

Pearland 77584

ZIP code · TX · Texas > Brazoria County > Pearland

SELLER'S MARKET

\$379K

MEDIAN SALE PRICE

226

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

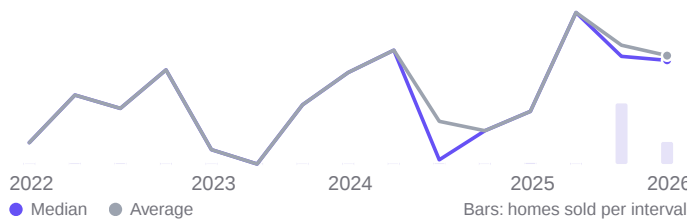
MARKET TRENDS (5 YEARS)

Sale prices

Median \$371K · Average \$384K

Growth (year over year)

Price +73.2% · Sales +2271.4%

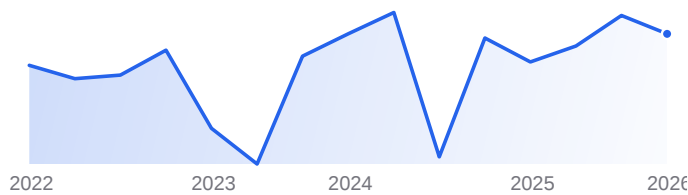


Price per square foot

\$147/ft²

Sale premium vs estimated value

-2.9%



Annual turnover (share of homes sold)

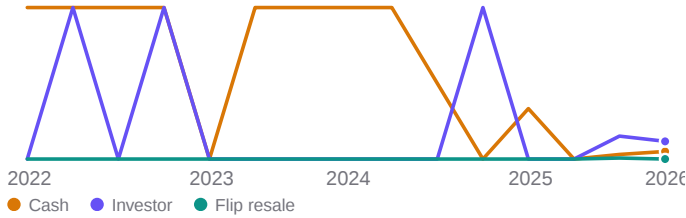
0.8%



BUYERS & OUTCOMES

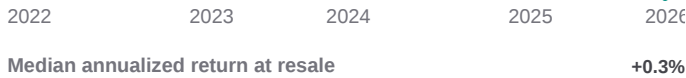
Buyer mix

Cash 5.0% · Investor 12% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+0.3%

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



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 6

HOUSING STOCK

Homes	27,166
Median value (AVM)	\$388K
Median size	2,446 ft²
Median bedrooms	4
Median year built	2003
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	6.0%
Median loan-to-value	50%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	99,782
Density	3,104 / mi²
Median household income	\$113K
Average household income	\$141K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.3%
Unemployment	1.4%
Average temp	69°F
Annual precip	52 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.