

# Katy 77450

ZIP code · TX · Texas > Harris County > Katy

BALANCED MARKET

**\$403K**

MEDIAN SALE PRICE

**219**

SALES (12 MO)

**\$392K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



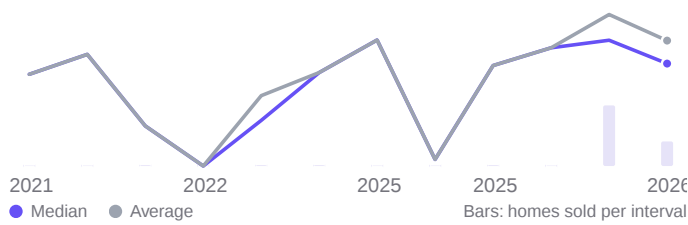
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$359K · Average \$421K

Growth (year over year)

Price +5.6% · Sales +100.0%

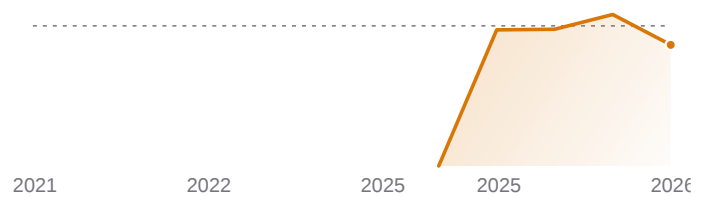


Price per square foot

\$164/ft²

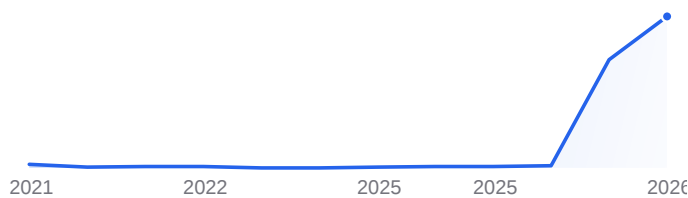
Sale premium vs estimated value

-8.9%



Annual turnover (share of homes sold)

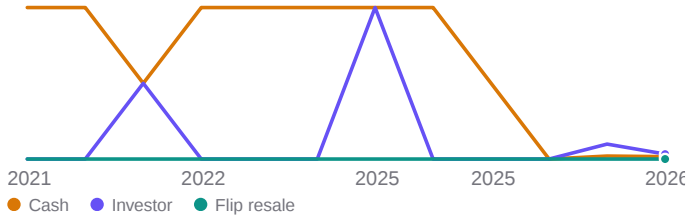
1.1%



## BUYERS & OUTCOMES

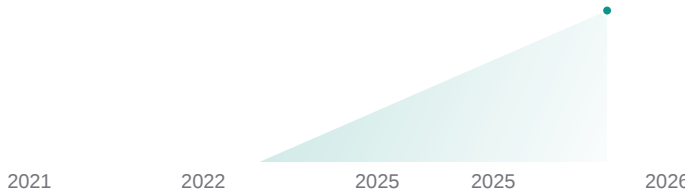
### Buyer mix

Cash 1.6% · Investor 3.2% · Flip resale 0%



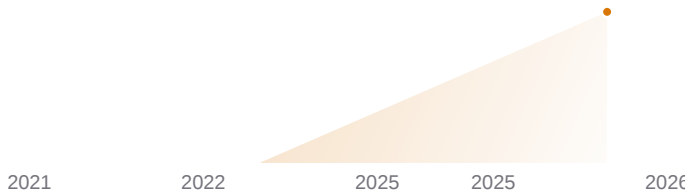
### Sellers who sold at a gain

100%

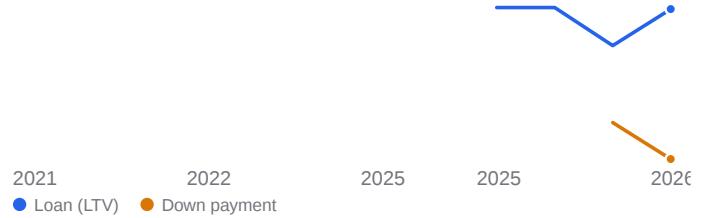


### Median annualized return at resale

+5.5%

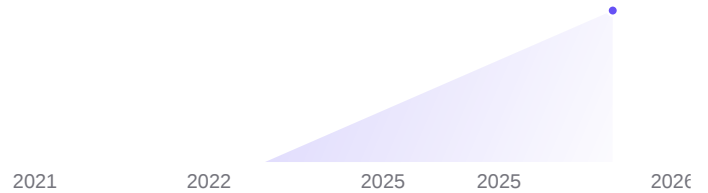


### Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



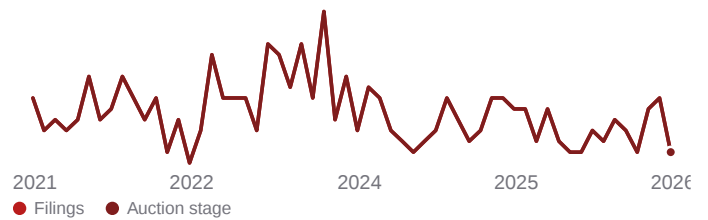
### Typical hold before selling

16.8 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 19,997    |
| Median value (AVM) | \$392K    |
| Median size        | 2,492 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1993      |
| Single family      | 100%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 61%      |
| Underwater (LTV 125% or more) | 0.7%     |
| Owner occupied                | 86%      |
| Company owned                 | 8.4%     |
| Median loan-to-value          | 43%      |
| Typical ownership tenure      | 12.4 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 76,812      |
| Density                          | 4,300 / mi² |
| Median household income          | \$107K      |
| Average household income         | \$139K      |
| Crime index (US avg 100)         | 50          |
| Air pollution index (US avg 100) | 95          |
| Earthquake index (US avg 100)    | 24          |
| Homes occupied                   | 96%         |
| Bachelor's or higher             | 34%         |
| Poverty rate                     | 7.1%        |
| Unemployment                     | 1.4%        |
| 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.