

Willis 77378

ZIP code · TX · Texas > Montgomery County > Willis

SELLER'S MARKET

\$211K

MEDIAN SALE PRICE

75

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

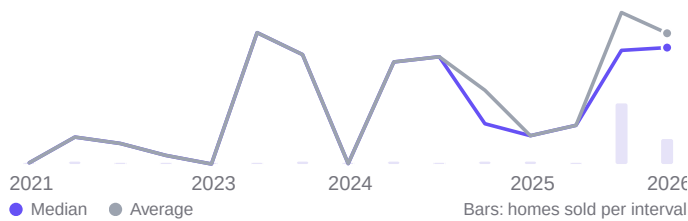
MARKET TRENDS (5 YEARS)

Sale prices

Median \$210K · Average \$234K

Growth (year over year)

Price -65.3% · Sales -16.7%

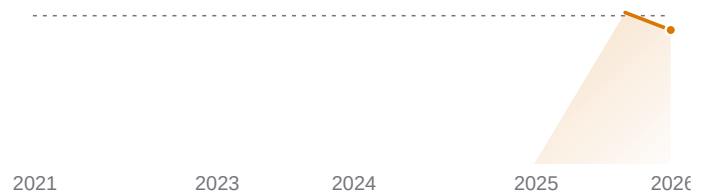
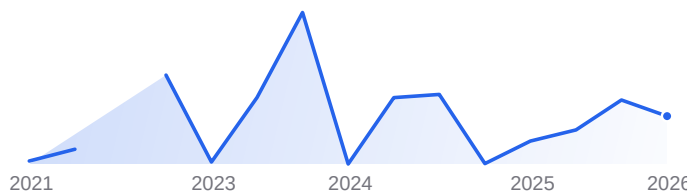


Price per square foot

\$117/ft²

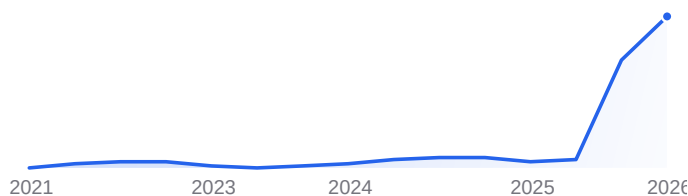
Sale premium vs estimated value

-9.4%



Annual turnover (share of homes sold)

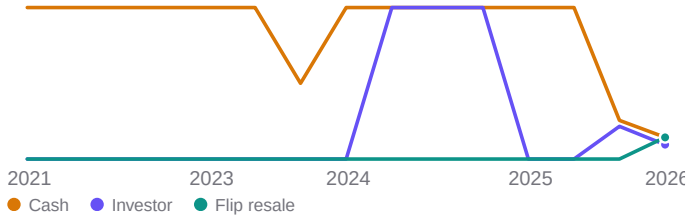
1.0%



BUYERS & OUTCOMES

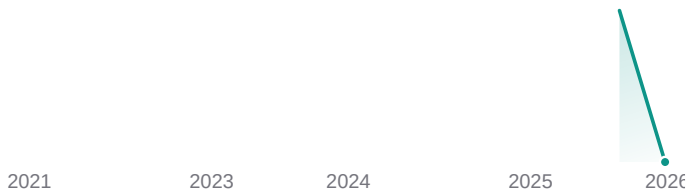
Buyer mix

Cash 14% · Investor 9.5% · Flip resale 14%



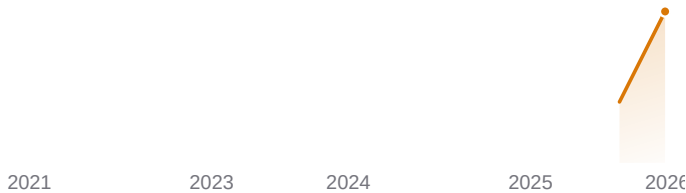
Sellers who sold at a gain

50%



Median annualized return at resale

+13.2%

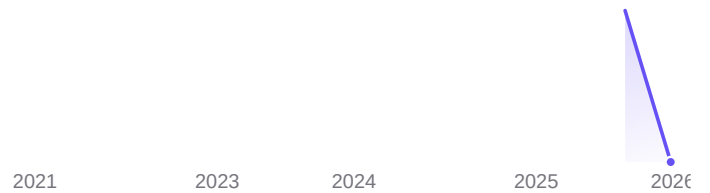


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,855
Median value (AVM)	\$249K
Median size	1,509 ft²
Median bedrooms	3
Median year built	2005
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	74%
Company owned	12%
Median loan-to-value	51%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	21,455
Density	226 / mi²
Median household income	\$75K
Average household income	\$101K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	10.4%
Unemployment	1.5%
Average temp	67°F
Annual precip	50 in
Sunshine	60%

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.