

Hays County, TX

County · TX · Texas

SELLER'S MARKET

\$389K

MEDIAN SALE PRICE

+182.2%

1-YR CHANGE

769

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

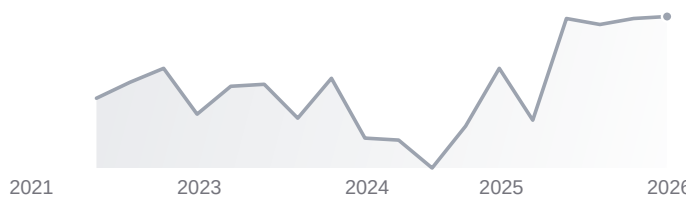
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

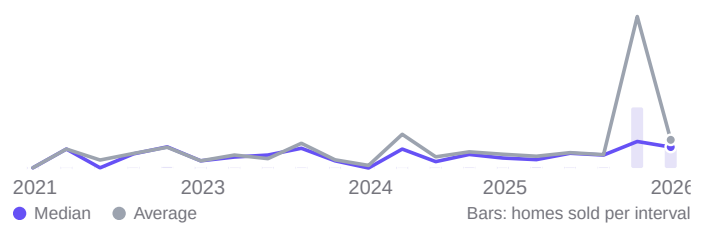
Market temperature (0–100)

79 / 100



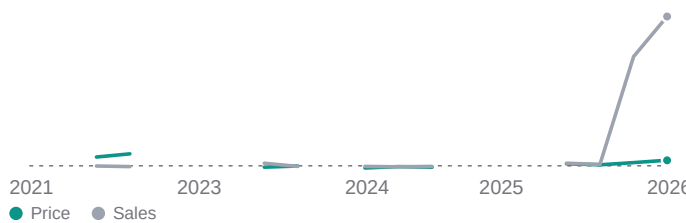
Sale prices

Median \$331K · Average \$434K



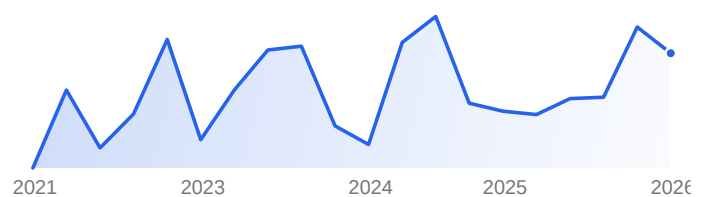
Growth (year over year)

Price +182.2% · Sales +5026.7%



Price per square foot

\$171/ft²



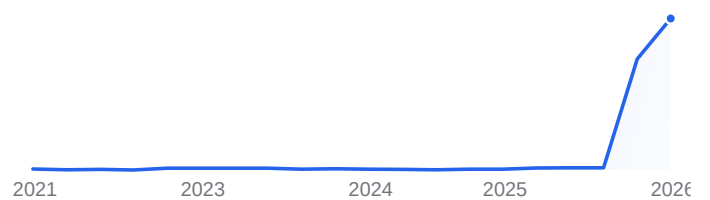
Sale premium vs estimated value

-12.7%



Annual turnover (share of homes sold)

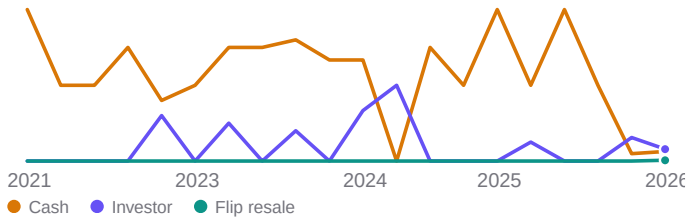
0.8%



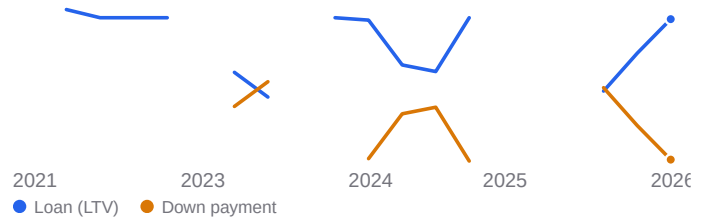
BUYERS & OUTCOMES

Buyer mix

Cash 6.4% · Investor 7.8% · Flip resale 0.5%

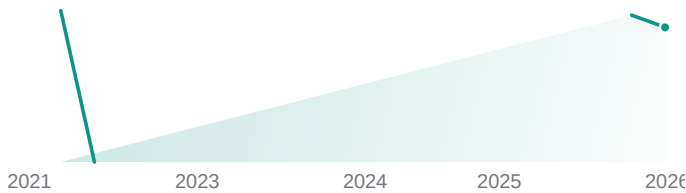


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



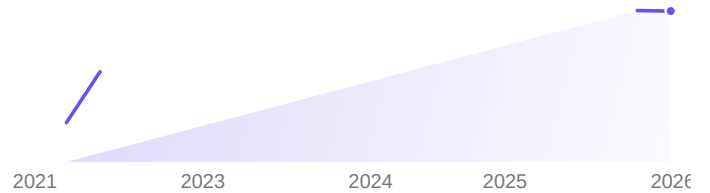
Sellers who sold at a gain

89%



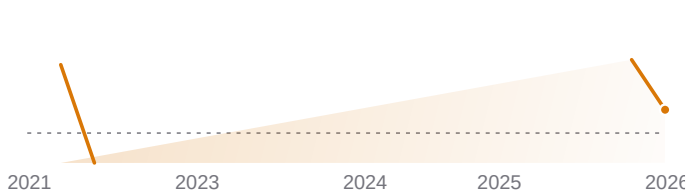
Typical hold before selling

20.8 yrs



Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	93,202
Median value (AVM)	\$377K
Median size	1,920 ft²
Median bedrooms	3
Median year built	2012
Single family	81%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	13%
Median loan-to-value	58%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	295,927
Density	437 / mi²
Median household income	\$77K
Average household income	\$107K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	17
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	68°F
Annual precip	36 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.