

Spring 77386

ZIP code · TX · Texas > Montgomery County > Spring

SELLER'S MARKET

\$393K

MEDIAN SALE PRICE

254

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

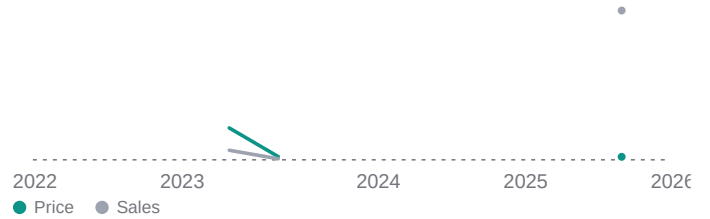
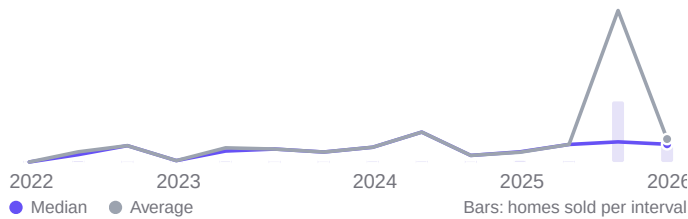
MARKET TRENDS (5 YEARS)

Sale prices

Median \$368K · Average \$468K

Growth (year over year)

Price +76.7% · Sales +3940.0%

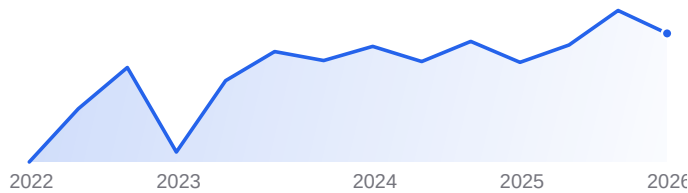


Price per square foot

\$144/ft²

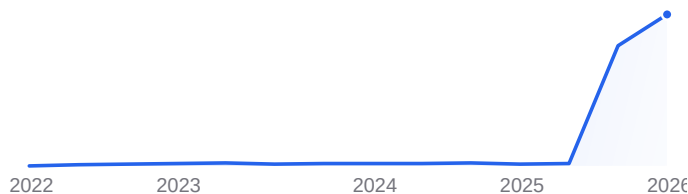
Sale premium vs estimated value

-10.0%



Annual turnover (share of homes sold)

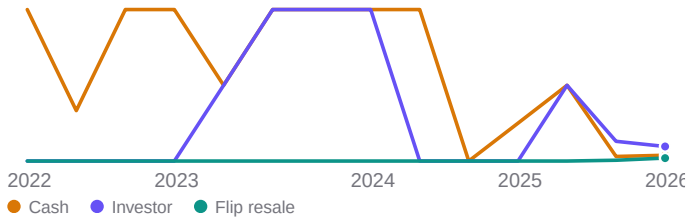
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 3.8% · Investor 9.6% · Flip resale 1.9%

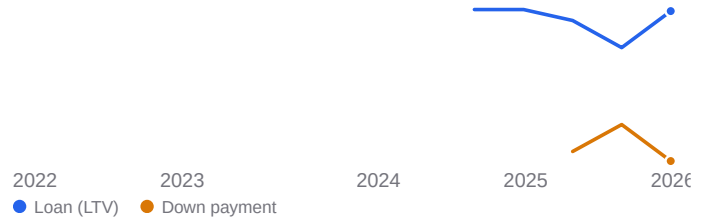


Sellers who sold at a gain

0%

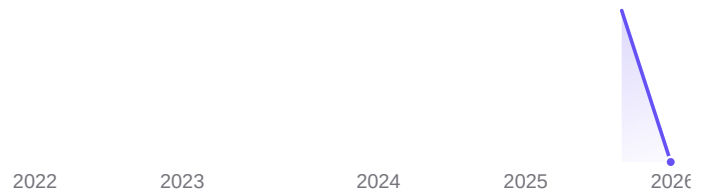


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



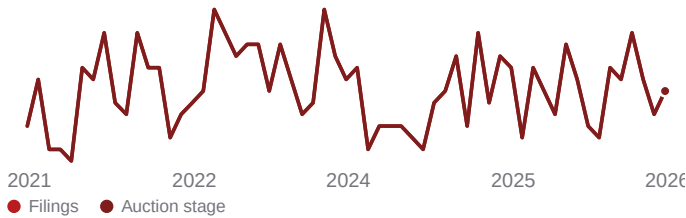
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	22,262
Median value (AVM)	\$390K
Median size	2,532 ft²
Median bedrooms	3
Median year built	2008
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	11%
Median loan-to-value	52%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	79,366
Density	1,919 / mi²
Median household income	\$132K
Average household income	\$155K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	18
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	6.9%
Unemployment	1.4%
Average temp	68°F
Annual precip	51 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.