

Katy 77449

ZIP code · TX · Texas > Harris County > Katy

SELLER'S MARKET

\$269K

MEDIAN SALE PRICE

330

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



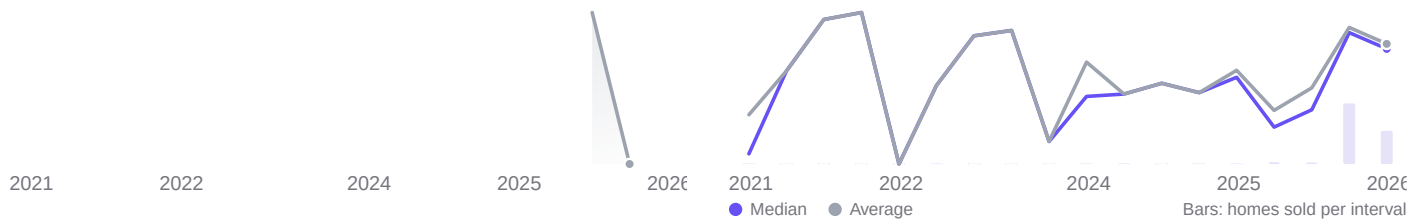
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$251K · Average \$260K

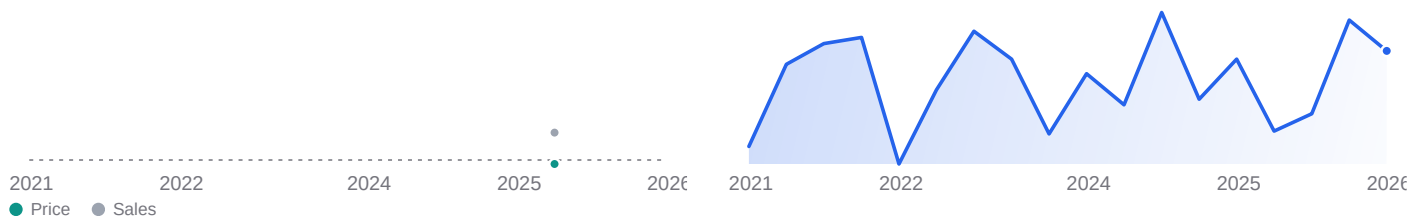


Growth (year over year)

Price -11.9% · Sales +83.3%

Price per square foot

\$126/ft²

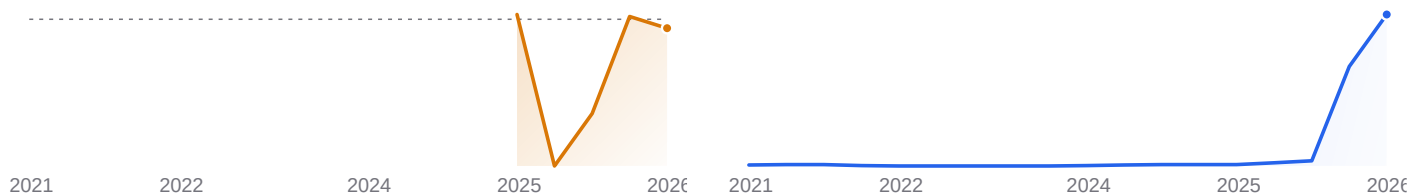


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

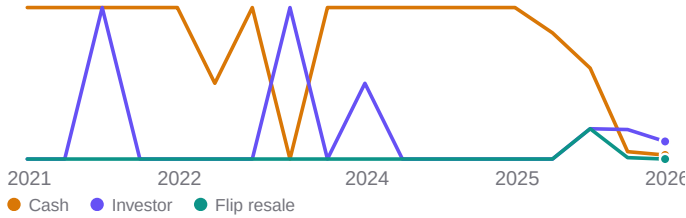
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 2.7% · Investor 12% · Flip resale 0%



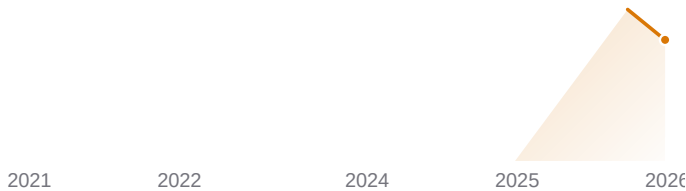
Sellers who sold at a gain

67%



Median annualized return at resale

+7.6%



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



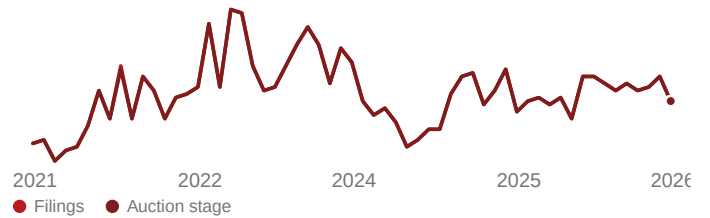
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 20 · Auction stage 20



HOUSING STOCK

Homes	39,411
Median value (AVM)	\$277K
Median size	1,870 ft²
Median bedrooms	3
Median year built	2004
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.6%
Owner occupied	75%
Company owned	14%
Median loan-to-value	48%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	140,845
Density	4,755 / mi²
Median household income	\$83K
Average household income	\$98K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	23
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	10.8%
Unemployment	1.6%
Average temp	69°F
Annual precip	47 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.