

+6.4%

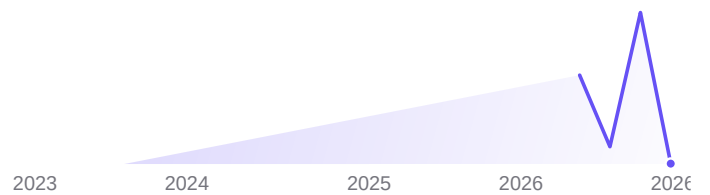


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,846
Median value (AVM)	\$288K
Median size	1,796 ft²
Median bedrooms	3
Median year built	1983
Single family	90%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	7.4%
Median loan-to-value	46%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	30,229
Density	226 / mi²
Median household income	\$82K
Average household income	\$107K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	22
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	10.4%
Unemployment	1.2%
Average temp	70°F
Annual precip	40 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.