

Sugar Land 77478

ZIP code · TX · Texas > Fort Bend County > Sugar Land

SELLER'S MARKET

\$418K

MEDIAN SALE PRICE

+27.9%

1-YR CHANGE

61

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

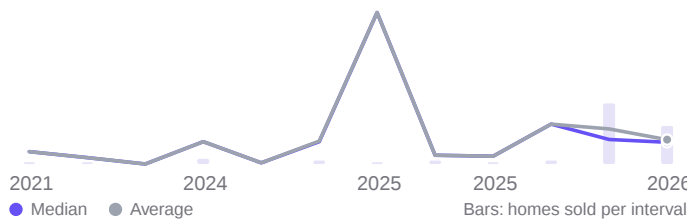
MARKET TRENDS (5 YEARS)

Sale prices

Median \$394K · Average \$436K

Growth (year over year)

Price +27.9% · Sales +1425.0%

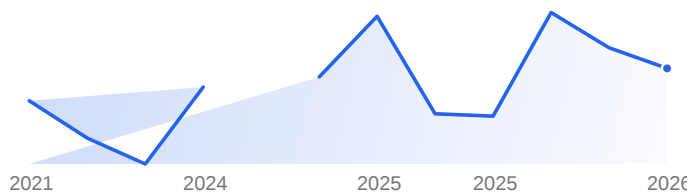


Price per square foot

\$150/ft²

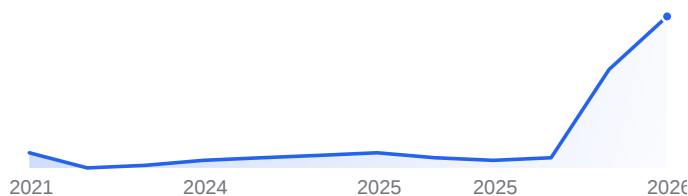
Sale premium vs estimated value

-14.7%



Annual turnover (share of homes sold)

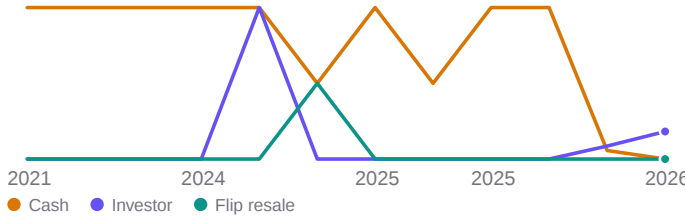
0.7%



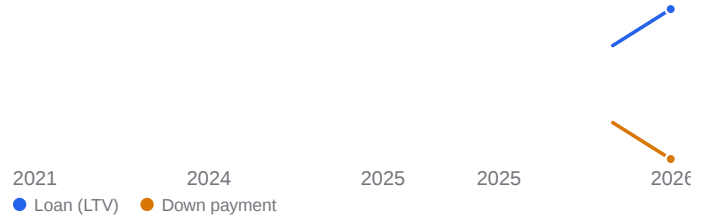
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 18% · Flip resale 0%



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



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,353
Median value (AVM)	\$442K
Median size	2,684 ft²
Median bedrooms	4
Median year built	1986
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.1%
Owner occupied	88%
Company owned	8.3%
Median loan-to-value	37%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	28,895
Density	2,715 / mi²
Median household income	\$107K

Average household income	\$131K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	20
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	4.9%
Unemployment	1.2%
Average temp	69°F
Annual precip	49 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.