

Sugar Land 77498

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

SELLER'S MARKET

\$308K

MEDIAN SALE PRICE

105

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

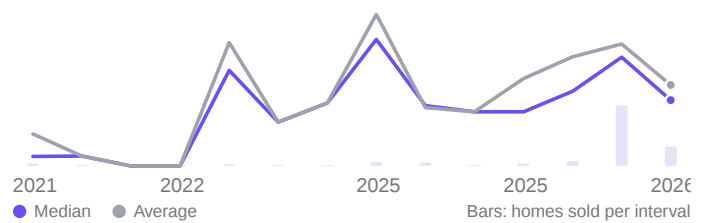
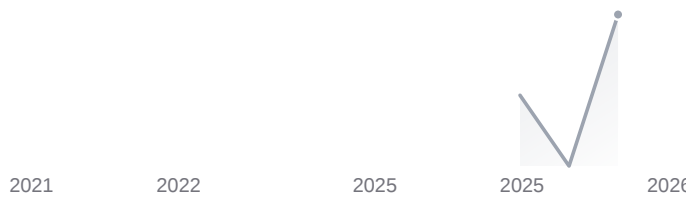
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$226K · Average \$271K

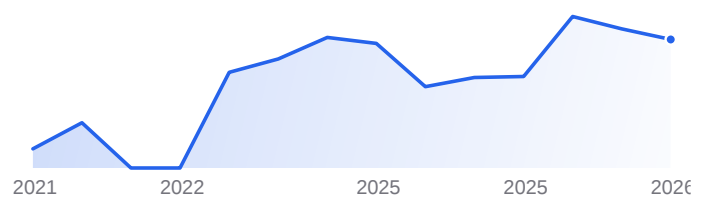


Growth (year over year)

Price +73.9% · Sales +645.5%

Price per square foot

\$139/ft²

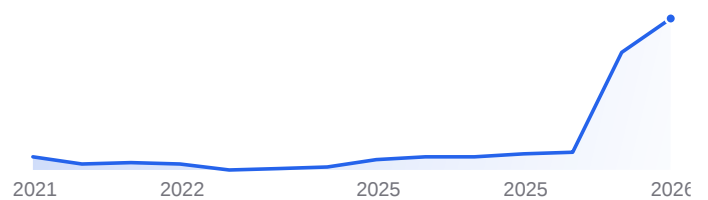


Sale premium vs estimated value

-19.2%

Annual turnover (share of homes sold)

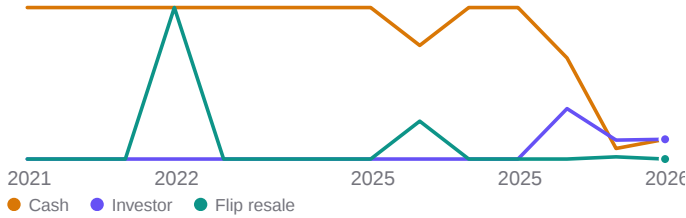
0.7%



BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 13% · Flip resale 0%

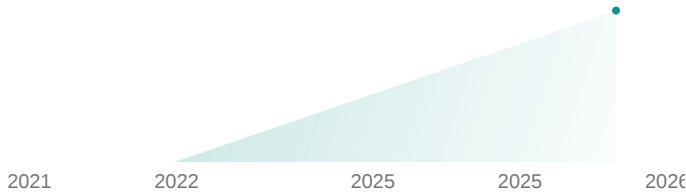


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



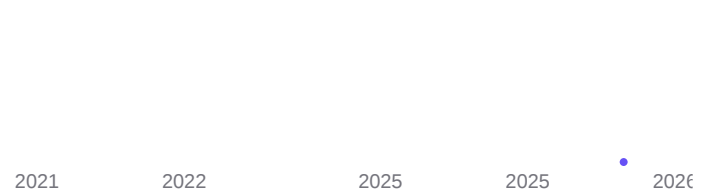
Sellers who sold at a gain

50%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,855
Median value (AVM)	\$338K
Median size	2,182 ft²
Median bedrooms	4
Median year built	1995
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.6%
Owner occupied	84%
Company owned	8.2%
Median loan-to-value	39%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	60,651
Density	3,785 / mi²
Median household income	\$96K
Average household income	\$124K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	18
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.7%
Unemployment	1.4%
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.