

Pearsall 78061

ZIP code · TX · Texas > Frio County > Pearsall

\$195K

MEDIAN SALE PRICE

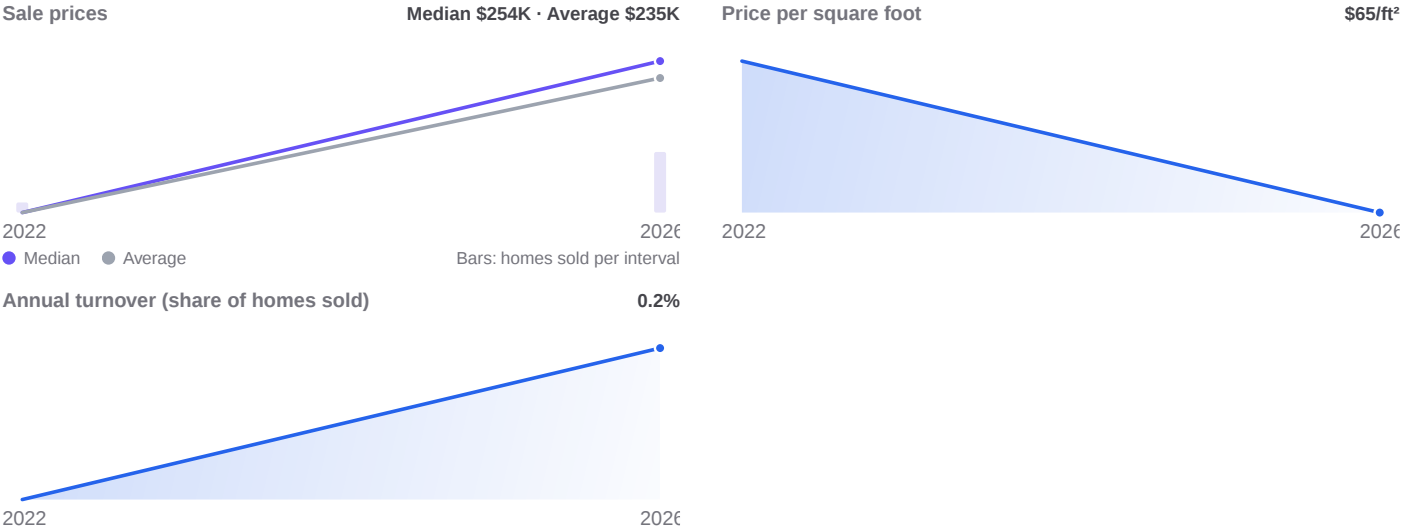
6

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

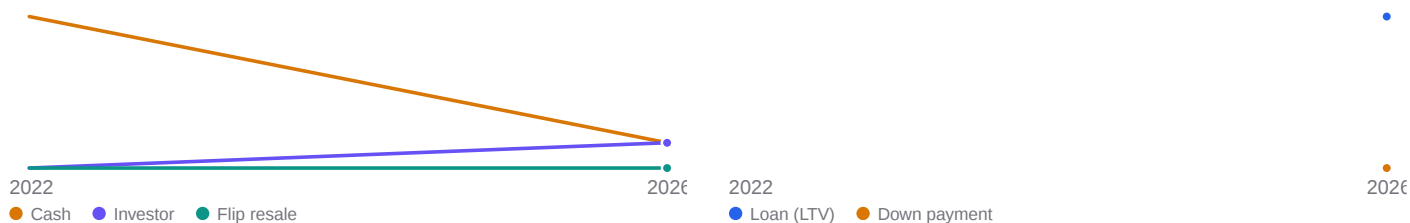


BUYERS & OUTCOMES

Buyer mix

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

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



HOUSING STOCK

Homes	3,560
Median value (AVM)	\$173K
Median size	1,824 ft²
Median year built	2002
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.3%
Owner occupied	69%
Company owned	11%
Median loan-to-value	13%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	9,981
Density	17 / mi²
Median household income	\$47K
Average household income	\$60K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	24
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	16.7%

Unemployment	2.0%
Average temp	70°F
Annual precip	26 in
Sunshine	60%

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