

Kendall County, TX

County · TX · Texas

BALANCED MARKET

\$453K

MEDIAN SALE PRICE

-21.3%

1-YR CHANGE

166

SALES (12 MO)

\$613K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



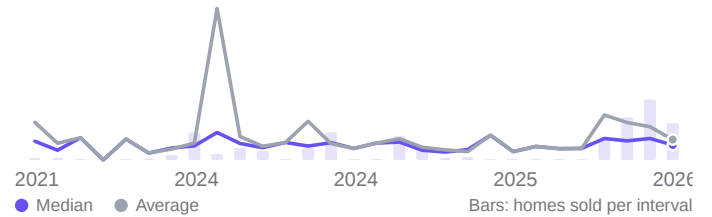
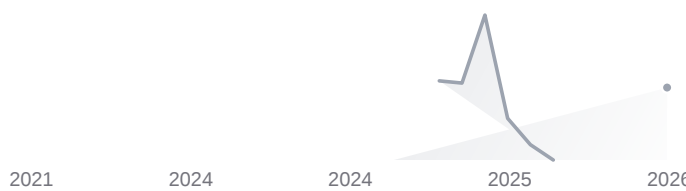
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$382K · Average \$490K

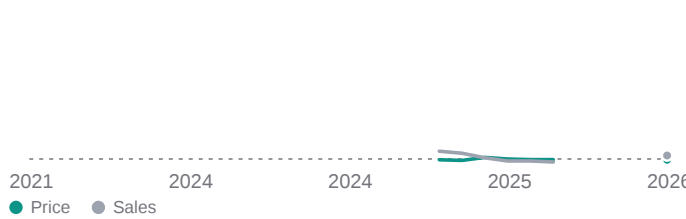


Growth (year over year)

Price -21.3% · Sales +97.6%

Price per square foot

\$194/ft²

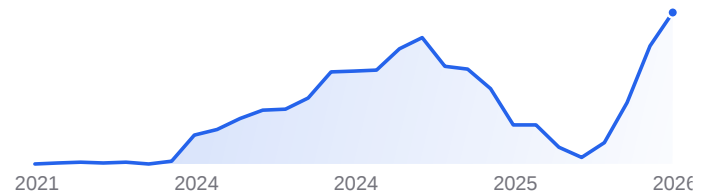
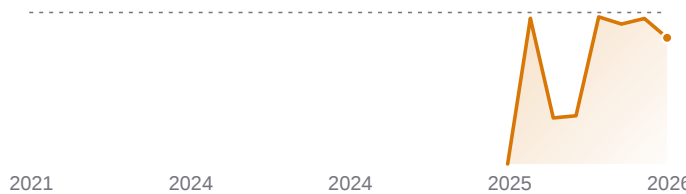


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

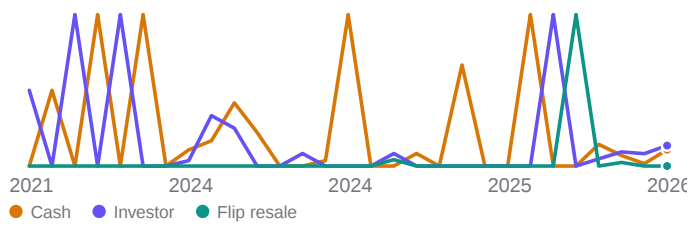
0.7%



BUYERS & OUTCOMES

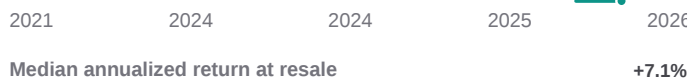
Buyer mix

Cash 11% · Investor 14% · Flip resale 0%

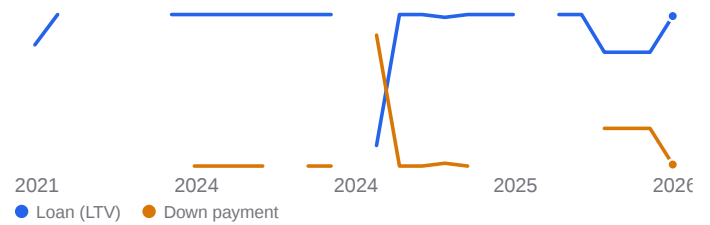


Sellers who sold at a gain

100%

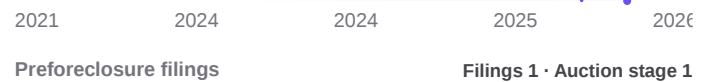


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.1 yrs



HOUSING STOCK

Homes	22,166
Median value (AVM)	\$613K
Median size	2,394 ft²
Median bedrooms	3
Median year built	2004
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	17%
Median loan-to-value	38%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	52,602
Density	79 / mi²
Median household income	\$103K
Average household income	\$141K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	19
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	5.3%
Unemployment	1.0%
Average temp	66°F
Annual precip	36 in
Sunshine	60%

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