

McAllen 78504

ZIP code · TX · Texas > Hidalgo County > McAllen

SELLER'S MARKET

\$276K

MEDIAN SALE PRICE

+130.2%

1-YR CHANGE

149

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



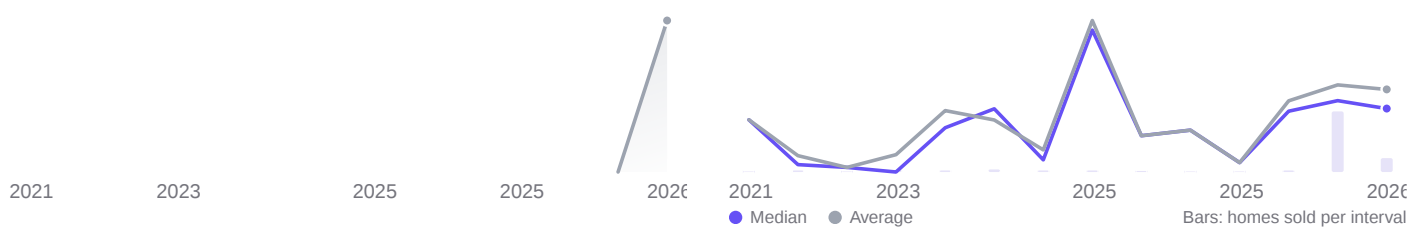
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$255K · Average \$322K

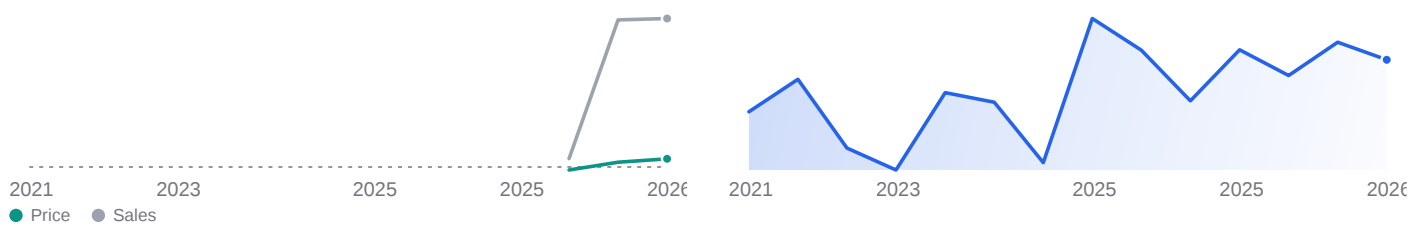


Growth (year over year)

Price +130.2% · Sales +2383.3%

Price per square foot

\$132/ft²

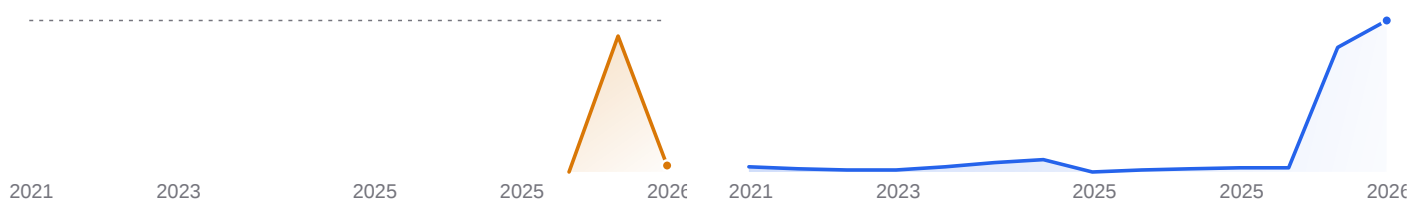


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

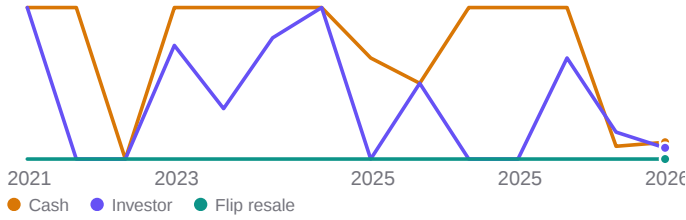
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 7.4% · Flip resale 0%



Sellers who sold at a gain

100%

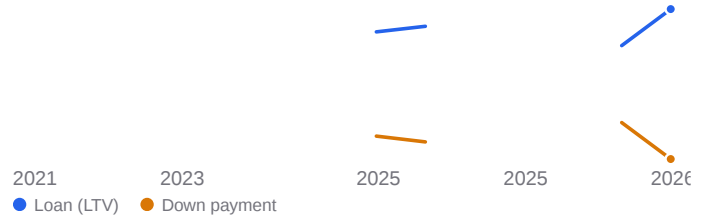


Median annualized return at resale

+5.2%

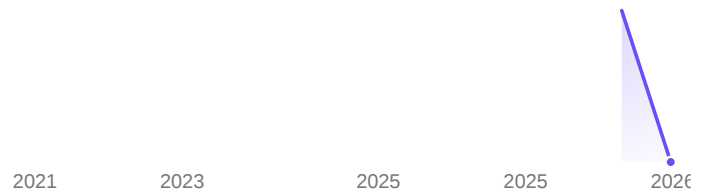


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	18,973
Median value (AVM)	\$271K
Median size	1,840 ft²
Median bedrooms	3
Median year built	2001
Single family	90%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	9.1%
Median loan-to-value	48%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	60,223
Density	3,246 / mi²
Median household income	\$72K
Average household income	\$102K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	10
Homes occupied	94%
Bachelor's or higher	25%
Poverty rate	10.9%
Unemployment	2.0%
Average temp	74°F
Annual precip	23 in
Sunshine	60%

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.