

Simonton 77476

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

\$351K

MEDIAN SALE PRICE

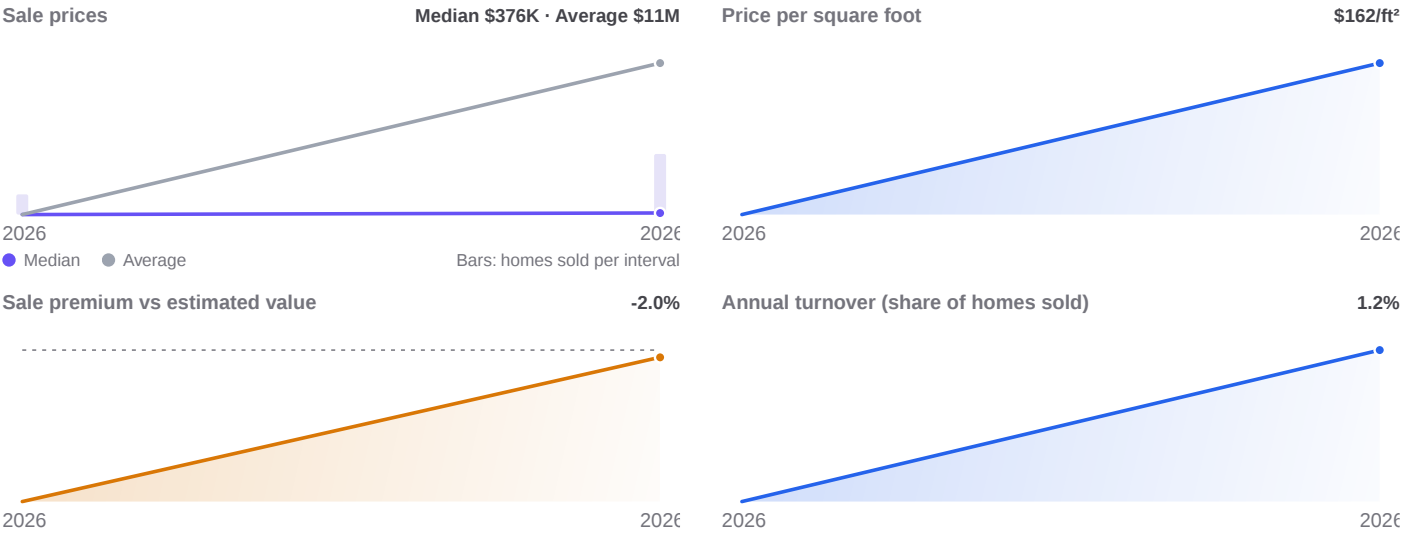
4

SALES (12 MO)

\$515K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

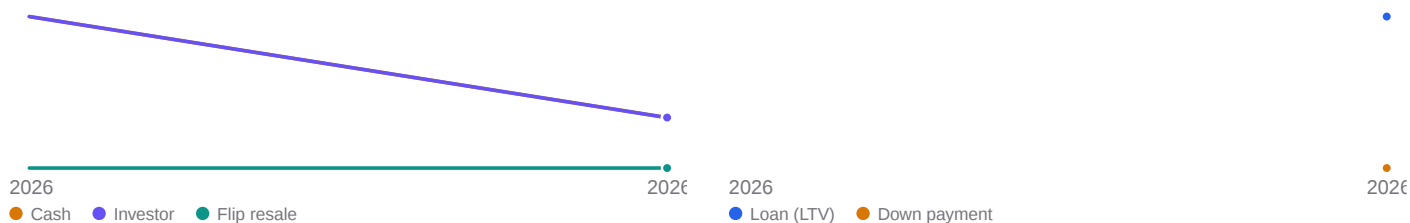


BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	341
Median value (AVM)	\$515K
Median size	2,100 ft²
Median bedrooms	3
Median year built	1984
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.5%
Owner occupied	70%
Company owned	31%
Median loan-to-value	22%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	14
Density	134 / mi²
Median household income	\$107K

Average household income	\$139K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	20
Homes occupied	89%
Bachelor's or higher	27%
Poverty rate	3.8%
Unemployment	1.6%
Average temp	69°F
Annual precip	45 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.