

Bright Insights

Welcome to the summer edition of Bright Insights! Inside you'll find our latest market update, upcoming June events around Katy, seasonal home maintenance tips, a refreshing summer recipe, and answers to your most pressing real estate questions. Stay informed and connected with The Chris Hiller Teams Director of Operations, Fiona Bright.



by Fiona Bright

Katy Texas Market Update: Summer 2025

The Katy real estate market continues to show remarkable resilience this summer. The current median home price stands at \$425,000 as of May 2025, representing a 3.5% increase from the same period last year. Average days on market have decreased to just 18 days, down 22% from April, indicating strong buyer demand as we enter the summer season.

Inventory levels are showing a modest 2.8% increase compared to last quarter, offering slightly more options for buyers who have been navigating our competitive market. This gradual increase suggests a potential balancing of the market as we move into the latter half of 2025.



Interest rates have stabilized at 5.6% for a 30-year fixed mortgage, down from the 6.2% we saw earlier this year. This reduction has brought buyers back into the market who were previously waiting on the sidelines. If you've been considering a move, this summer presents a strategic opportunity with the combination of increasing inventory and favorable interest rates.

Featured Listings: Hot Properties in Katy



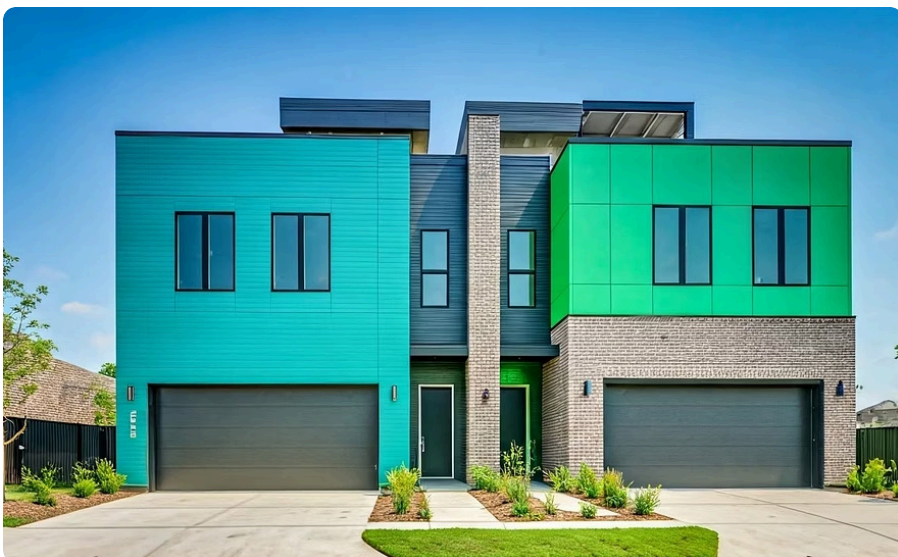
5422 Willow Creek Drive - \$789,000

Stunning 5-bedroom home in Cinco Ranch featuring an open concept design, gourmet kitchen with quartz countertops, and resort-style backyard with pool. Recently renovated with high-end finishes throughout.



3108 Brookhollow Lane - \$542,000

Charming 4-bedroom home in Firethorne community with updated bathrooms, new hardwood floors, and spacious outdoor entertaining area. Walking distance to exemplary schools and community amenities.



Coming Soon: The Townhomes at Park Place

Pre-construction pricing available on these luxury townhomes starting from the \$450s. Modern designs with smart home features and premium locations near the new Katy Boardwalk District.

Join us for virtual tour opportunities every Tuesday at 7pm on our Facebook page. Recently sold properties in Seven Meadows and Falcon Ranch closed at an average of 3.2% above asking price!

June Events in Katy

Katy Rice Festival Preparations

June 15-16 at Heritage Park. Join volunteers for the pre-festival workshop sessions. Learn about Katy's rice farming history while helping prepare decorations for the main festival in October.



Summer Concert Series

Every Friday at Central Green Park. Bring your lawn chairs and enjoy live music from local bands. Food trucks on site. June lineup features Texas country, classic rock, and jazz performances.



Farmers Market

Saturdays 8am-noon at Pin Oak Village. Don't miss June's featured vendors including Homestead Farms organic produce, Texas Olive Oil Company, and Sweet Creek Honey.



Family Activities at Katy Mills Mall

Weekends throughout June. Indoor playground access, craft stations, and discounted admission to the Rainforest Cafe for families. Perfect for escaping the summer heat!

Summer Home Maintenance Tips



HVAC System Preparation

Schedule your annual AC maintenance now before the peak of summer heat. Replace filters, clean condenser coils, and check refrigerant levels. Consider upgrading to a programmable thermostat to improve efficiency during Texas summer temperatures.



Pool Maintenance Essentials

Check and balance pool chemicals weekly during summer months. Clean skimmer baskets daily and brush pool walls at least twice a week. Consider installing a pool cover to reduce evaporation and chemical usage during extreme heat periods.



Lawn Care Strategies

Water deeply but infrequently, ideally during early morning hours. Raise mower height to 3-4 inches to promote deeper root growth and drought resistance. Apply mulch around plants and trees to retain moisture and reduce water evaporation.



Energy-Saving Recommendations

Install blackout curtains on south-facing windows to reduce solar heat gain. Use ceiling fans to improve air circulation (remember to switch direction for summer). Seal any gaps around doors and windows to prevent cool air from escaping.

Summer Recipe: Refreshing Watermelon Feta Salad



Ingredients:

- 6 cups cubed watermelon (about 1 medium watermelon)
- 1 cup crumbled feta cheese
- 1/4 cup thinly sliced red onion
- 1/4 cup fresh mint leaves, chopped
- 2 tablespoons extra virgin olive oil
- 2 tablespoons balsamic glaze
- 1/4 cup roasted pistachios (optional)
- Fresh ground black pepper to taste

Preparation:

1. In a large bowl, combine watermelon, feta, and red onion
2. Gently toss with olive oil and half the mint leaves
3. Arrange on a serving platter or individual plates
4. Drizzle with balsamic glaze
5. Garnish with remaining mint and pistachios
6. Finish with fresh ground pepper

Ready in under 15 minutes! Perfect for backyard BBQs or pool parties. This refreshing salad pairs beautifully with grilled chicken or as a standalone appetizer. For wine enthusiasts, I recommend a crisp Sauvignon Blanc or rosé to complement the sweet and savory flavors.

Real Estate Q&A: Your Questions Answered

What's the best strategy for selling this summer?

Summer 2025 is showing strong buyer activity. Focus on curb appeal with well-maintained landscaping, ensure your AC system is in perfect working order for showings, and consider professional staging that emphasizes cool, open spaces. Proper pricing remains critical - I provide complimentary comparative market analyses to ensure optimal positioning.

How have mortgage qualification requirements changed?

Recent updates to lending guidelines have introduced more flexibility in debt-to-income ratios, now allowing up to 45% for conventional loans with strong credit scores. Additionally, some lenders are offering new programs specifically for first-time buyers with reduced down payment requirements and more consideration for non-traditional credit histories.

What advice do you have for first-time homebuyers?

Start with a pre-approval letter before beginning your search. Katy's market moves quickly, and sellers strongly prefer buyers who are ready to proceed. Consider areas like Nottingham Country and Memorial Parkway where home values have shown consistent but moderate growth - perfect for building equity. Don't overlook older homes with renovation potential in established neighborhoods.