

West Columbia 77486

ZIP code · TX · Texas > Brazoria County > West Columbia

SELLER'S MARKET

\$238K

MEDIAN SALE PRICE

+16.9%

1-YR CHANGE

28

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



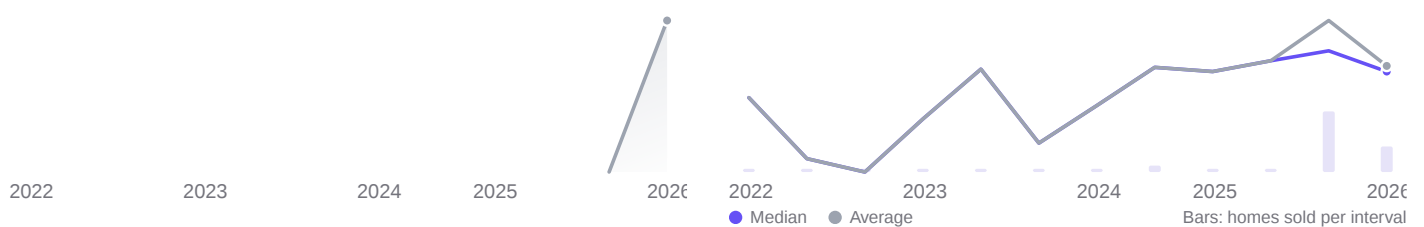
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$199K · Average \$209K

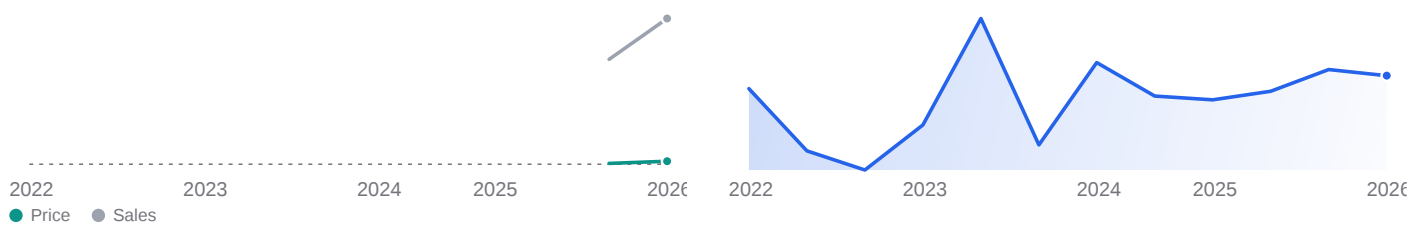


Growth (year over year)

Price +16.9% · Sales +833.3%

Price per square foot

\$115/ft²

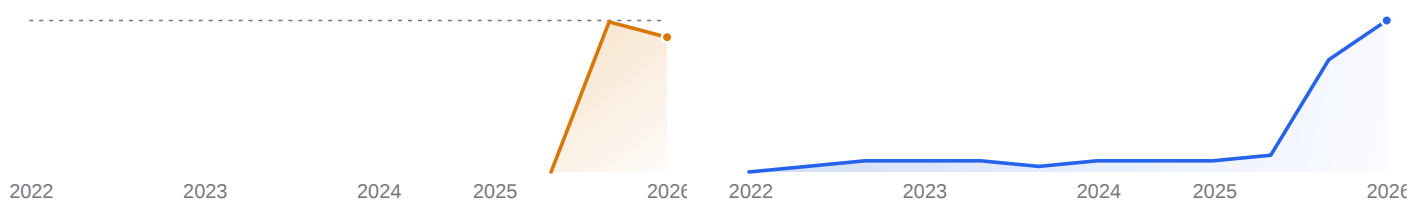


Sale premium vs estimated value

-4.1%

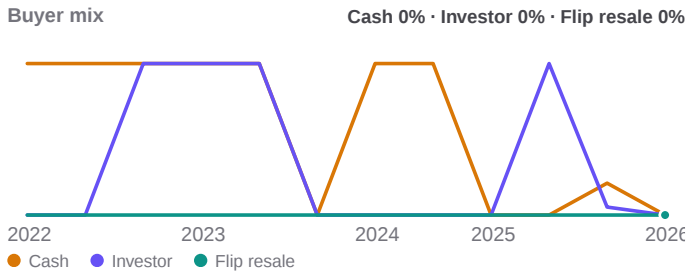
Annual turnover (share of homes sold)

0.8%



BUYERS & OUTCOMES

Buyer mix

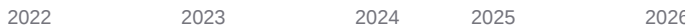


Sellers who sold at a gain

100%

Median annualized return at resale

+14.7%



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



Typical hold before selling

11.4 yrs

Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,344
Median value (AVM)	\$283K
Median size	1,732 ft²
Median bedrooms	3
Median year built	1980
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	6.6%
Median loan-to-value	46%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	8,473
Density	171 / mi²
Median household income	\$84K
Average household income	\$97K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	16
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	7.5%
Unemployment	1.2%
Average temp	69°F
Annual precip	50 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.