

# Conroe 77385

ZIP code · TX · Texas > Montgomery County > Conroe

BUYER'S MARKET

**\$360K**

MEDIAN SALE PRICE

**110**

SALES (12 MO)

**\$364K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



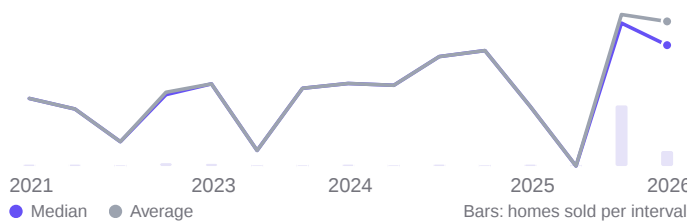
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$322K · Average \$376K

Growth (year over year)

Price +31.4% · Sales -42.9%



Price per square foot

\$156/ft²

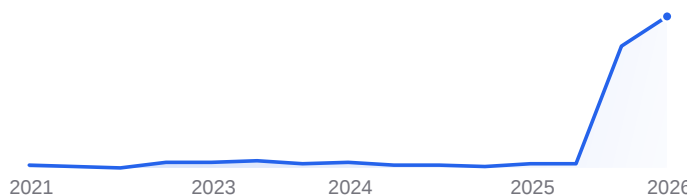
Sale premium vs estimated value

-5.9%



Annual turnover (share of homes sold)

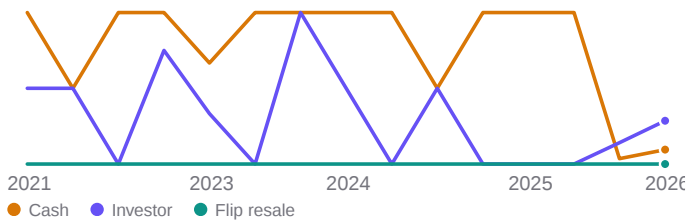
1.0%



## BUYERS & OUTCOMES

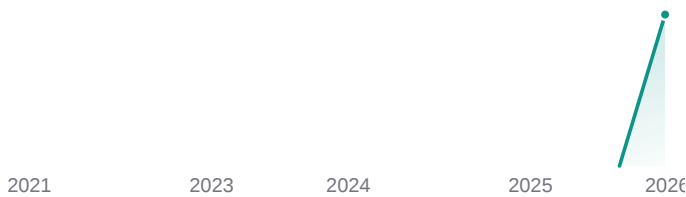
### Buyer mix

Cash 9.5% · Investor 29% · Flip resale 0%



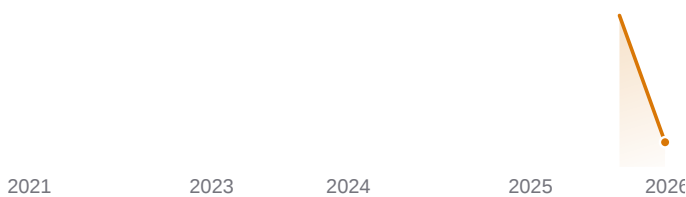
### Sellers who sold at a gain

100%

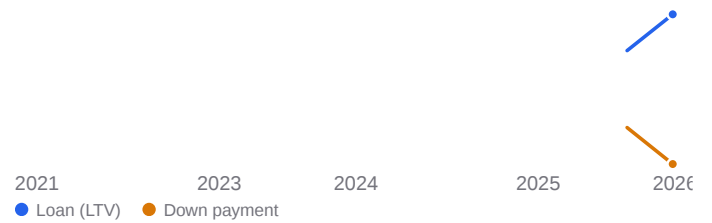


### Median annualized return at resale

+2.0%

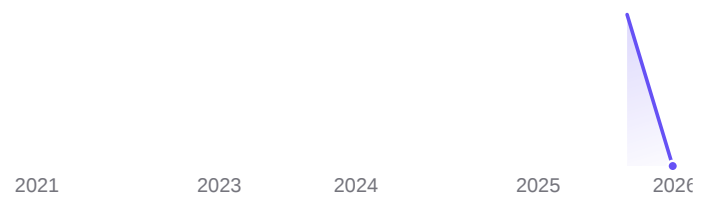


### Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



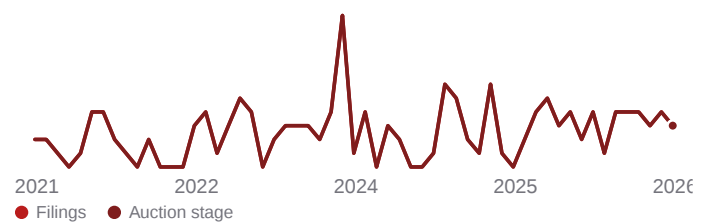
### Typical hold before selling

11.2 yrs



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,165    |
| Median value (AVM) | \$364K    |
| Median size        | 2,285 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2006      |
| Single family      | 93%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 50%     |
| Underwater (LTV 125% or more) | 0.8%    |
| Owner occupied                | 84%     |
| Company owned                 | 10%     |
| Median loan-to-value          | 51%     |
| Typical ownership tenure      | 7.0 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 34,603      |
| Density                          | 1,565 / mi² |
| Median household income          | \$106K      |
| Average household income         | \$123K      |
| Crime index (US avg 100)         | 67          |
| Air pollution index (US avg 100) | 84          |
| Earthquake index (US avg 100)    | 21          |
| Homes occupied                   | 96%         |
| Bachelor's or higher             | 29%         |
| Poverty rate                     | 5.5%        |
| Unemployment                     | 1.4%        |
| Average temp                     | 68°F        |
| Annual precip                    | 50 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.