

Bandera County, TX

County · TX · Texas

BALANCED MARKET

\$372K

MEDIAN SALE PRICE

54

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



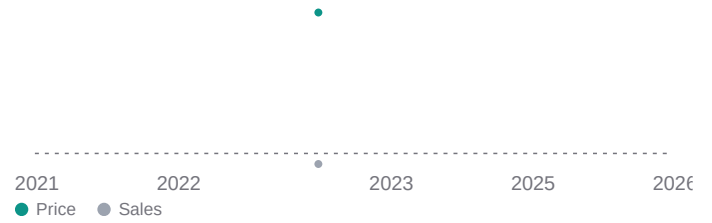
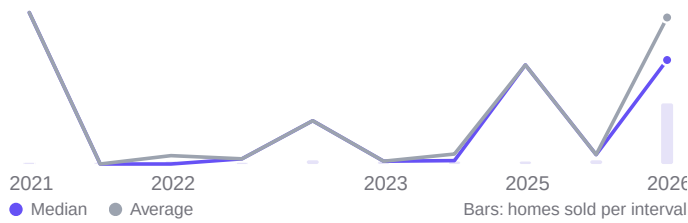
MARKET TRENDS (5 YEARS)

Sale prices

Median \$368K · Average \$509K

Growth (year over year)

Price +570.7% · Sales -42.9%

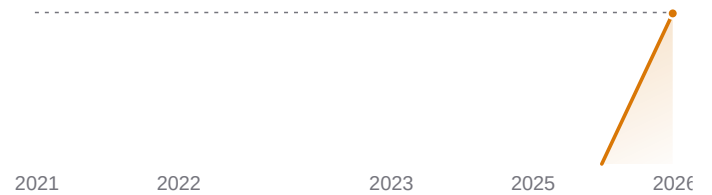
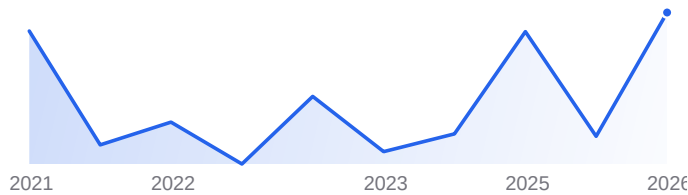


Price per square foot

\$238/ft²

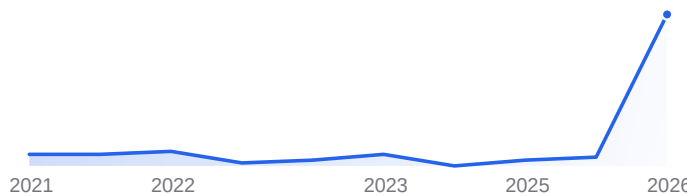
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

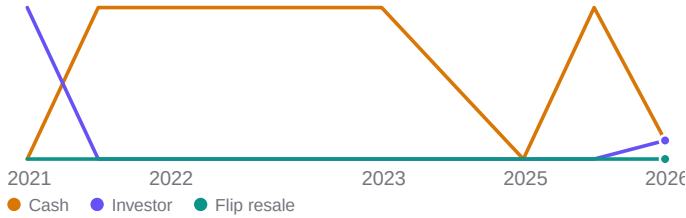
0.4%



BUYERS & OUTCOMES

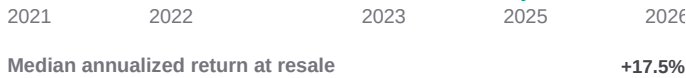
Buyer mix

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



Sellers who sold at a gain

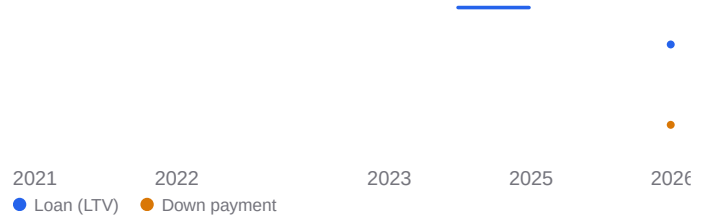
100%



Median annualized return at resale

+17.5%

Financing (share of purchase price) Loan (LTV) 76% · Down payment 25%



Typical hold before selling

17.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	14,976
Median value (AVM)	\$399K
Median size	1,476 ft²
Median bedrooms	3
Median year built	2000
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	65%
Company owned	13%
Median loan-to-value	25%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	23,164
Density	29 / mi²
Median household income	\$68K
Average household income	\$92K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	18
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	15.9%
Unemployment	1.0%
Average temp	66°F
Annual precip	33 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.