

# Corpus Christi 78418

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

SELLER'S MARKET

**\$354K**

MEDIAN SALE PRICE

**+182.4%**

1-YR CHANGE

**139**

SALES (12 MO)

**\$355K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

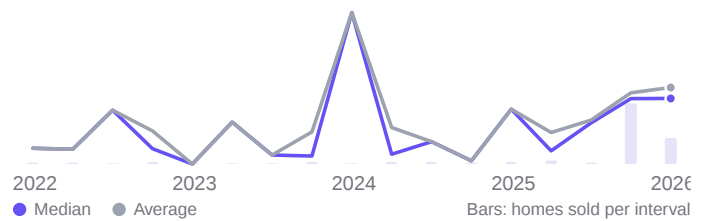
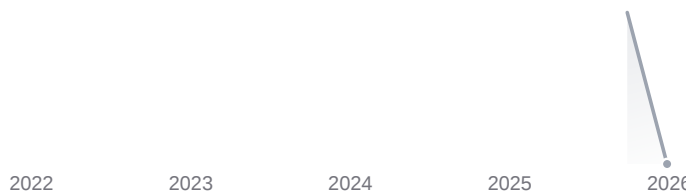
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$348K · Average \$401K

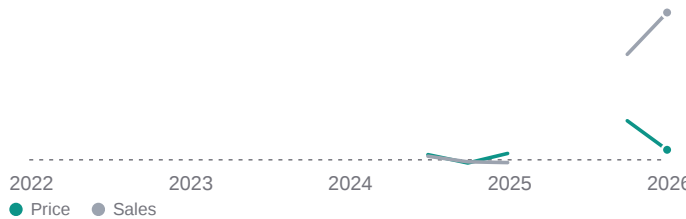


Growth (year over year)

Price +182.4% · Sales +2680.0%

Price per square foot

\$208/ft²

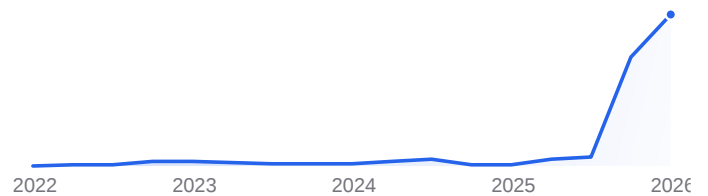
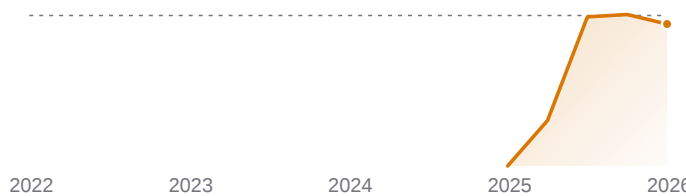


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

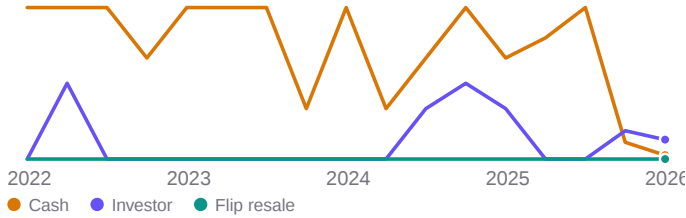
0.9%



## BUYERS & OUTCOMES

### Buyer mix

Cash 2.6% · Investor 13% · Flip resale 0%



### Sellers who sold at a gain

100%

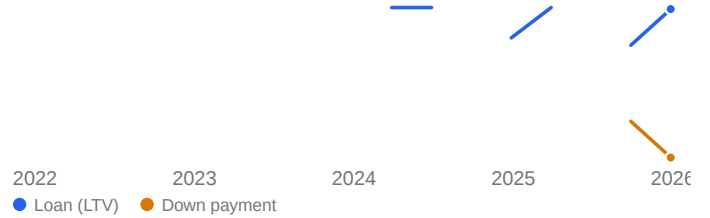
2022 2023 2024 2025 2026

### Median annualized return at resale

+5.8%

2022 2023 2024 2025 2026

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



### Typical hold before selling

9.1 yrs

2022 2023 2024 2025 2026

### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 15,337    |
| Median value (AVM) | \$355K    |
| Median size        | 1,548 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1994      |
| Single family      | 71%       |
| Condos             | 20%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 0.8% |
| Owner occupied                | 66%  |
| Company owned                 | 13%  |
| Median loan-to-value          | 38%  |

Typical ownership tenure

7.4 yrs

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 32,196                |
| Density                          | 192 / mi <sup>2</sup> |
| Median household income          | \$89K                 |
| Average household income         | \$108K                |
| Crime index (US avg 100)         | 104                   |
| Air pollution index (US avg 100) | 90                    |
| Earthquake index (US avg 100)    | 19                    |
| Homes occupied                   | 82%                   |
| Bachelor's or higher             | 20%                   |
| Poverty rate                     | 14.3%                 |
| Unemployment                     | 1.4%                  |
| Average temp                     | 72°F                  |
| Annual precip                    | 31 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.