

Splendora 77372

ZIP code · TX · Texas > Montgomery County > Splendora

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+141.8%

1-YR CHANGE

42

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

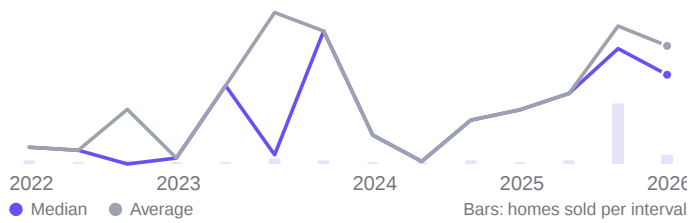
MARKET TRENDS (5 YEARS)

Sale prices

Median \$152K · Average \$195K

Growth (year over year)

Price +141.8% · Sales +1300.0%

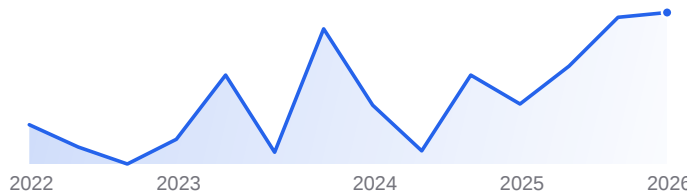


Price per square foot

\$128/ft²

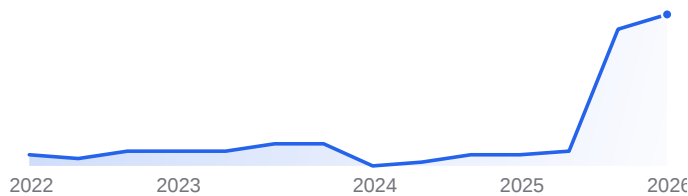
Sale premium vs estimated value

-13.3%



Annual turnover (share of homes sold)

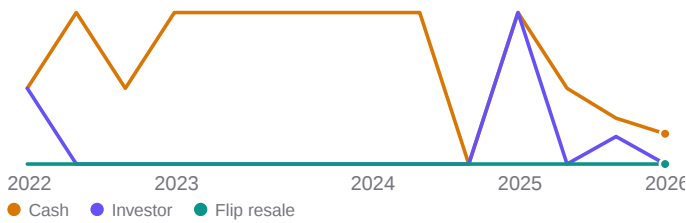
0.6%



BUYERS & OUTCOMES

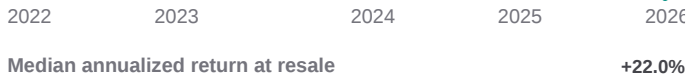
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

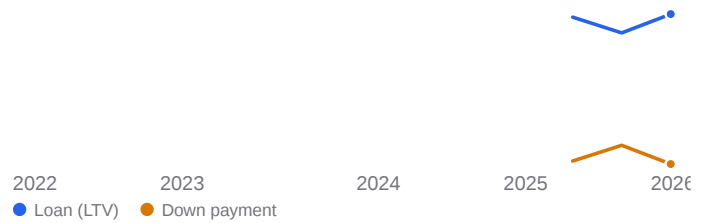
100%



Median annualized return at resale

+22.0%

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



Typical hold before selling

13.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,520
Median value (AVM)	\$250K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1999
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	7.7%
Median loan-to-value	47%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	16,698
Density	370 / mi²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	7%
Poverty rate	14.8%
Unemployment	1.3%
Average temp	68°F
Annual precip	53 in
Sunshine	59%

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.