

Houston 77045

ZIP code · TX · Texas > Harris County > Houston

BALANCED MARKET

\$216K

MEDIAN SALE PRICE

60

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

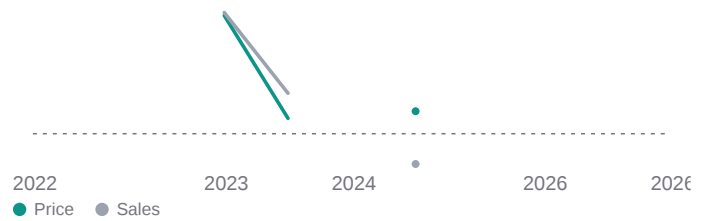
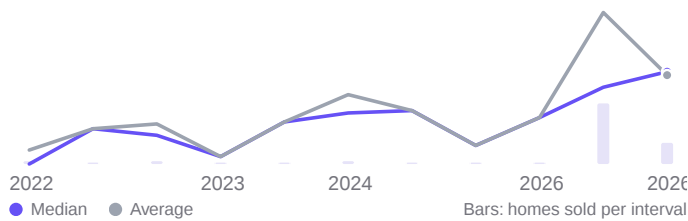
MARKET TRENDS (5 YEARS)

Sale prices

Median \$239K · Average \$232K

Growth (year over year)

Price +18.5% · Sales -25.0%

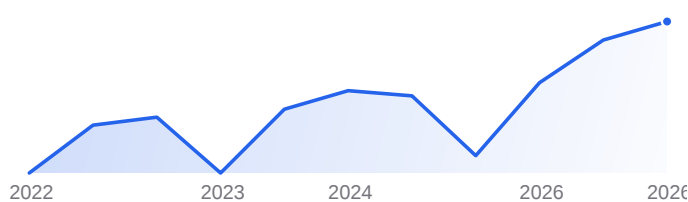


Price per square foot

\$146/ft²

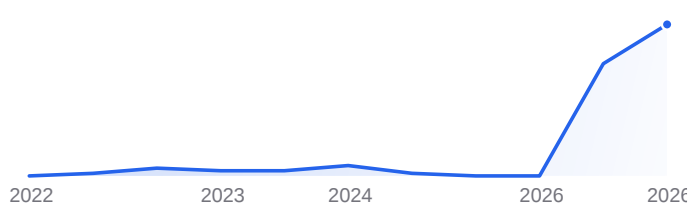
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

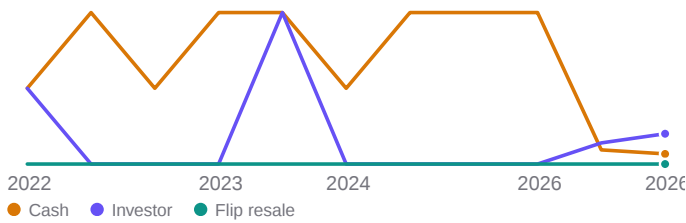
0.6%



BUYERS & OUTCOMES

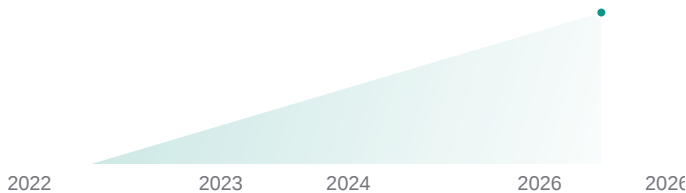
Buyer mix

Cash 6.7% · Investor 20% · Flip resale 0%



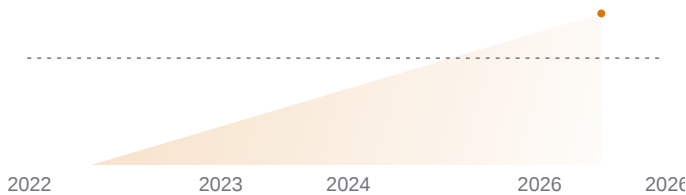
Sellers who sold at a gain

100%

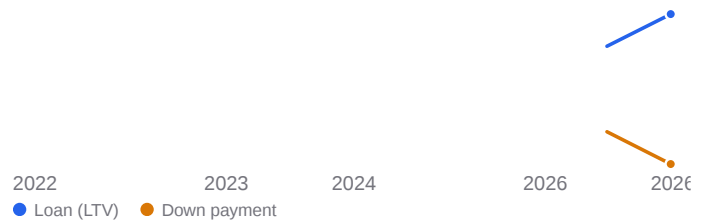


Median annualized return at resale

+8.6%

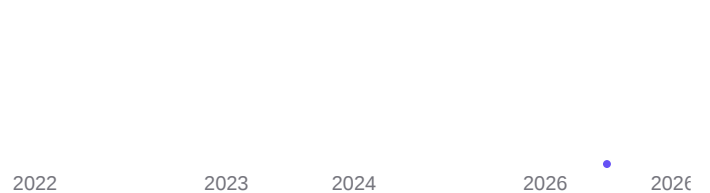


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,627
Median value (AVM)	\$213K
Median size	1,514 ft²
Median bedrooms	3
Median year built	1969
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	11%
Median loan-to-value	36%
Typical ownership tenure	19.5 yrs

COMMUNITY

Population	35,087
Density	3,025 / mi²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	23
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	19.7%
Unemployment	1.4%
Average temp	69°F
Annual precip	51 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.