

Magnolia 77354

ZIP code · TX · Texas > Montgomery County > Magnolia

SELLER'S MARKET

\$412K

MEDIAN SALE PRICE

181

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

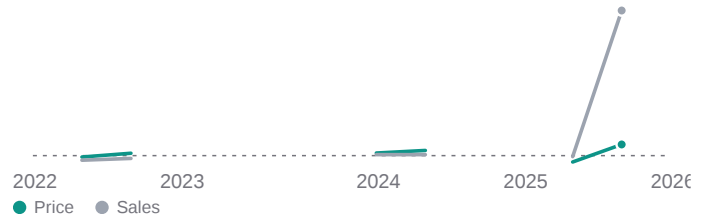
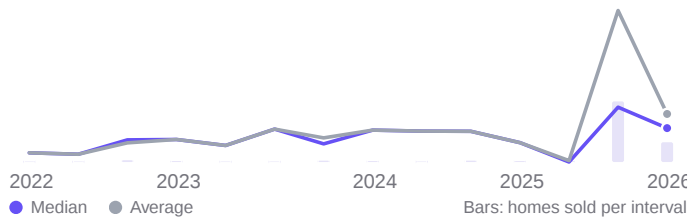
MARKET TRENDS (5 YEARS)

Sale prices

Median \$295K · Average \$413K

Growth (year over year)

Price +168.7% · Sales +2183.3%

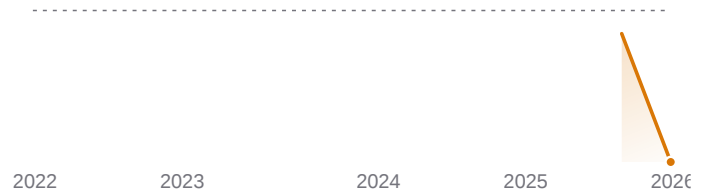


Price per square foot

\$150/ft²

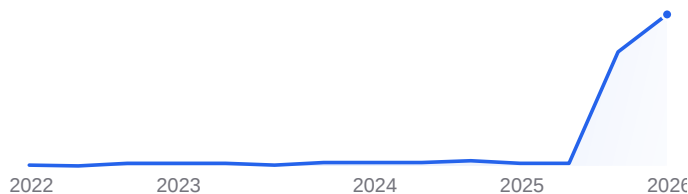
Sale premium vs estimated value

-9.6%



Annual turnover (share of homes sold)

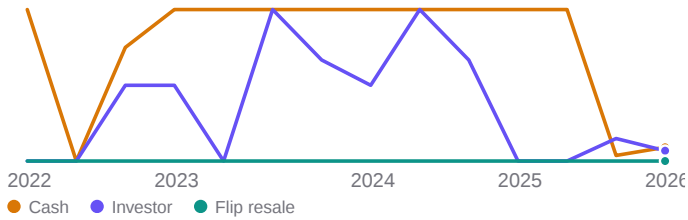
0.9%



BUYERS & OUTCOMES

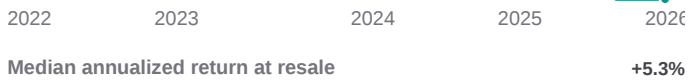
Buyer mix

Cash 9.1% · Investor 6.8% · Flip resale 0%



Sellers who sold at a gain

100%



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



Typical hold before selling

16.5 yrs



HOUSING STOCK

Homes	19,275
Median value (AVM)	\$459K
Median size	2,159 ft²
Median bedrooms	3
Median year built	2008
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	10.0%
Median loan-to-value	51%
Typical ownership tenure	5.6 yrs

COMMUNITY

Population	55,641
Density	714 / mi²
Median household income	\$119K
Average household income	\$147K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	19
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	9.6%
Unemployment	1.4%
Average temp	68°F
Annual precip	48 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.