

College Station 77845

ZIP code · TX · Texas > Brazos County > College Station

BALANCED MARKET

\$334K

MEDIAN SALE PRICE

332

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



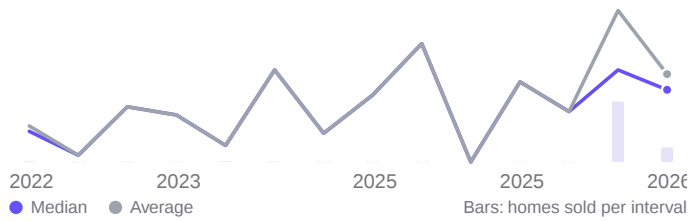
MARKET TRENDS (5 YEARS)

Sale prices

Median \$293K · Average \$346K

Growth (year over year)

Price -19.5% · Sales +13300.0%

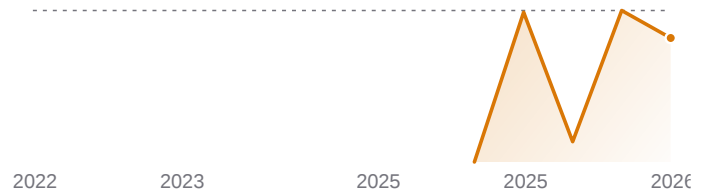


Price per square foot

\$166/ft²

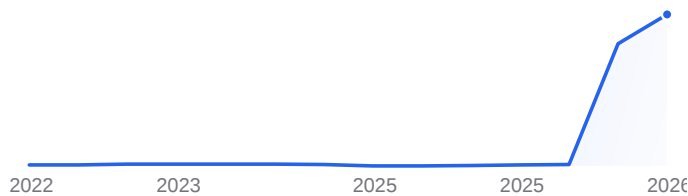
Sale premium vs estimated value

-17.7%



Annual turnover (share of homes sold)

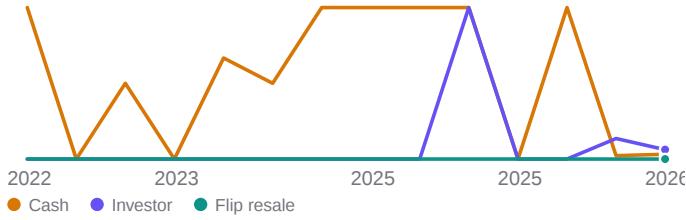
1.3%



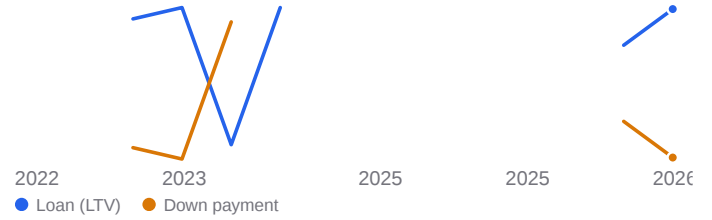
BUYERS & OUTCOMES

Buyer mix

Cash 3.1% · Investor 6.3% · Flip resale 0%



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



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	26,054
Median value (AVM)	\$388K
Median size	1,957 ft²
Median bedrooms	3
Median year built	2005
Single family	77%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	71%
Company owned	15%
Median loan-to-value	43%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	73,323
Density	487 / mi²
Median household income	\$94K
Average household income	\$125K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	19
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	14.8%
Unemployment	1.1%
Average temp	68°F
Annual precip	42 in
Sunshine	60%

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.