

Katy 77494

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

BALANCED MARKET

\$494K

MEDIAN SALE PRICE

405

SALES (12 MO)

\$514K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



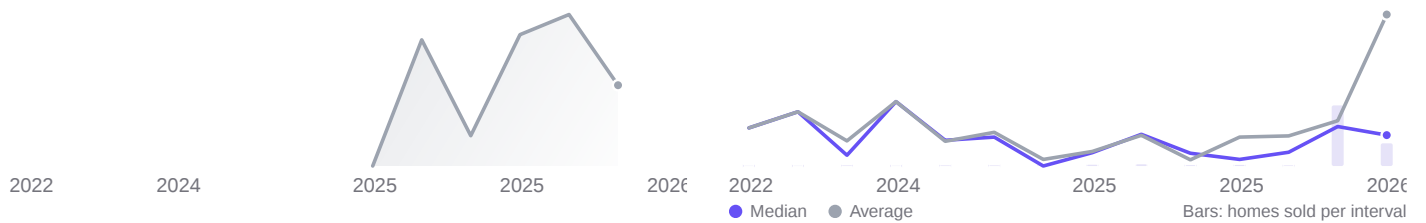
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$442K · Average \$1.4M

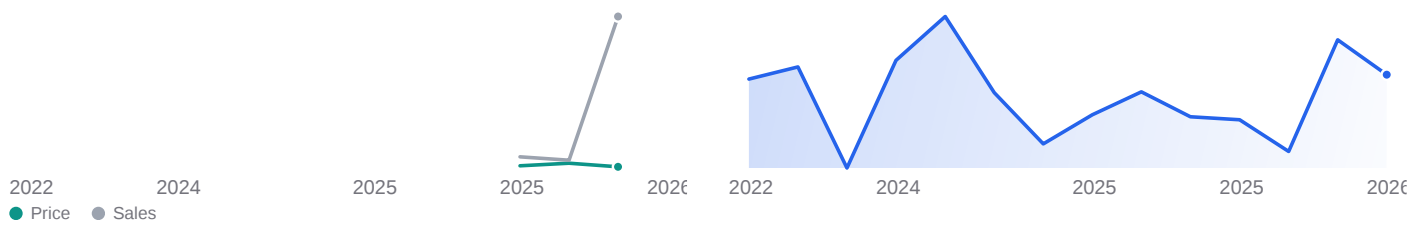


Growth (year over year)

Price +9.8% · Sales +1254.5%

Price per square foot

\$148/ft²

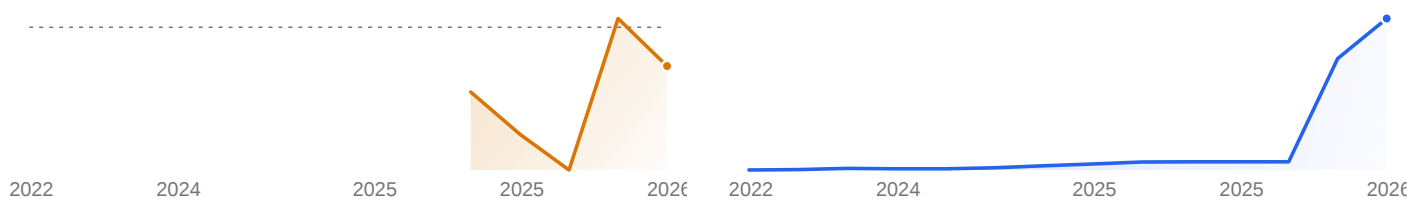


Sale premium vs estimated value

-13.9%

Annual turnover (share of homes sold)

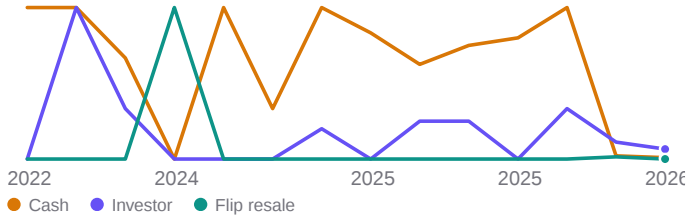
1.0%



BUYERS & OUTCOMES

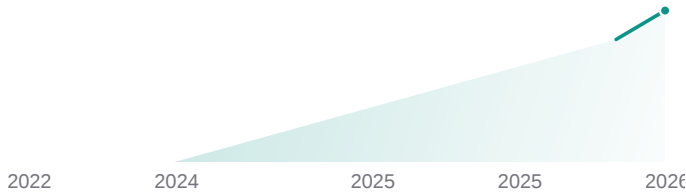
Buyer mix

Cash 0.9% · Investor 6.5% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+5.5%

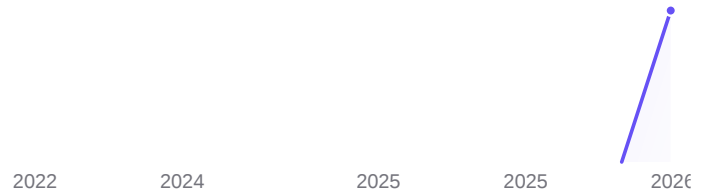


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	38,731
Median value (AVM)	\$514K
Median size	2,934 ft²
Median bedrooms	4
Median year built	2010
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.5%
Owner occupied	90%
Company owned	7.1%
Median loan-to-value	48%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	159,668
Density	3,830 / mi²
Median household income	\$142K
Average household income	\$165K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	22
Homes occupied	96%
Bachelor's or higher	41%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	69°F
Annual precip	46 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.