

New Caney 77357

ZIP code · TX · Texas > Montgomery County

STRONG BUYER'S MARKET

\$264K

MEDIAN SALE PRICE

102

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



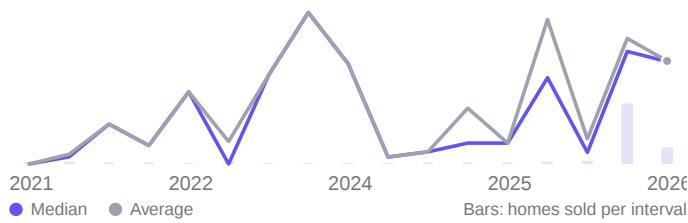
MARKET TRENDS (5 YEARS)

Sale prices

Median \$255K · Average \$256K

Growth (year over year)

Price -29.2% · Sales +80.0%

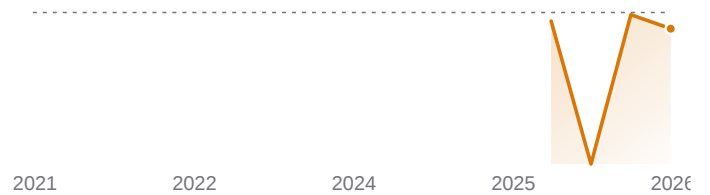


Price per square foot

\$134/ft²

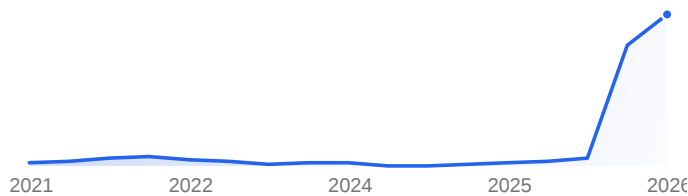
Sale premium vs estimated value

-5.0%



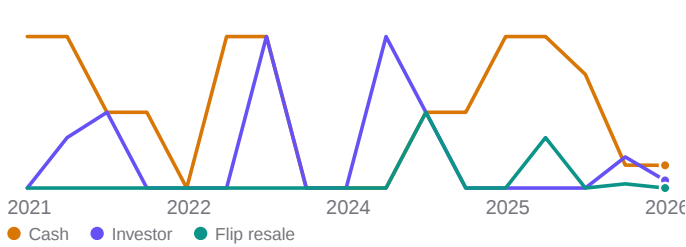
Annual turnover (share of homes sold)

0.6%



BUYERS & OUTCOMES

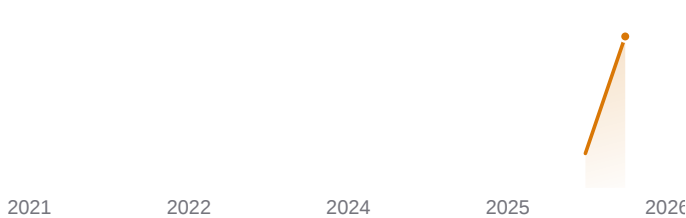
Buyer mix



Sellers who sold at a gain



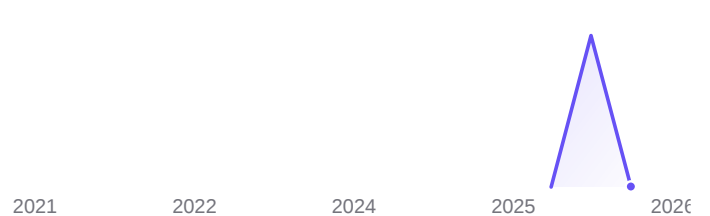
Median annualized return at resale



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



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	16,054
Median value (AVM)	\$270K
Median size	1,700 ft²
Median bedrooms	3
Median year built	2014
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	1.6%
Owner occupied	82%
Company owned	7.6%
Median loan-to-value	72%
Typical ownership tenure	5.2 yrs

COMMUNITY

Population	39,872
Density	646 / mi²
Median household income	\$76K
Average household income	\$98K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	13.3%
Unemployment	1.5%
Average temp	68°F
Annual precip	53 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.