

Boerne 78006

ZIP code · TX · Texas > Kendall County > Boerne

BALANCED MARKET

\$458K

MEDIAN SALE PRICE

-20.4%

1-YR CHANGE

177

SALES (12 MO)

\$616K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



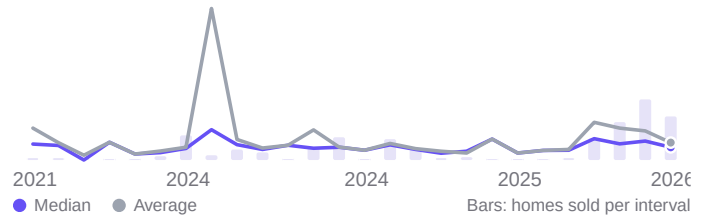
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$382K · Average \$493K

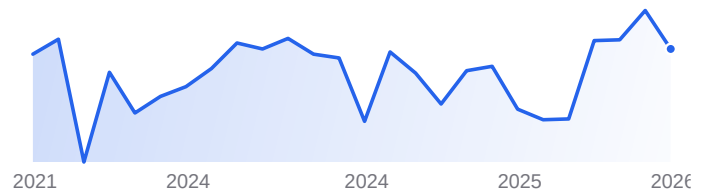
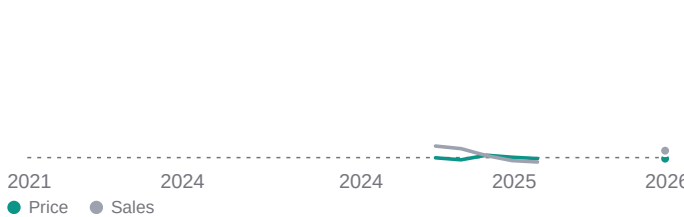


Growth (year over year)

Price -20.4% · Sales +129.9%

Price per square foot

\$194/ft²



Sale premium vs estimated value

-14.4%

Annual turnover (share of homes sold)

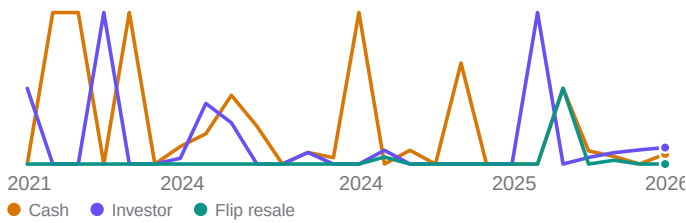
0.9%



BUYERS & OUTCOMES

Buyer mix

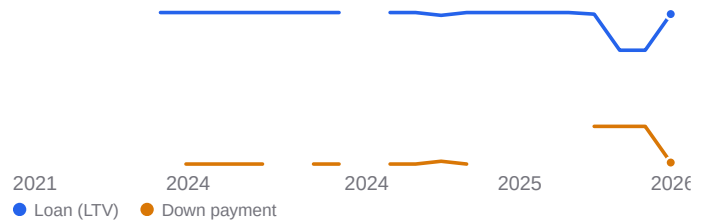
Cash 6.5% · Investor 11% · Flip resale 0%



Sellers who sold at a gain

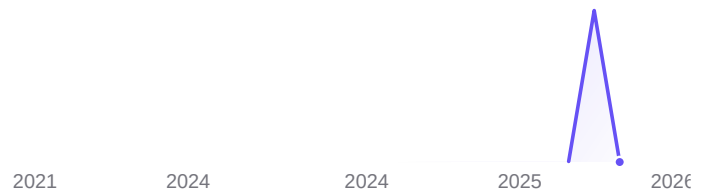
100%

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



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	20,205
Median value (AVM)	\$616K
Median size	2,485 ft²
Median bedrooms	4
Median year built	2006
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	17%
Median loan-to-value	41%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	48,716
Density	138 / mi²
Median household income	\$116K
Average household income	\$147K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	34%
Poverty rate	5.3%
Unemployment	1.1%
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.