

Fresno 77545

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

SELLER'S MARKET

\$292K

MEDIAN SALE PRICE

+146.9%

1-YR CHANGE

104

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

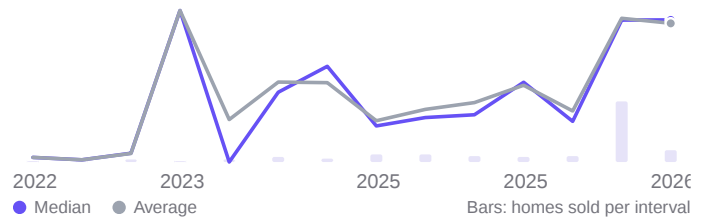
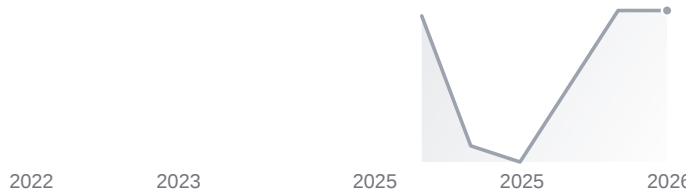
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$294K · Average \$288K

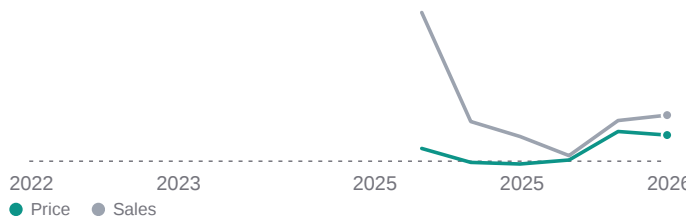


Growth (year over year)

Price +146.9% · Sales +258.6%

Price per square foot

\$124/ft²

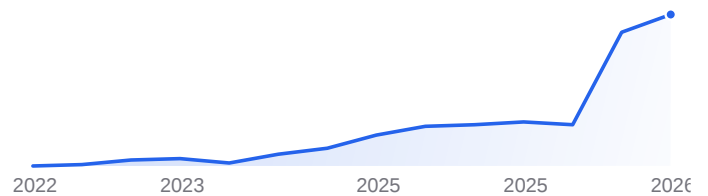
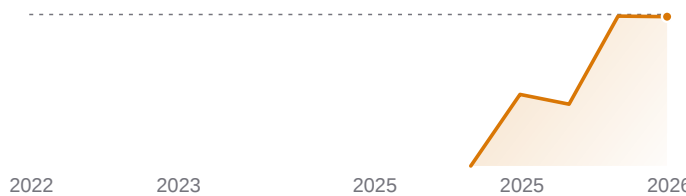


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

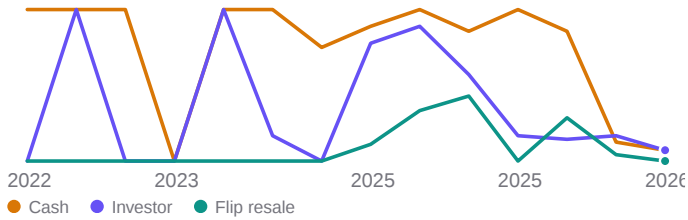
0.9%



BUYERS & OUTCOMES

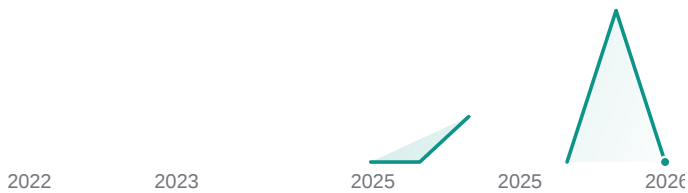
Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 0%



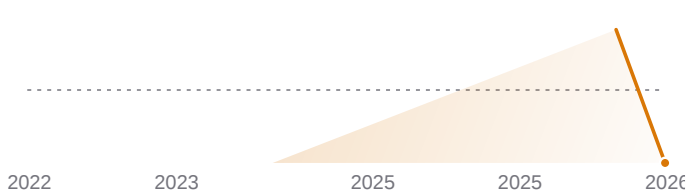
Sellers who sold at a gain

0%

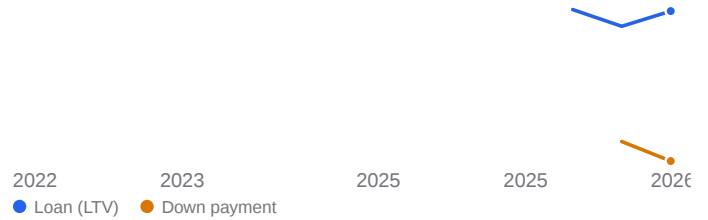


Median annualized return at resale

-9.5%

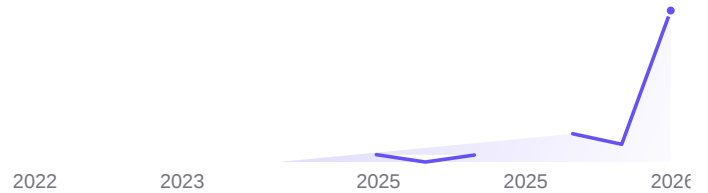


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



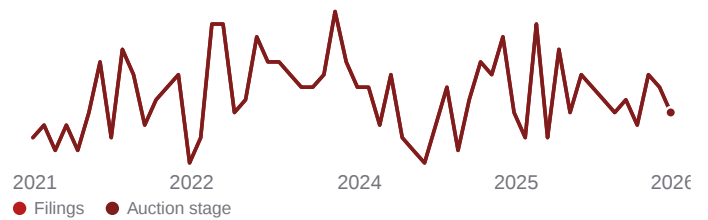
Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	11,116
Median value (AVM)	\$292K
Median size	2,067 ft²
Median bedrooms	4
Median year built	2006
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.7%
Owner occupied	78%
Company owned	8.3%
Median loan-to-value	53%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	29,379
Density	2,501 / mi²
Median household income	\$105K
Average household income	\$127K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	22
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	4.6%
Unemployment	1.4%
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.