

San Benito 78586

ZIP code · TX · Texas > Cameron County > San Benito

SELLER'S MARKET

\$175K

MEDIAN SALE PRICE

+361.6%

1-YR CHANGE

94

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

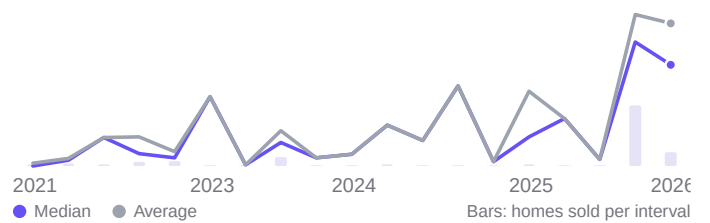
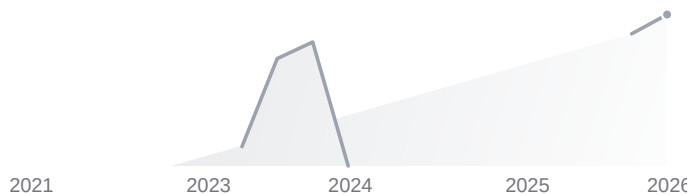
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$154K · Average \$211K

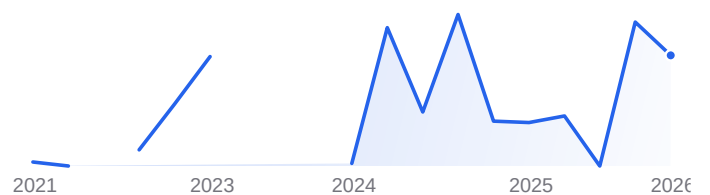
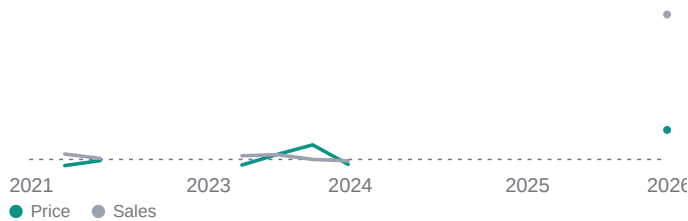


Growth (year over year)

Price +361.6% · Sales +1780.0%

Price per square foot

\$99/ft²

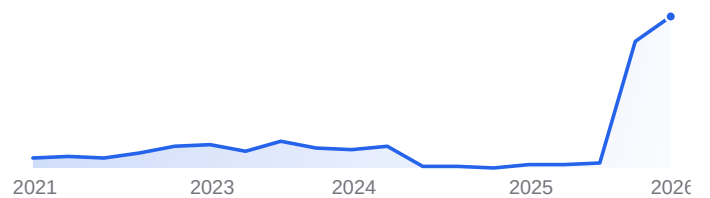
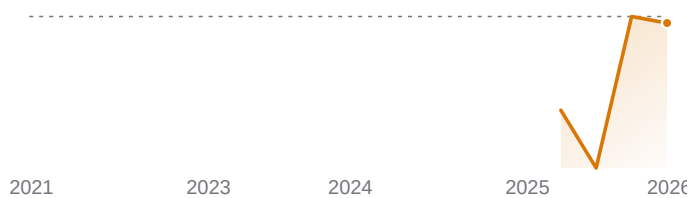


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

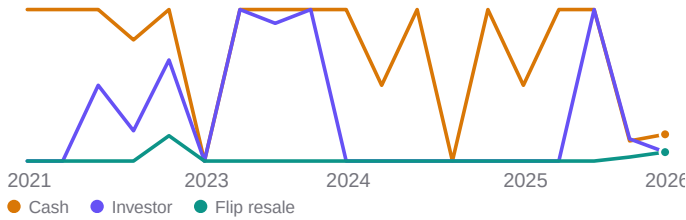
0.5%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 5.9% · Flip resale 5.9%

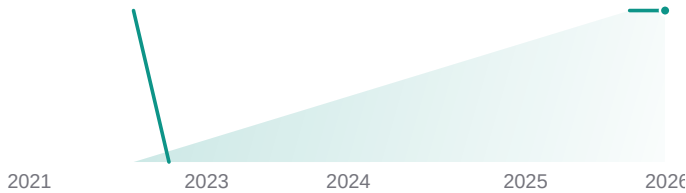


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



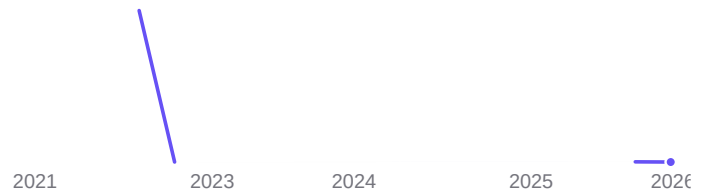
Sellers who sold at a gain

100%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	20,186
Median value (AVM)	\$153K
Median size	1,164 ft²
Median bedrooms	3
Median year built	1995
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.2%
Owner occupied	71%
Company owned	11%
Median loan-to-value	8%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	56,240
Density	335 / mi²
Median household income	\$42K
Average household income	\$59K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	9
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	21.1%
Unemployment	1.5%
Average temp	74°F
Annual precip	27 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.