

Dale 78616

ZIP code · TX · Texas > Caldwell County

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+15.4%

1-YR CHANGE

27

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

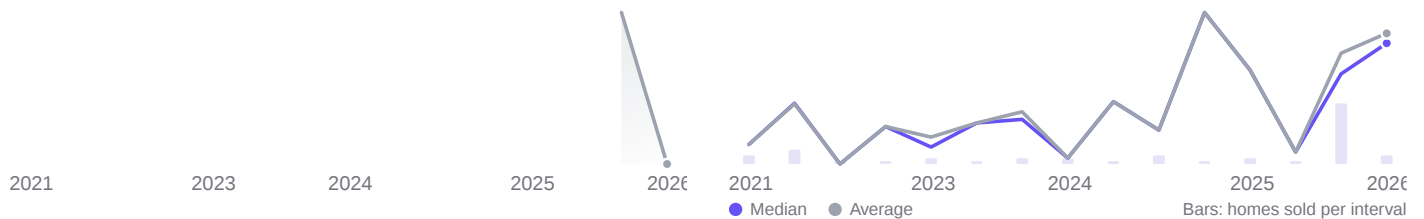
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$251K · Average \$271K

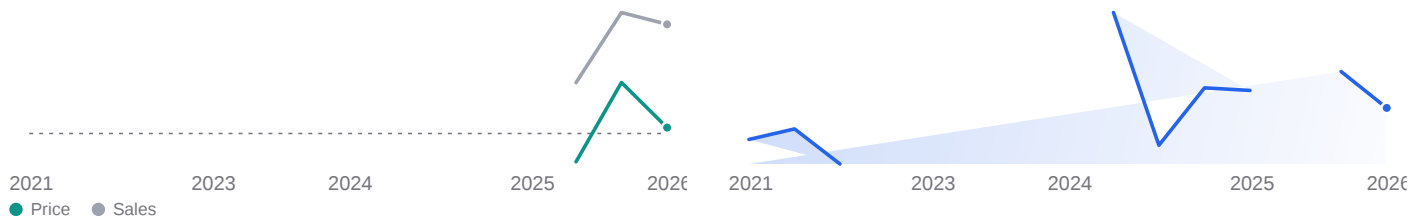


Growth (year over year)

Price +15.4% · Sales +285.7%

Price per square foot

\$118/ft²

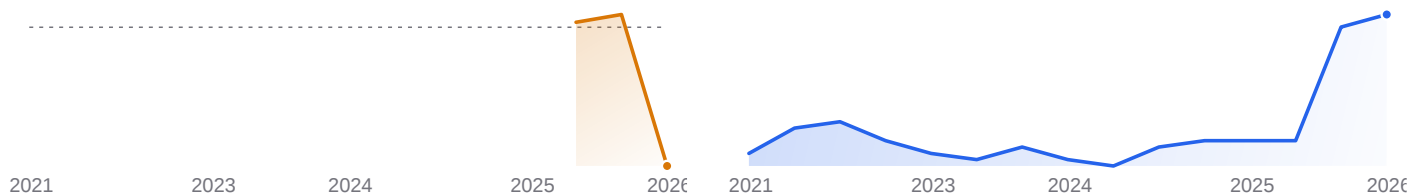


Sale premium vs estimated value

-68.7%

Annual turnover (share of homes sold)

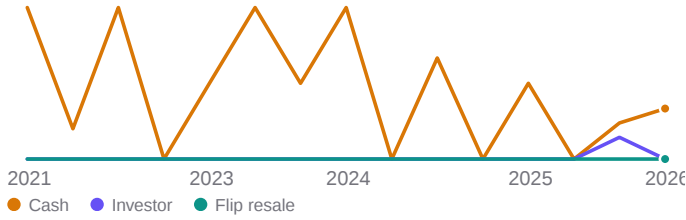
0.5%



BUYERS & OUTCOMES

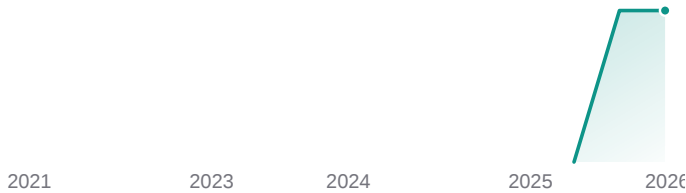
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

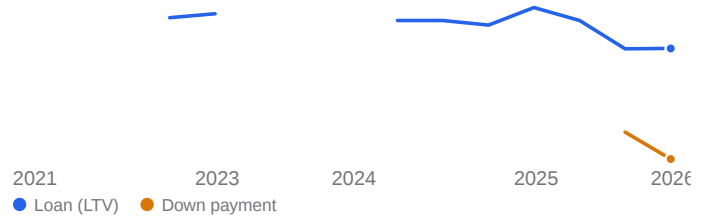


Median annualized return at resale

+6.9%

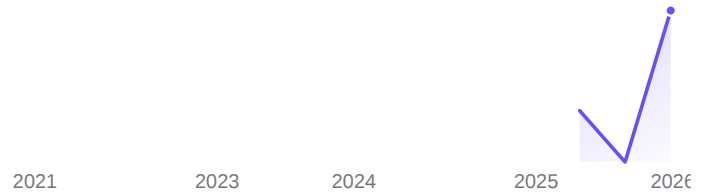


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



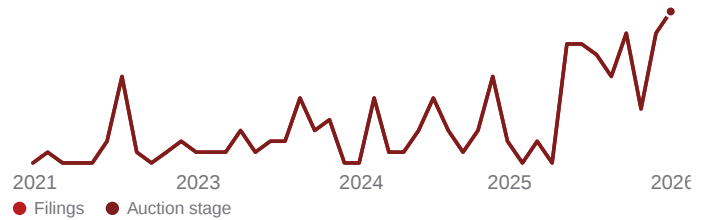
Typical hold before selling

16.5 yrs



Preforeclosure filings

Filings 15 · Auction stage 15



HOUSING STOCK

Homes	5,865
Median value (AVM)	\$364K
Median size	1,446 ft²
Median bedrooms	3
Median year built	2001
Single family	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.5%
Owner occupied	69%
Company owned	7.6%
Median loan-to-value	14%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	13,470
Density	121 / mi²
Median household income	\$63K
Average household income	\$99K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	22.2%
Unemployment	1.3%
Average temp	68°F
Annual precip	37 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.