

Fulshear 77441

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

SELLER'S MARKET

\$517K

MEDIAN SALE PRICE

+310.6%

1-YR CHANGE

216

SALES (12 MO)

\$549K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



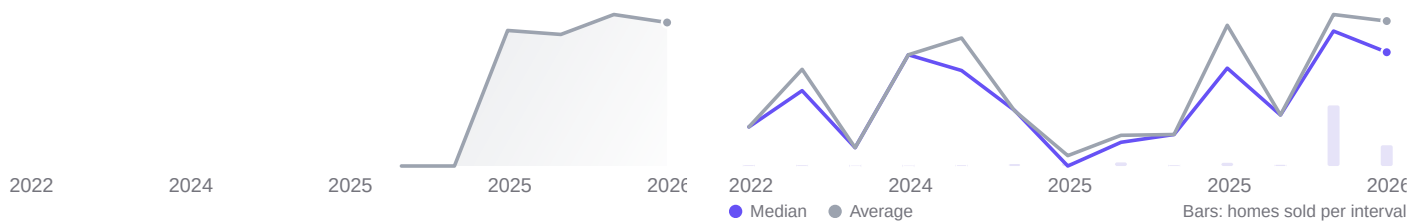
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$465K · Average \$575K

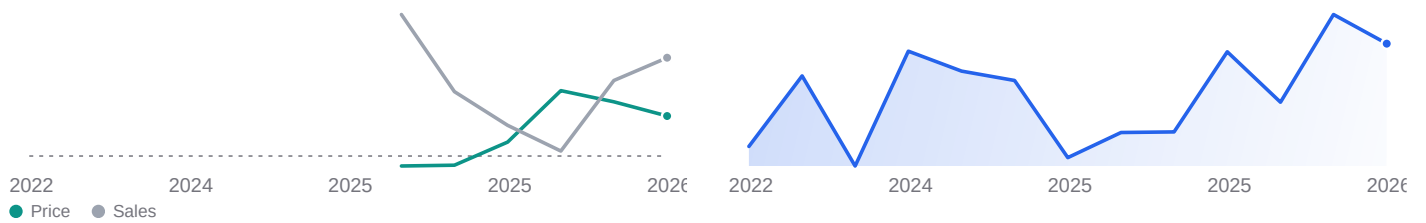


Growth (year over year)

Price +310.6% · Sales +764.0%

Price per square foot

\$164/ft²

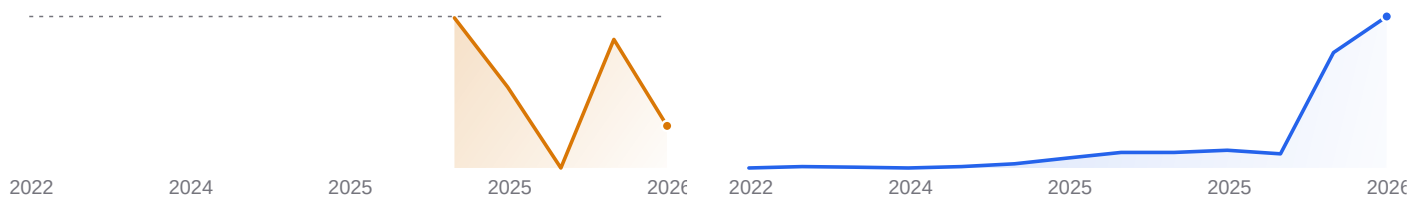


Sale premium vs estimated value

-21.0%

Annual turnover (share of homes sold)

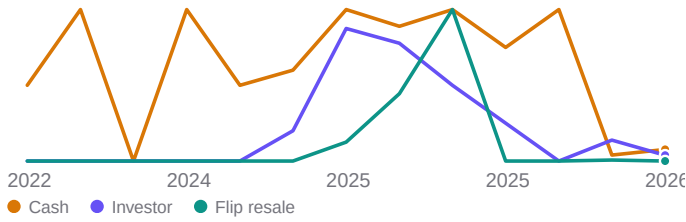
1.4%



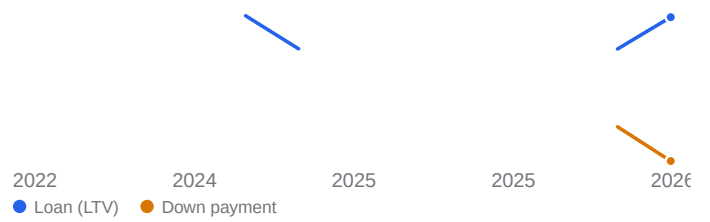
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 3.8% · Flip resale 0%

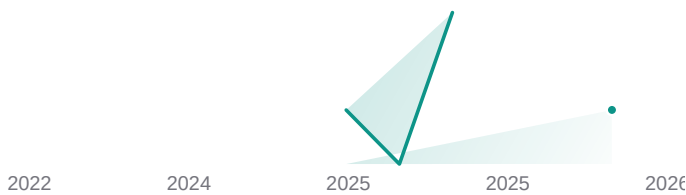


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



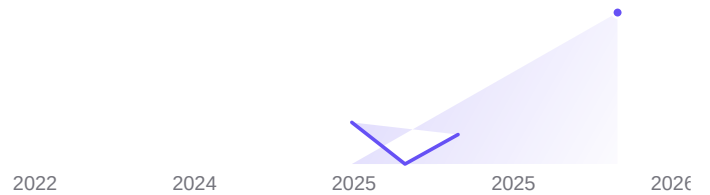
Sellers who sold at a gain

50%



Typical hold before selling

0.4 yrs



Median annualized return at resale

-8.7%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	15,345
Median value (AVM)	\$549K
Median size	2,941 ft²
Median bedrooms	4
Median year built	2019
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	0.9%
Owner occupied	91%
Company owned	8.6%
Median loan-to-value	59%
Typical ownership tenure	4.2 yrs

COMMUNITY

Population	17,400
Density	446 / mi²
Median household income	\$154K
Average household income	\$188K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	41%
Poverty rate	2.9%
Unemployment	1.3%
Average temp	69°F
Annual precip	46 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.