

Conroe 77306

ZIP code · TX · Texas > Montgomery County > Conroe

SELLER'S MARKET

\$192K

MEDIAN SALE PRICE

+237.9%

1-YR CHANGE

37

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

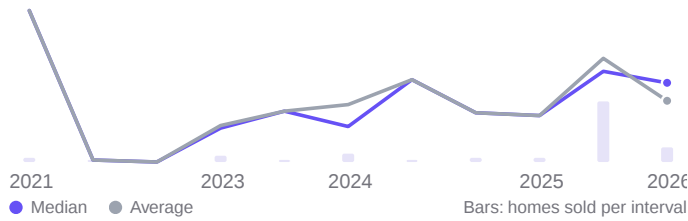
MARKET TRENDS (5 YEARS)

Sale prices

Median \$180K · Average \$145K

Growth (year over year)

Price +237.9% · Sales +825.0%



Price per square foot

\$128/ft²

Sale premium vs estimated value

-10.1%



Annual turnover (share of homes sold)

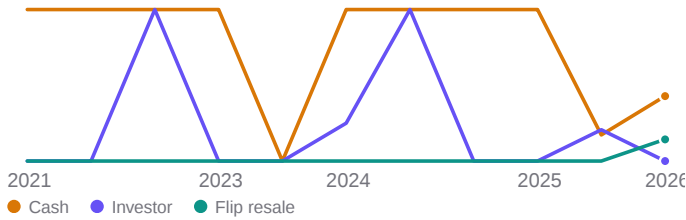
0.5%



BUYERS & OUTCOMES

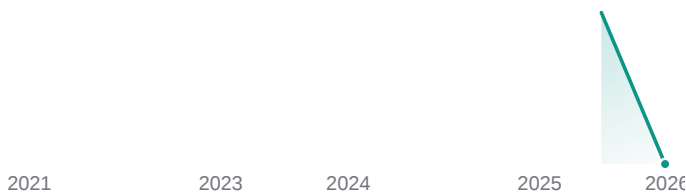
Buyer mix

Cash 43% · Investor 0% · Flip resale 14%



Sellers who sold at a gain

0%

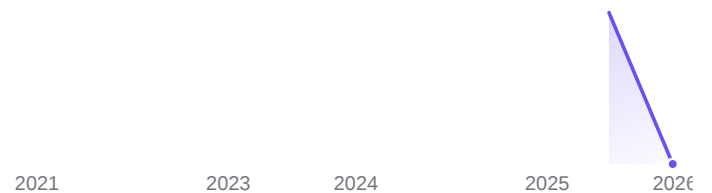


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,124
Median value (AVM)	\$239K
Median size	1,305 ft²
Median bedrooms	3
Median year built	2000
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	7.8%
Median loan-to-value	59%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	16,751
Density	408 / mi²
Median household income	\$70K
Average household income	\$92K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	23
Homes occupied	93%
Bachelor's or higher	7%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	68°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.