

# Round Rock

City · TX · Texas · Williamson County

SELLER'S MARKET

**\$391K**

MEDIAN SALE PRICE

**516**

SALES (12 MO)

**\$413K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



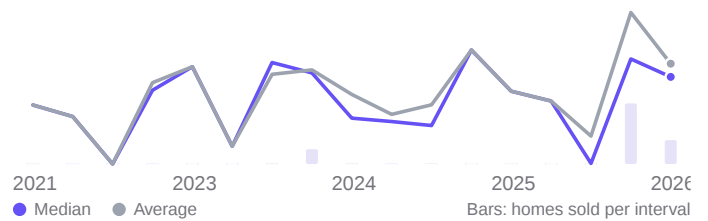
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$348K · Average \$399K



Growth (year over year)

Price +43.9% · Sales +4022.2%

Price per square foot

\$173/ft²

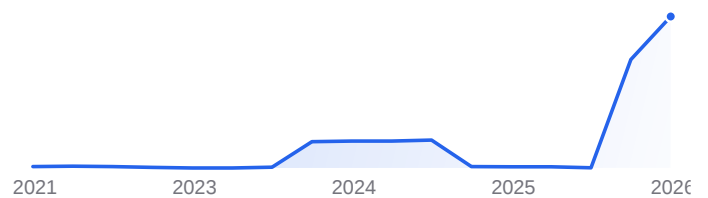


Sale premium vs estimated value

-8.0%

Annual turnover (share of homes sold)

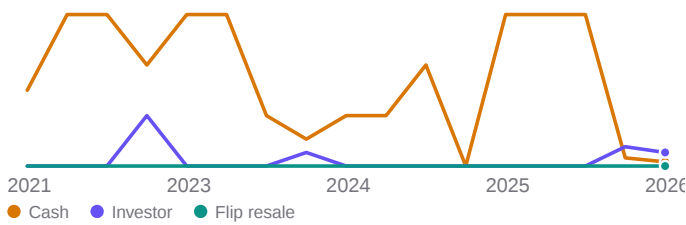
0.9%



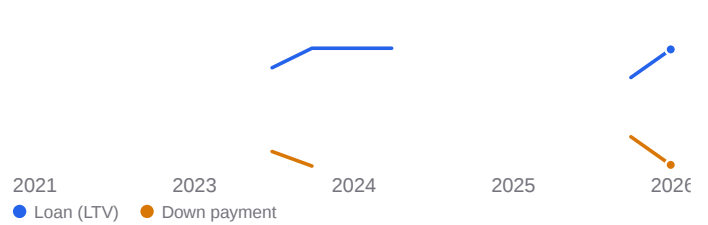
## BUYERS & OUTCOMES

### Buyer mix

Cash 2.8% · Investor 9.0% · Flip resale 0%

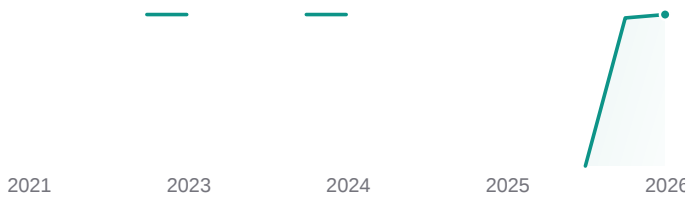


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



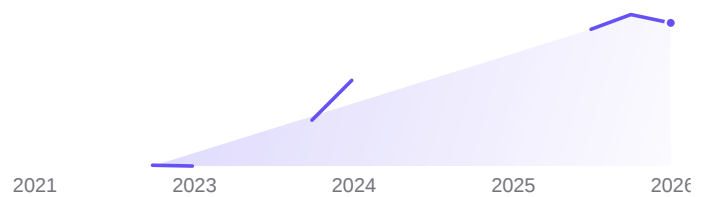
### Sellers who sold at a gain

100%



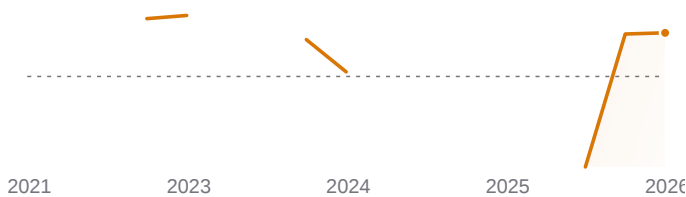
### Typical hold before selling

21.6 yrs



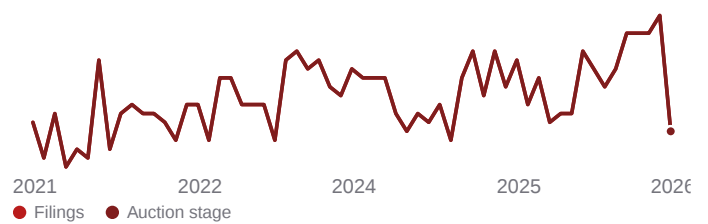
### Median annualized return at resale

+4.5%



### Preforeclosure filings

Filings 5 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 55,508    |
| Median value (AVM) | \$413K    |
| Median size        | 2,166 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2002      |
| Single family      | 91%       |
| Condos             | 5.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 54%  |
| Underwater (LTV 125% or more) | 1.2% |
| Owner occupied                | 81%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**8.3 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>143,914</b>                |
| Density                          | <b>3,824 / mi<sup>2</sup></b> |
| Median household income          | <b>\$94K</b>                  |
| Average household income         | <b>\$119K</b>                 |
| Crime index (US avg 100)         | <b>73</b>                     |
| Air pollution index (US avg 100) | <b>87</b>                     |
| Earthquake index (US avg 100)    | <b>17</b>                     |
| Homes occupied                   | <b>97%</b>                    |
| Bachelor's or higher             | <b>30%</b>                    |
| Poverty rate                     | <b>7.1%</b>                   |
| Unemployment                     | <b>1.3%</b>                   |
| Average temp                     | <b>67°F</b>                   |
| Annual precip                    | <b>35 in</b>                  |
| Sunshine                         | <b>60%</b>                    |

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.