

Friendswood 77546

ZIP code · TX · Texas > Galveston County > Friendswood

SELLER'S MARKET

\$372K

MEDIAN SALE PRICE

+146.0%

1-YR CHANGE

210

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

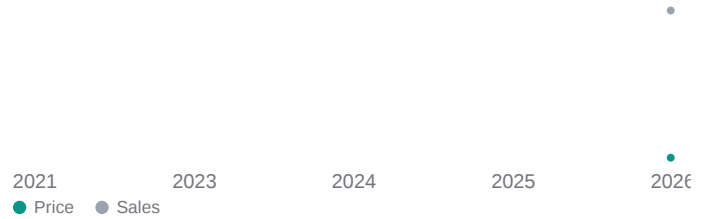
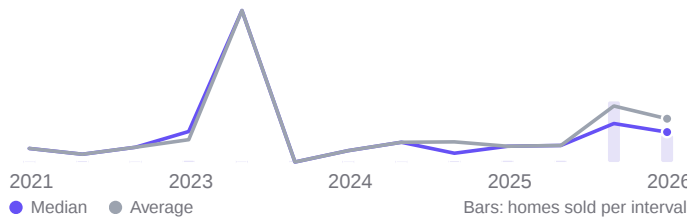
MARKET TRENDS (5 YEARS)

Sale prices

Median \$320K · Average \$436K

Growth (year over year)

Price +146.0% · Sales +5150.0%

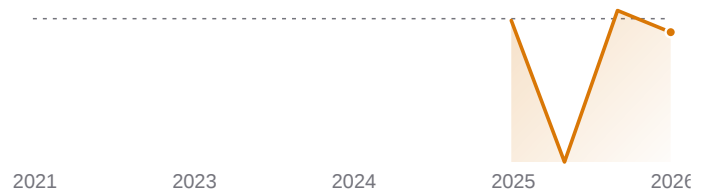


Price per square foot

\$164/ft²

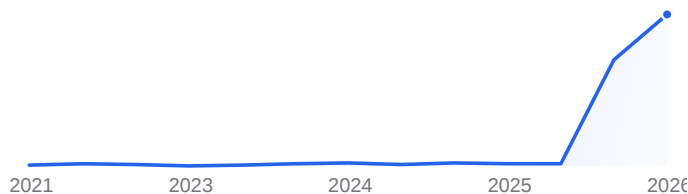
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

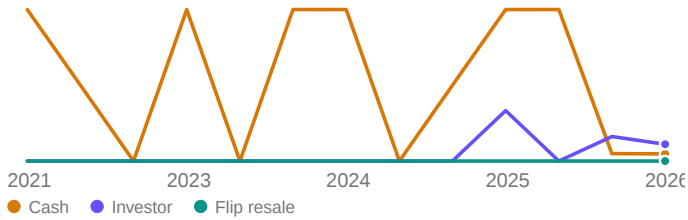
1.2%



BUYERS & OUTCOMES

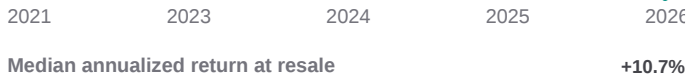
Buyer mix

Cash 4.8% · Investor 11% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+10.7%

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



Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3

HOUSING STOCK

Homes	17,602
Median value (AVM)	\$408K
Median size	2,429 ft²
Median bedrooms	3
Median year built	1991
Single family	98%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	7.7%
Median loan-to-value	45%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	58,461
Density	2,048 / mi²
Median household income	\$124K
Average household income	\$144K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	17
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.0%
Unemployment	1.5%
Average temp	69°F
Annual precip	54 in
Sunshine	61%

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.