

Venus 76084

ZIP code · TX · Texas > Johnson County > Venus

SELLER'S MARKET

\$399K

MEDIAN SALE PRICE

85

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

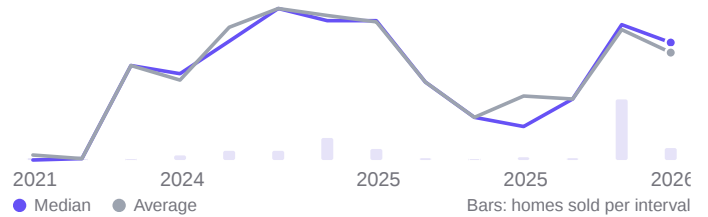
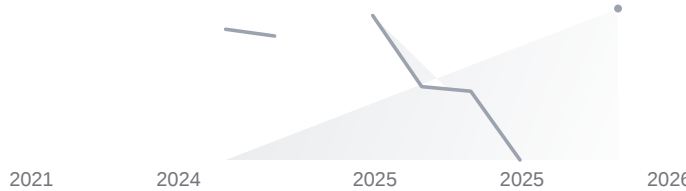
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$355K · Average \$327K

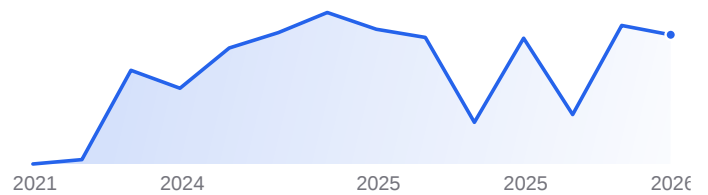
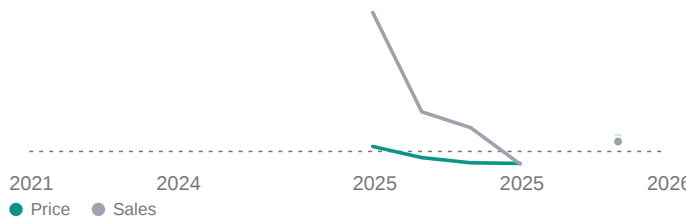


Growth (year over year)

Price +64.8% · Sales +50.0%

Price per square foot

\$168/ft²

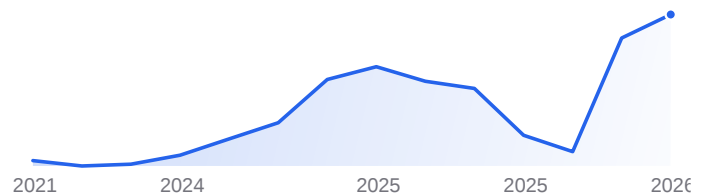


Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

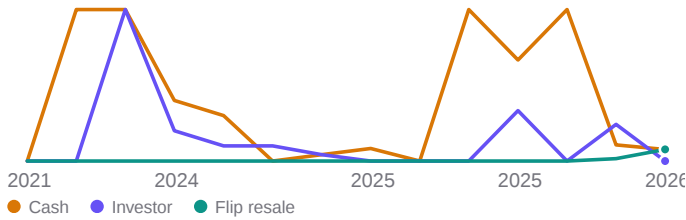
1.3%



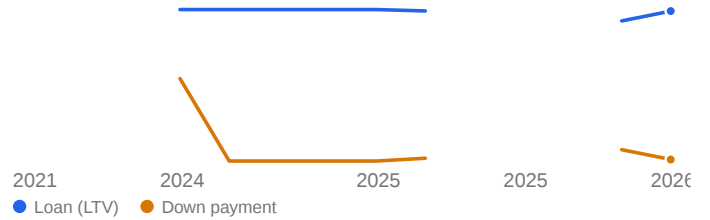
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 0% · Flip resale 7.7%

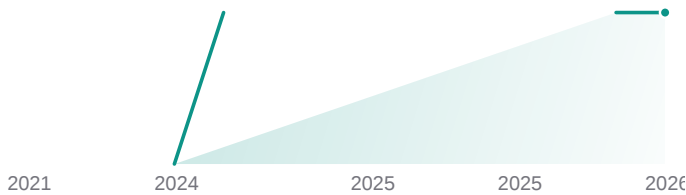


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



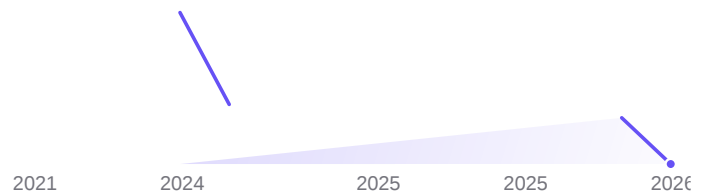
Sellers who sold at a gain

100%



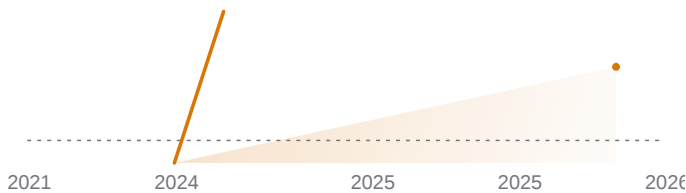
Typical hold before selling

0.2 yrs



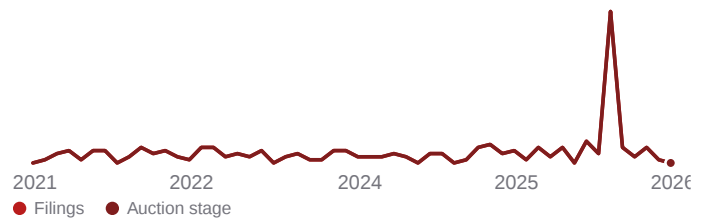
Median annualized return at resale

+11.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,683
Median value (AVM)	\$384K
Median size	1,960 ft²
Median bedrooms	3
Median year built	2018
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	11%
Median loan-to-value	70%
Typical ownership tenure	5.1 yrs

COMMUNITY

Population	13,212
Density	270 / mi²
Median household income	\$93K
Average household income	\$109K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	22
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	8.2%
Unemployment	1.2%
Average temp	65°F
Annual precip	37 in
Sunshine	62%

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.