

Conroe

City · TX · Texas · Montgomery County

SELLER'S MARKET

\$316K

MEDIAN SALE PRICE

+105.6%

1-YR CHANGE

687

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

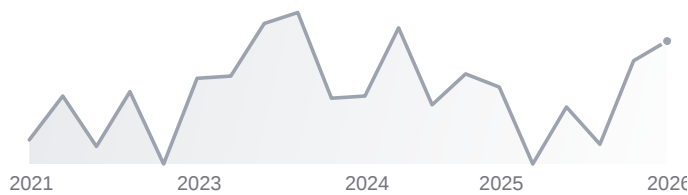
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

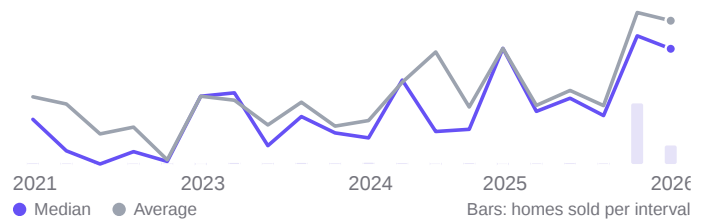
Market temperature (0–100)

65 / 100



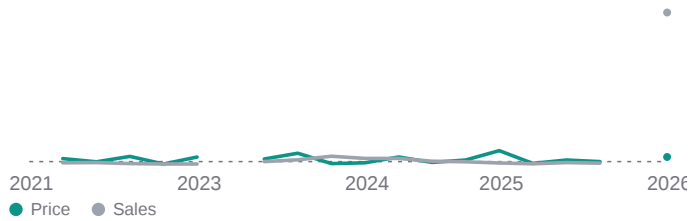
Sale prices

Median \$296K · Average \$357K



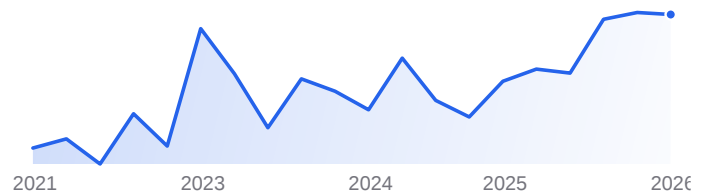
Growth (year over year)

Price +105.6% · Sales +3335.0%



Price per square foot

\$151/ft²



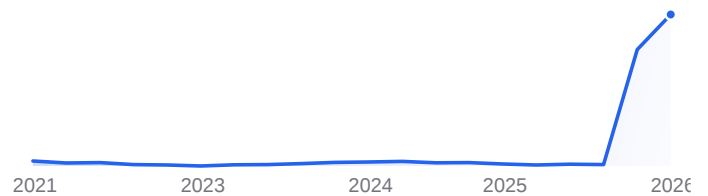
Sale premium vs estimated value

-5.3%



Annual turnover (share of homes sold)

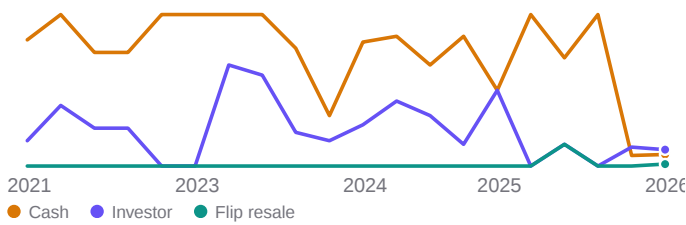
1.0%



BUYERS & OUTCOMES

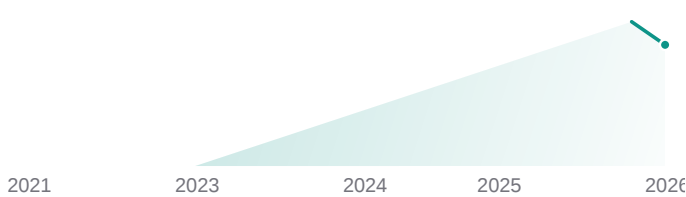
Buyer mix

Cash 7.6% · Investor 11% · Flip resale 1.3%



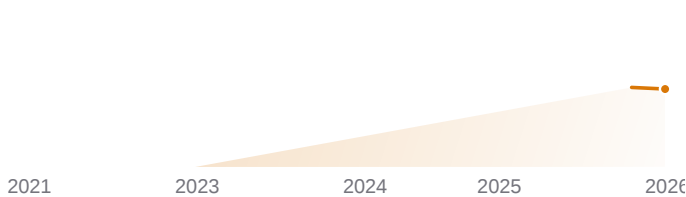
Sellers who sold at a gain

80%

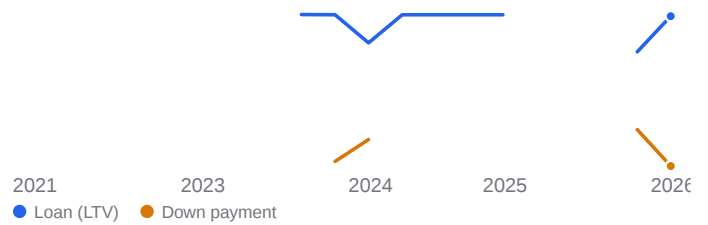


Median annualized return at resale

+5.6%

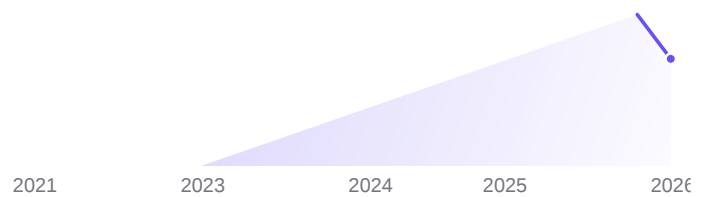


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



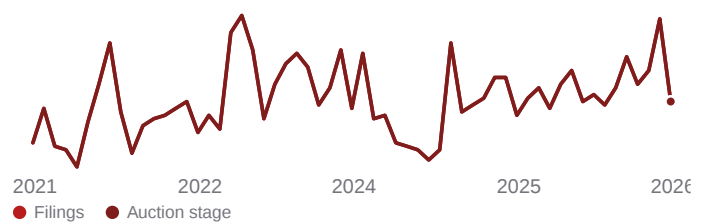
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 24 · Auction stage 24



HOUSING STOCK

Homes	72,286
Median value (AVM)	\$331K
Median size	1,945 ft²
Median bedrooms	3
Median year built	2005
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	11%
Median loan-to-value	53%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	109,757
Density	1,525 / mi²
Median household income	\$70K
Average household income	\$100K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	11.4%
Unemployment	1.3%
Average temp	68°F
Annual precip	49 in
Sunshine	58%

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.