

Richmond 77406

ZIP code · TX · Texas > Fort Bend County > Richmond

BALANCED MARKET

\$395K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

260

SALES (12 MO)

\$435K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



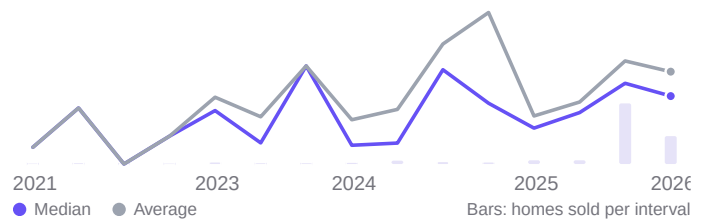
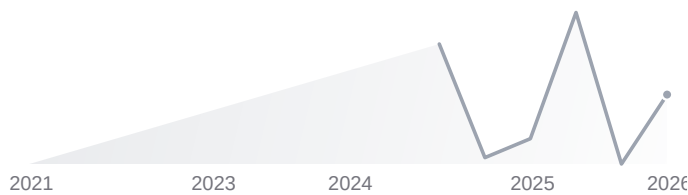
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$354K · Average \$449K

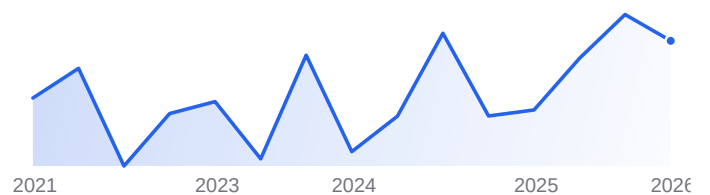


Growth (year over year)

Price +1.3% · Sales +1200.0%

Price per square foot

\$145/ft²

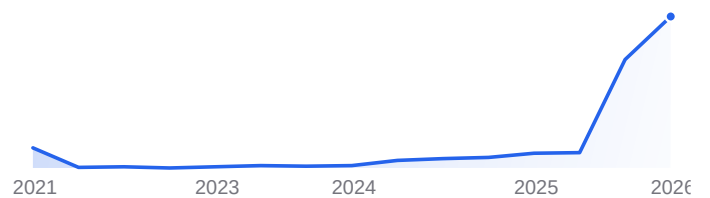
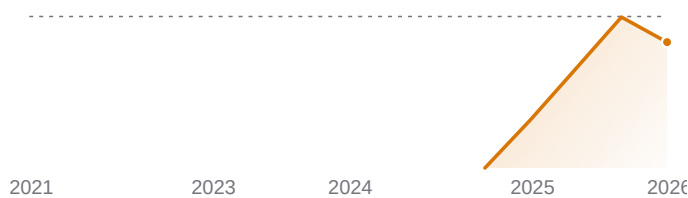


Sale premium vs estimated value

-8.2%

Annual turnover (share of homes sold)

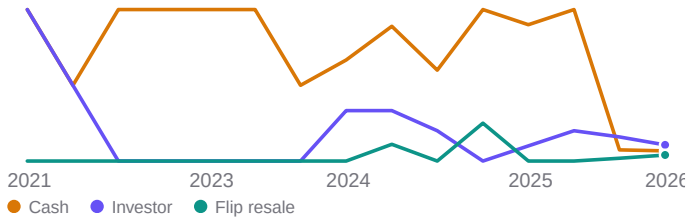
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 6.7% · Investor 11% · Flip resale 4.0%



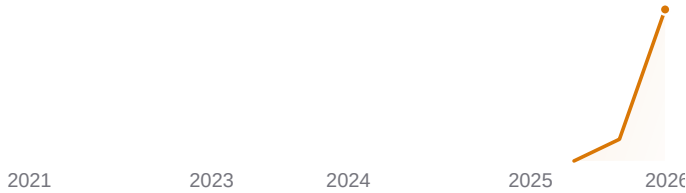
Sellers who sold at a gain

75%

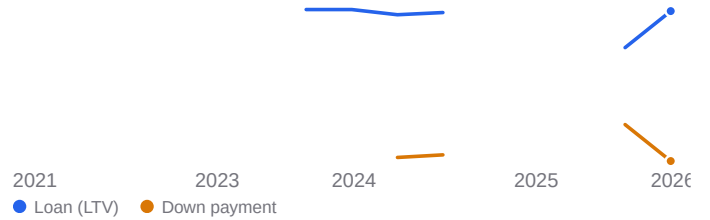


Median annualized return at resale

+31.8%

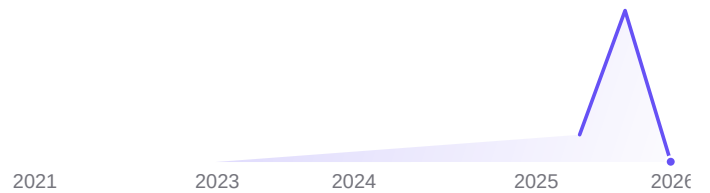


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	24,030
Median value (AVM)	\$435K
Median size	2,648 ft²
Median bedrooms	4
Median year built	2012
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	0.8%
Owner occupied	91%
Company owned	7.1%
Median loan-to-value	55%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	70,172
Density	1,000 / mi²
Median household income	\$136K
Average household income	\$167K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	4.9%
Unemployment	1.3%
Average temp	69°F
Annual precip	48 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.