

Coldspring 77331

ZIP code · TX · Texas > San Jacinto County > Coldspring

SELLER'S MARKET

\$219K

MEDIAN SALE PRICE

+134.0%

1-YR CHANGE

33

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

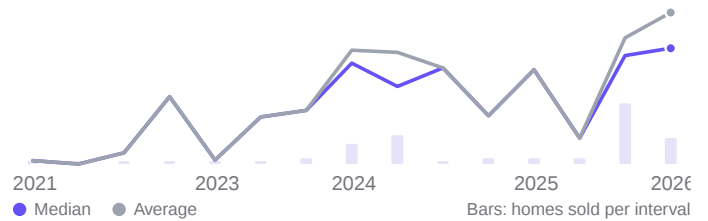
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$219K · Average \$281K



Growth (year over year)

Price +134.0% · Sales +65.0%

Price per square foot

\$173/ft²

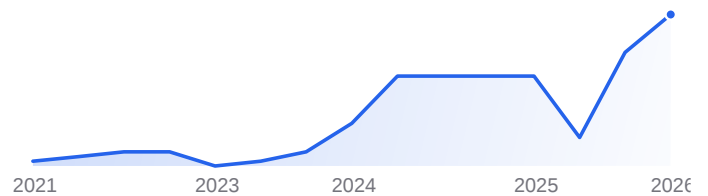


Sale premium vs estimated value

-15.5%

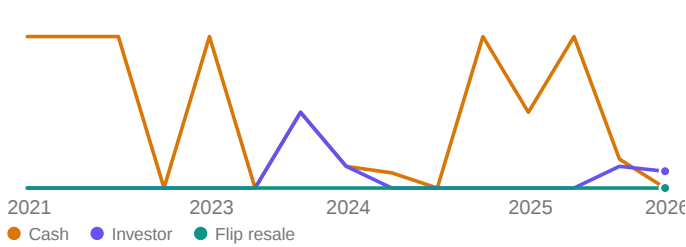
Annual turnover (share of homes sold)

0.9%



BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

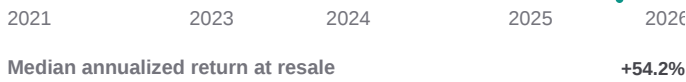
100%

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



Typical hold before selling

1.8 yrs



HOUSING STOCK

Homes	3,881
Median value (AVM)	\$253K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1992
Single family	72%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.8%
Owner occupied	48%
Company owned	8.4%
Median loan-to-value	17%

Typical ownership tenure

18.7 yrs

COMMUNITY

Population	7,665
Density	37 / mi²
Median household income	\$58K
Average household income	\$79K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	26
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	12.8%
Unemployment	1.5%
Average temp	67°F
Annual precip	52 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.