

Montgomery County, TX

County · TX · Texas

SELLER'S MARKET

\$366K

MEDIAN SALE PRICE

+161.5%

1-YR CHANGE

2,542

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

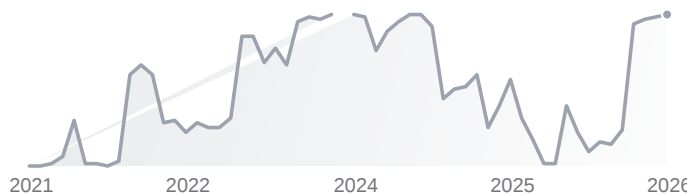
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

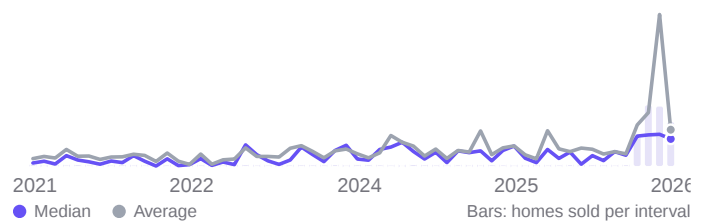
Market temperature (0–100)

65 / 100



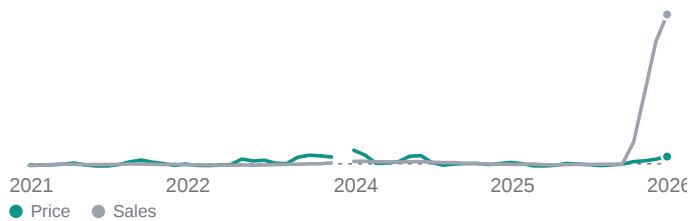
Sale prices

Median \$333K · Average \$439K



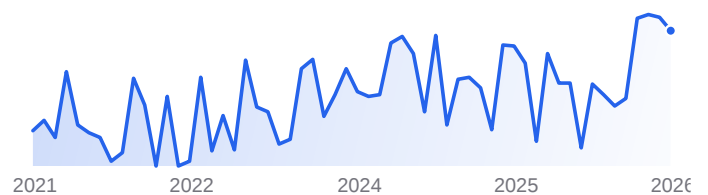
Growth (year over year)

Price +161.5% · Sales +3335.1%



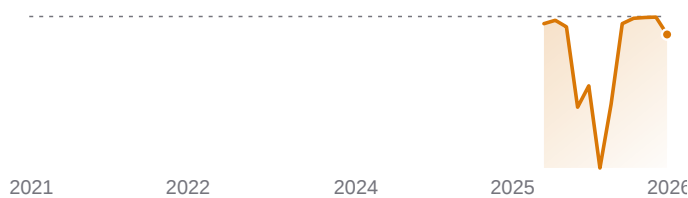
Price per square foot

\$156/ft²



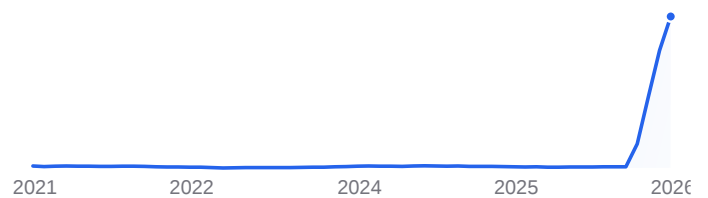
Sale premium vs estimated value

-7.4%



Annual turnover (share of homes sold)

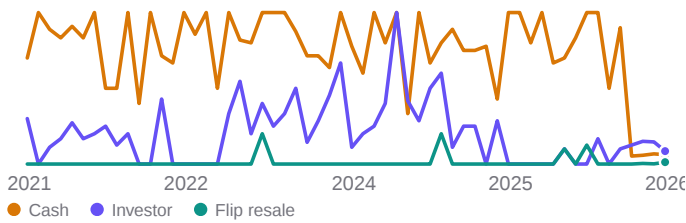
1.0%



BUYERS & OUTCOMES

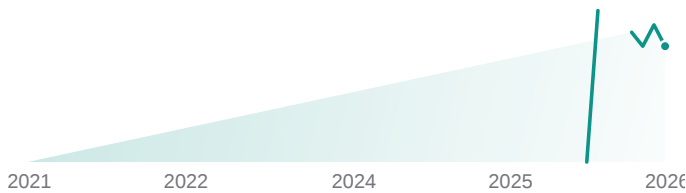
Buyer mix

Cash 6.2% · Investor 8.5% · Flip resale 1.2%



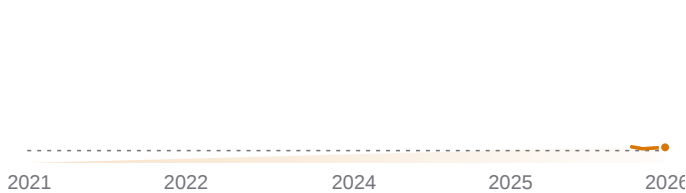
Sellers who sold at a gain

76%

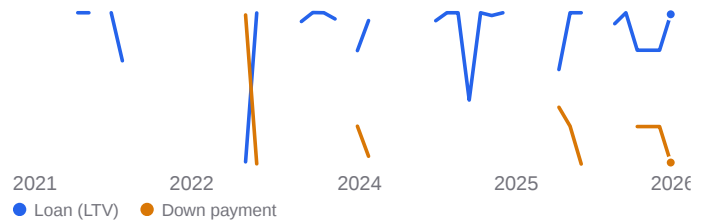


Median annualized return at resale

+7.9%

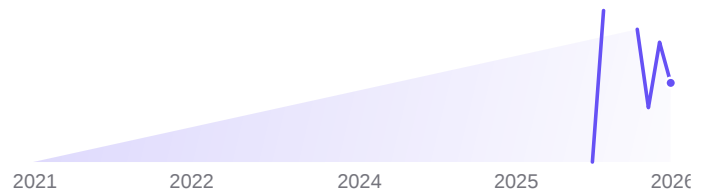


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



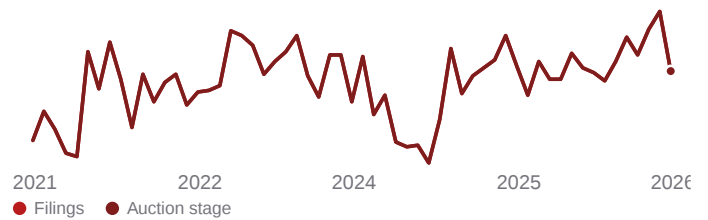
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 80 · Auction stage 80



HOUSING STOCK

Homes	257,394
Median value (AVM)	\$379K
Median size	2,068 ft²
Median bedrooms	3
Median year built	2004
Single family	83%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	759,626
Density	729 / mi²
Median household income	\$95K
Average household income	\$131K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	8.7%
Unemployment	1.3%
Average temp	68°F
Annual precip	50 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.