

Magnolia 77355

ZIP code · TX · Texas > Montgomery County > Magnolia

SELLER'S MARKET

\$341K

MEDIAN SALE PRICE

112

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

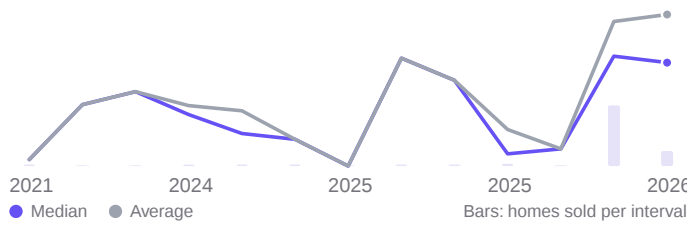
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Sale prices

Median \$322K · Average \$456K



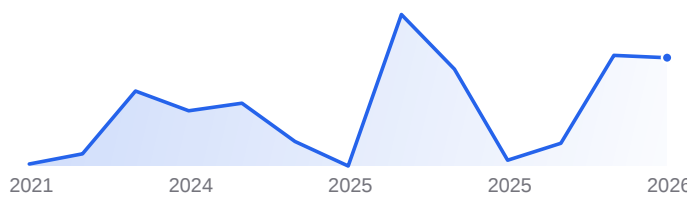
Growth (year over year)

Price -23.8% · Sales +33.3%



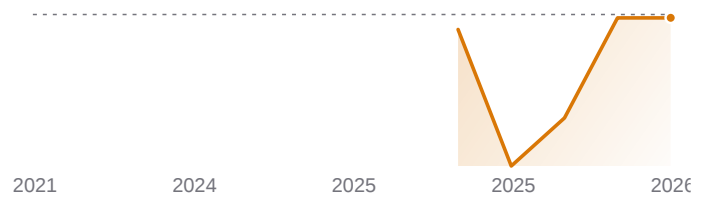
Price per square foot

\$168/ft²



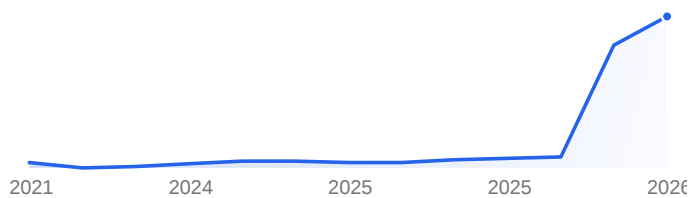
Sale premium vs estimated value

-2.0%



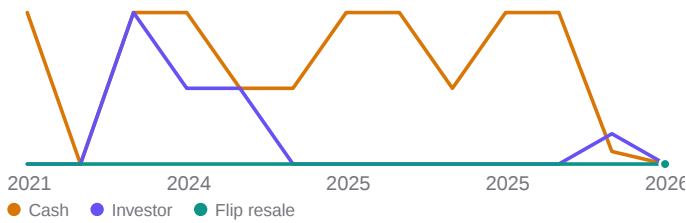
Annual turnover (share of homes sold)

0.9%

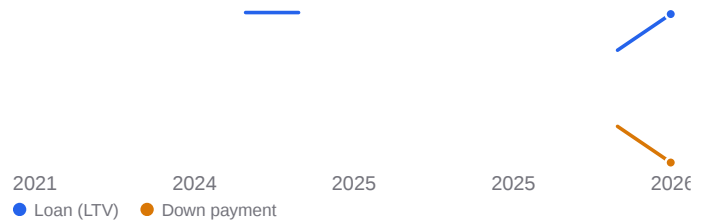


BUYERS & OUTCOMES

Buyer mix



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



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,711
Median value (AVM)	\$421K
Median size	1,995 ft²
Median bedrooms	2
Median year built	2003
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	9.7%
Median loan-to-value	48%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	35,812
Density	637 / mi²
Median household income	\$111K

Average household income	\$138K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	8.2%
Unemployment	1.3%
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.