

Spring 77379

ZIP code · TX · Texas > Harris County > Spring

SELLER'S MARKET

\$365K

MEDIAN SALE PRICE

+74.3%

1-YR CHANGE

281

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

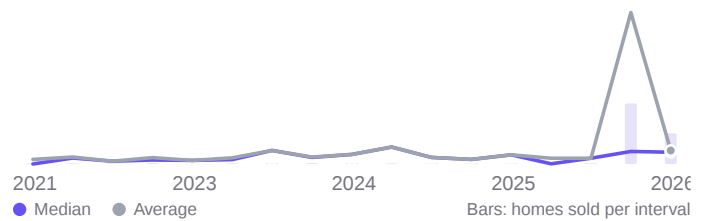
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$349K · Average \$400K

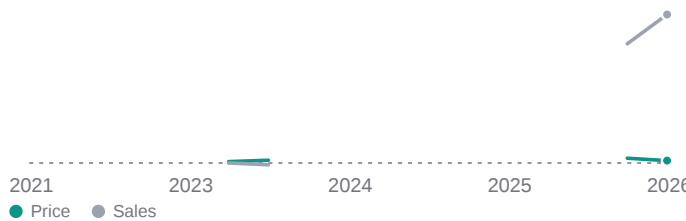


Growth (year over year)

Price +74.3% · Sales +4583.3%

Price per square foot

\$127/ft²

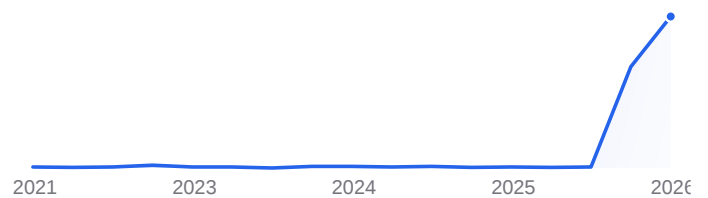
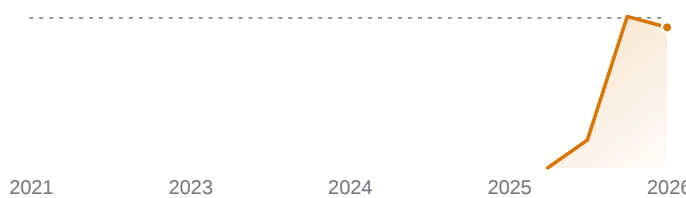


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

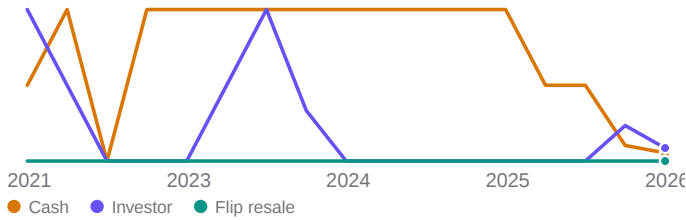
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 5.4% · Investor 8.6% · Flip resale 0%



Sellers who sold at a gain

100%

2021 2023 2024 2025 2026

Median annualized return at resale

+9.9%

2021 2023 2024 2025 2026

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



Typical hold before selling

7.3 yrs

2021 2023 2024 2025 2026

Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	26,162
Median value (AVM)	\$374K
Median size	2,729 ft²
Median bedrooms	4
Median year built	1998
Single family	97%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	11%
Median loan-to-value	51%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	89,405
Density	3,451 / mi²
Median household income	\$110K
Average household income	\$136K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	8.9%
Unemployment	1.5%
Average temp	68°F
Annual precip	49 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.