

# Fort Bend County, TX

County · TX · Texas

**SELLER'S MARKET**

**\$374K**

MEDIAN SALE PRICE

**+58.8%**

1-YR CHANGE

**2,950**

SALES (12 MO)

**\$388K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 61 / 100**



## MARKET TRENDS (5 YEARS)

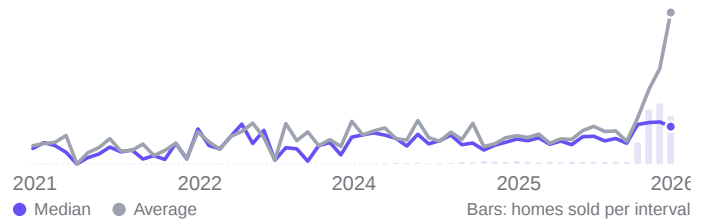
Market temperature (0–100)

**61 / 100**



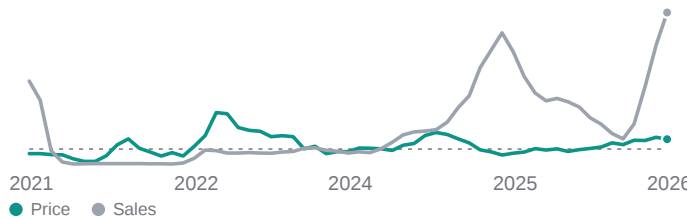
Sale prices

**Median \$348K · Average \$1.4M**



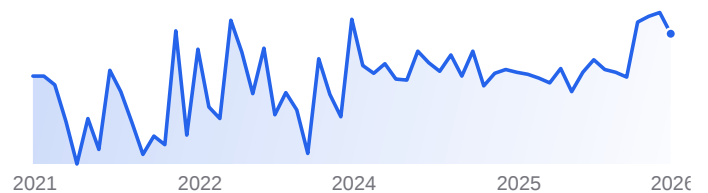
Growth (year over year)

**Price +58.8% · Sales +816.1%**



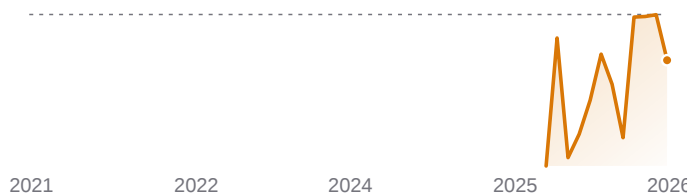
Price per square foot

**\$146/ft²**



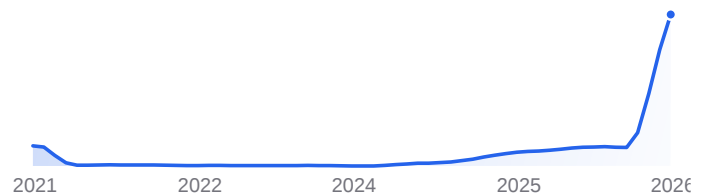
Sale premium vs estimated value

**-9.3%**



Annual turnover (share of homes sold)

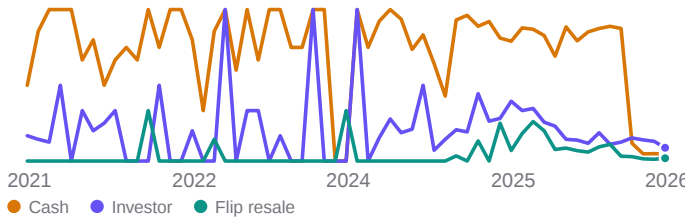
**1.0%**



## BUYERS & OUTCOMES

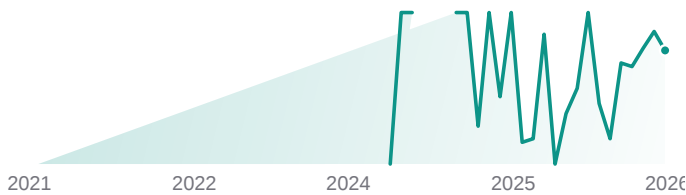
### Buyer mix

Cash 4.6% · Investor 8.7% · Flip resale 1.9%



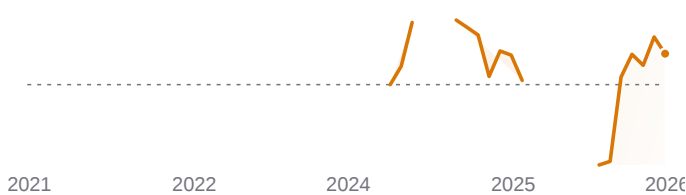
### Sellers who sold at a gain

75%

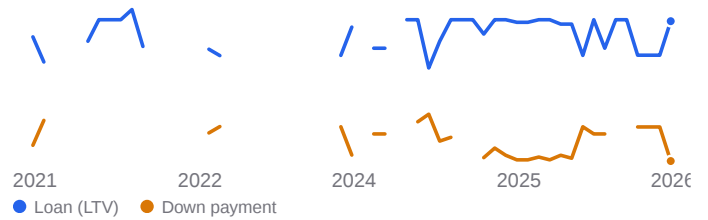


### Median annualized return at resale

+5.1%



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



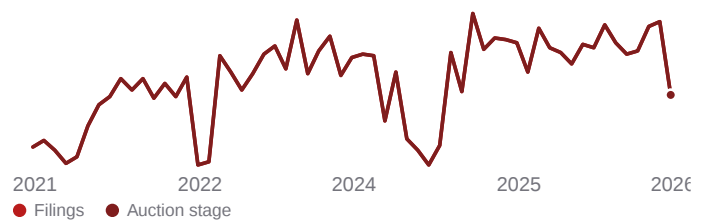
### Typical hold before selling

0.6 yrs



### Preforeclosure filings

Filings 75 · Auction stage 75



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 299,238   |
| Median value (AVM) | \$388K    |
| Median size        | 2,464 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2005      |
| Single family      | 94%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 53%     |
| Underwater (LTV 125% or more) | 0.8%    |
| Owner occupied                | 87%     |
| Company owned                 | 8.0%    |
| Median loan-to-value          | 48%     |
| Typical ownership tenure      | 8.4 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 964,157     |
| Density                          | 1,119 / mi² |
| Median household income          | \$106K      |
| Average household income         | \$137K      |
| Crime index (US avg 100)         | 80          |
| Air pollution index (US avg 100) | 89          |
| Earthquake index (US avg 100)    | 21          |
| Homes occupied                   | 96%         |
| Bachelor's or higher             | 30%         |
| Poverty rate                     | 6.5%        |
| Unemployment                     | 1.3%        |
| Average temp                     | 69°F        |
| Annual precip                    | 49 in       |
| Sunshine                         | 58%         |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.