

Montgomery 77356

ZIP code · TX · Texas > Montgomery County > Montgomery

SELLER'S MARKET

\$381K

MEDIAN SALE PRICE

+829.8%

1-YR CHANGE

184

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

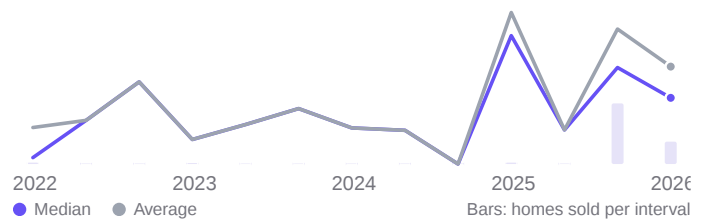
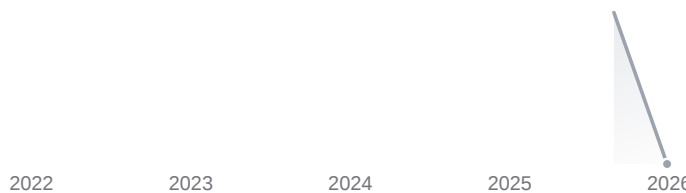
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$300K · Average \$417K



Growth (year over year)

Price +829.8% · Sales +3580.0%

Price per square foot

\$159/ft²

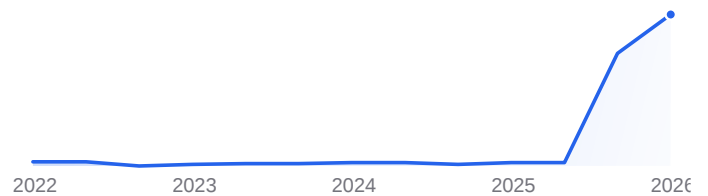
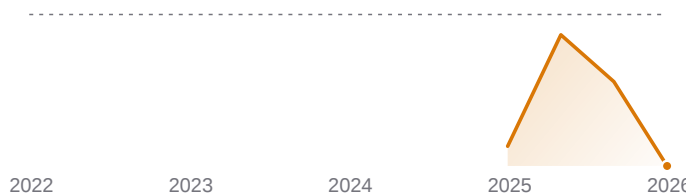


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

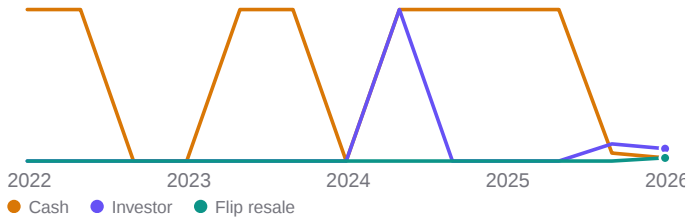
1.1%



BUYERS & OUTCOMES

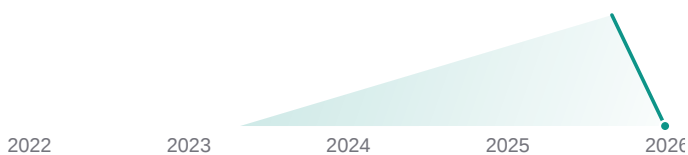
Buyer mix

Cash 2.0% · Investor 8.2% · Flip resale 2.0%



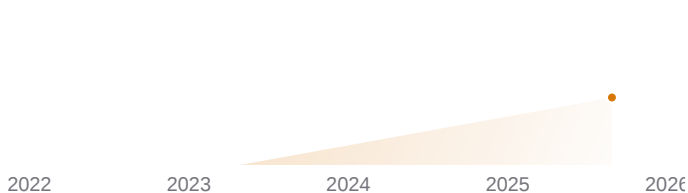
Sellers who sold at a gain

0%



Median annualized return at resale

+5.5%

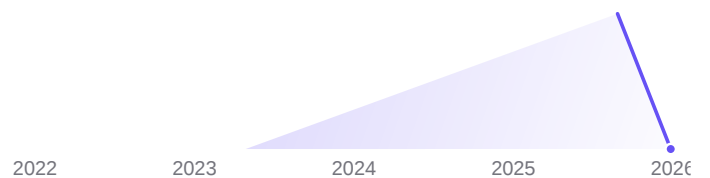


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	16,789
Median value (AVM)	\$398K
Median size	2,158 ft²
Median bedrooms	3
Median year built	2001
Single family	83%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	12%
Median loan-to-value	41%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	38,195
Density	254 / mi²
Median household income	\$112K
Average household income	\$141K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	18
Homes occupied	88%
Bachelor's or higher	33%
Poverty rate	8.0%
Unemployment	1.2%
Average temp	68°F
Annual precip	47 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.