

Corpus Christi 78404

ZIP code · TX · Texas > Nueces County > Corpus Christi

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

52

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

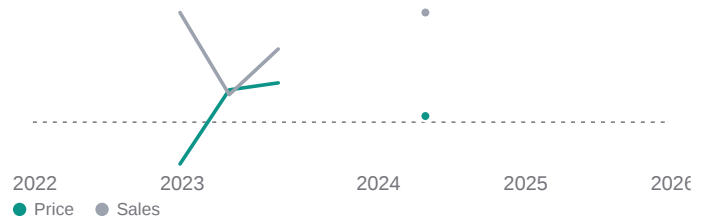
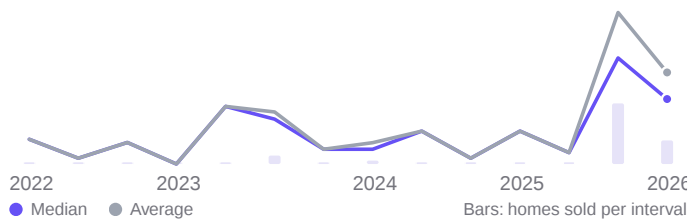
MARKET TRENDS (5 YEARS)

Sale prices

Median \$162K · Average \$221K

Growth (year over year)

Price +11.1% · Sales +200.0%

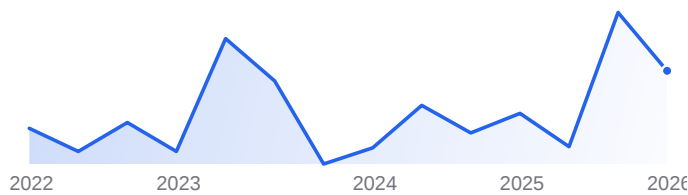


Price per square foot

\$98/ft²

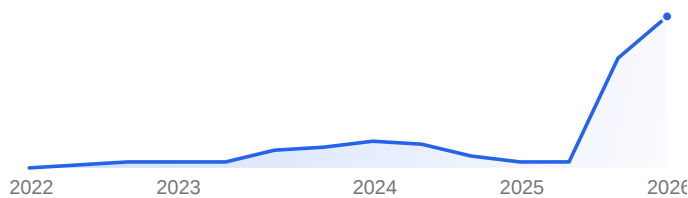
Sale premium vs estimated value

-8.3%



Annual turnover (share of homes sold)

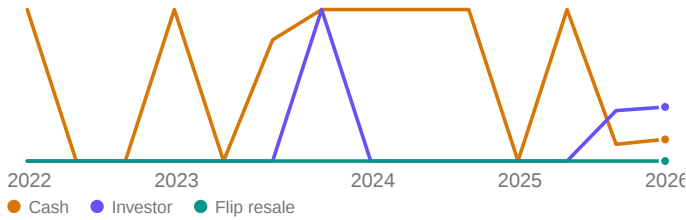
1.0%



BUYERS & OUTCOMES

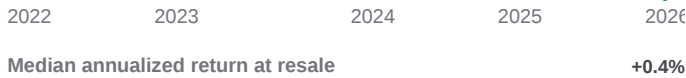
Buyer mix

Cash 14% · Investor 36% · Flip resale 0%

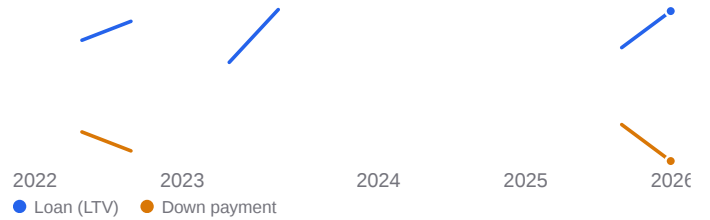


Sellers who sold at a gain

100%



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



Typical hold before selling

5.7 yrs



HOUSING STOCK

Homes	5,161
Median value (AVM)	\$178K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1948
Single family	88%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.6%
Owner occupied	68%
Company owned	14%
Median loan-to-value	27%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	15,490
Density	4,842 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	15
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	20.5%
Unemployment	1.3%
Average temp	72°F
Annual precip	33 in
Sunshine	61%

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.