

Richmond 77407

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

SELLER'S MARKET

\$348K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

182

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

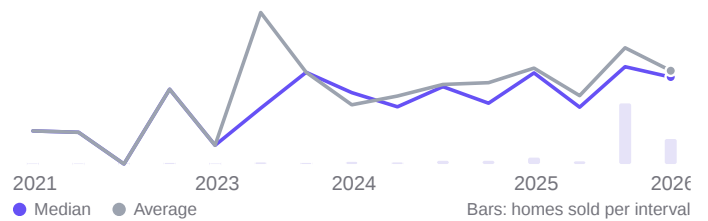
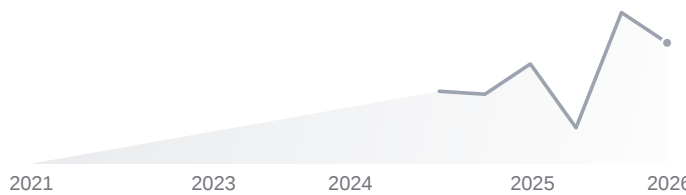
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$324K · Average \$345K

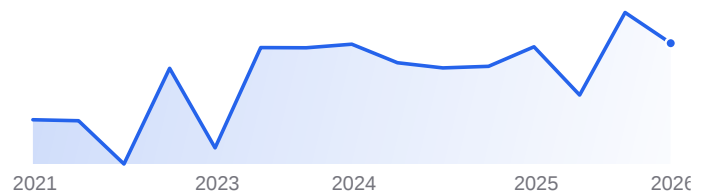
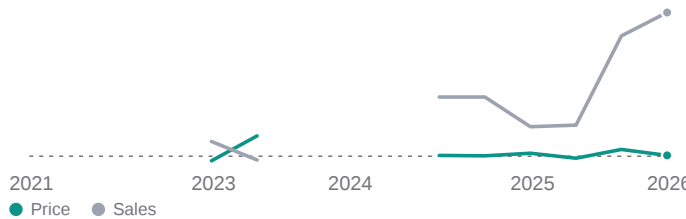


Growth (year over year)

Price +6.1% · Sales +970.6%

Price per square foot

\$131/ft²

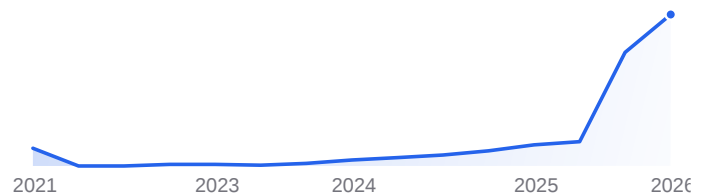


Sale premium vs estimated value

-18.8%

Annual turnover (share of homes sold)

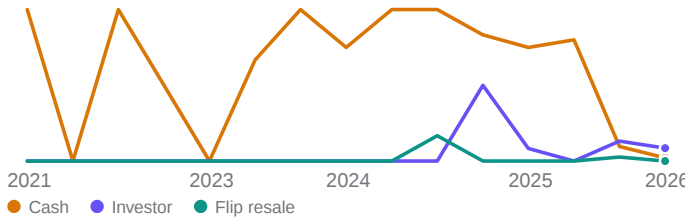
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 2.1% · Investor 8.5% · Flip resale 0%

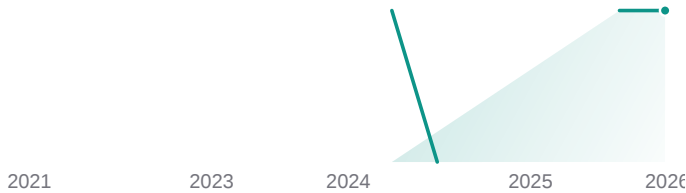


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Sellers who sold at a gain

100%



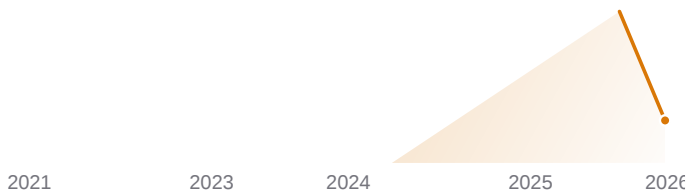
Typical hold before selling

19.8 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	23,854
Median value (AVM)	\$385K
Median size	2,514 ft²
Median bedrooms	4
Median year built	2013
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.6%
Owner occupied	91%
Company owned	6.6%
Median loan-to-value	52%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	87,082
Density	4,484 / mi²
Median household income	\$106K
Average household income	\$132K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	16
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.7%
Unemployment	1.4%
Average temp	69°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.