

Needville 77461

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

SELLER'S MARKET

\$358K

MEDIAN SALE PRICE

37

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

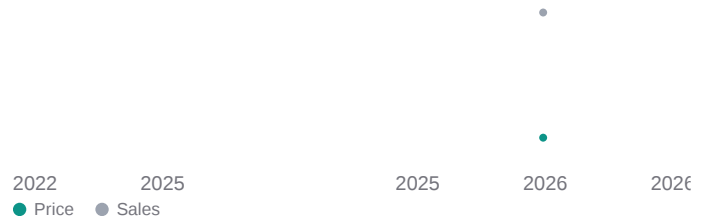
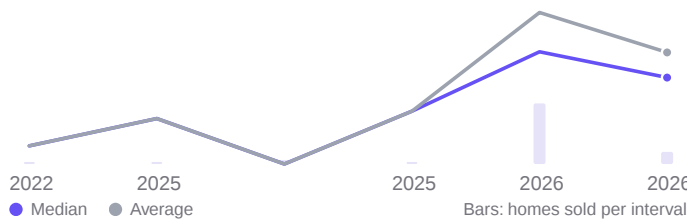
MARKET TRENDS (5 YEARS)

Sale prices

Median \$318K · Average \$369K

Growth (year over year)

Price +162.2% · Sales +933.3%

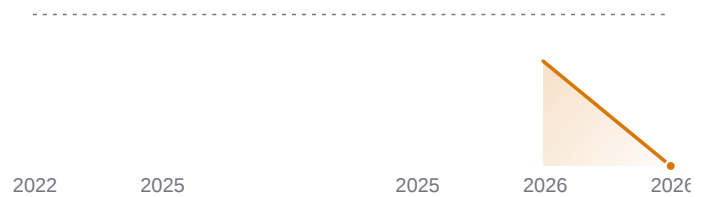


Price per square foot

\$160/ft²

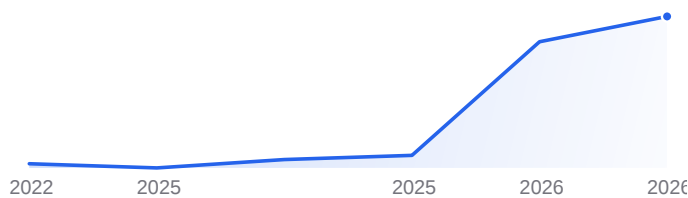
Sale premium vs estimated value

-19.0%



Annual turnover (share of homes sold)

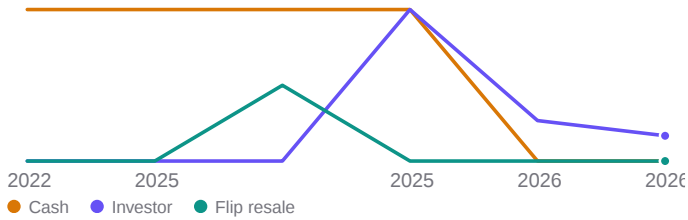
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 17% · Flip resale 0%

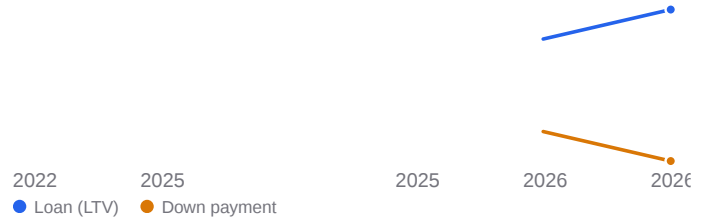


Sellers who sold at a gain

100%

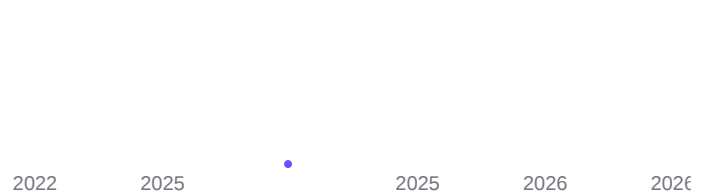


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,832
Median value (AVM)	\$370K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1997
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	8.7%
Median loan-to-value	38%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	15,382
Density	91 / mi²
Median household income	\$81K
Average household income	\$105K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	13.0%
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.