

Nixon 78140

ZIP code · TX · Texas > Gonzales County > Nixon

\$99K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$229K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	169
Median value (AVM)	\$229K
Median size	1,607 ft²
Median bedrooms	2
Median year built	1988
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.2%
Owner occupied	62%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	19.8 yrs

COMMUNITY

Population	3,657
Density	25 / mi²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	34
Homes occupied	79%
Bachelor's or higher	7%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	69°F
Annual precip	35 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.