

Corpus Christi 78413

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

SELLER'S MARKET

\$258K

MEDIAN SALE PRICE

+58.2%

1-YR CHANGE

111

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



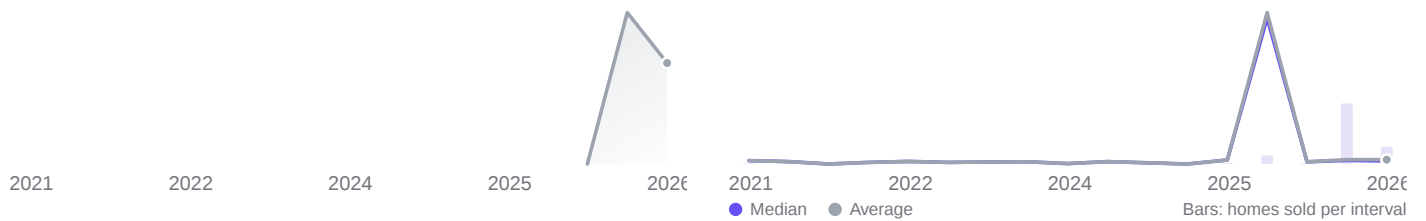
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$234K · Average \$318K

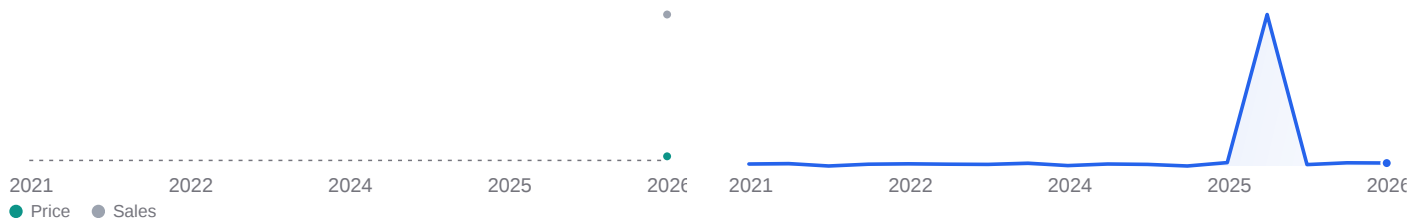


Growth (year over year)

Price +58.2% · Sales +2120.0%

Price per square foot

\$133/ft²

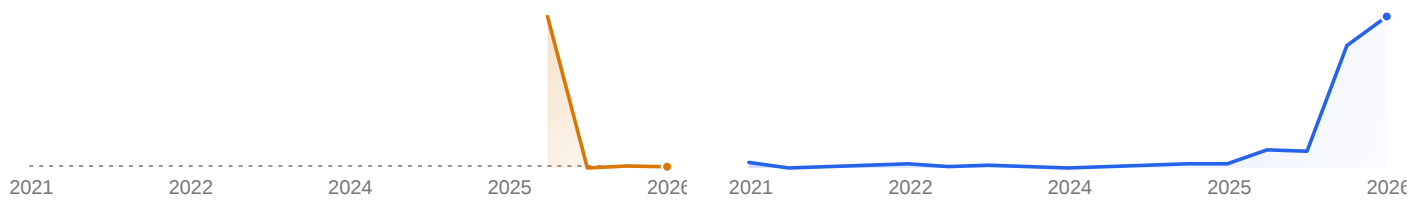


Sale premium vs estimated value

-14.9%

Annual turnover (share of homes sold)

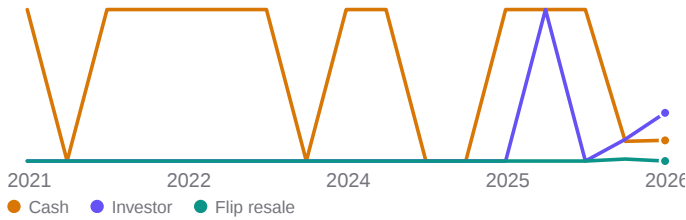
1.1%



BUYERS & OUTCOMES

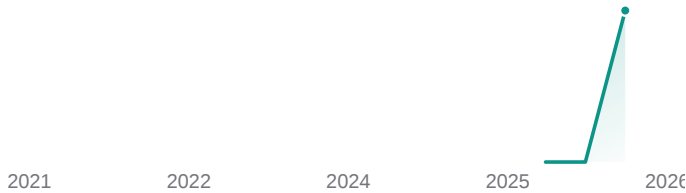
Buyer mix

Cash 14% · Investor 32% · Flip resale 0%



Sellers who sold at a gain

71%



Median annualized return at resale

+7.3%

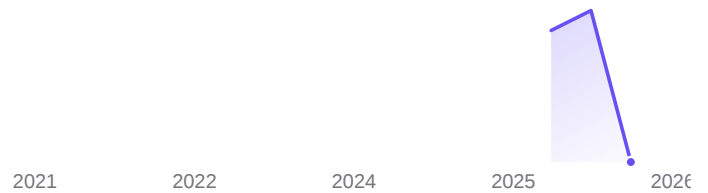


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,262
Median value (AVM)	\$268K
Median size	1,891 ft²
Median bedrooms	4
Median year built	1984
Single family	90%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	6.0%
Median loan-to-value	49%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	37,336
Density	3,621 / mi²
Median household income	\$72K
Average household income	\$94K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	23
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	12.8%
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.