

Pipe Creek 78063

ZIP code · TX · Texas > Bandera County

BALANCED MARKET

\$369K

MEDIAN SALE PRICE

30

SALES (12 MO)

\$393K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



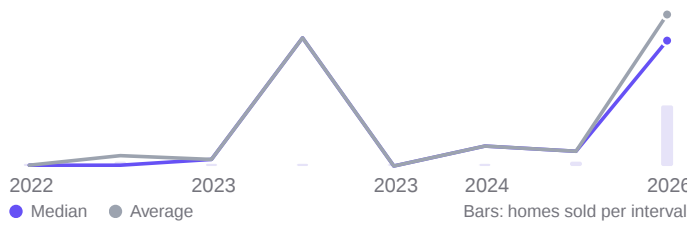
MARKET TRENDS (5 YEARS)

Sale prices

Median \$380K · Average \$455K

Growth (year over year)

Price +1452.0% · Sales -50.0%

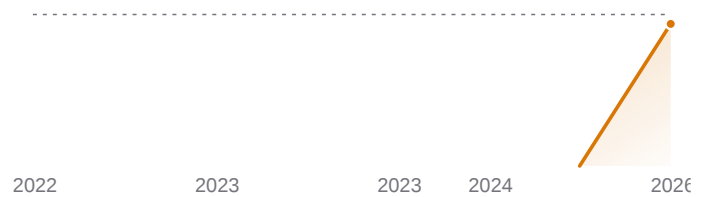


Price per square foot

\$262/ft²

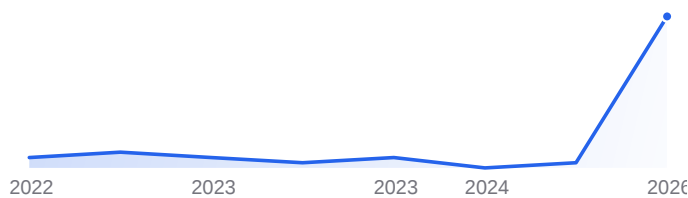
Sale premium vs estimated value

-5.9%



Annual turnover (share of homes sold)

0.4%

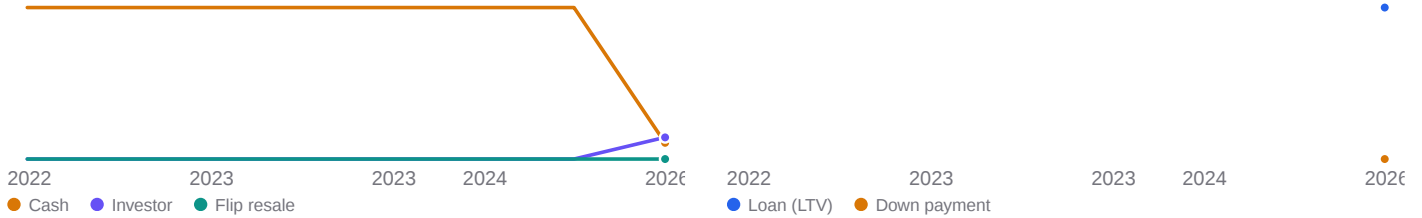


BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



HOUSING STOCK

Homes	6,989
Median value (AVM)	\$393K
Median size	1,458 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)	1.8%
Owner occupied	67%
Company owned	11%
Median loan-to-value	25%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	10,226
Density	85 / mi²
Median household income	\$79K
Average household income	\$103K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	20
Homes occupied	84%
Bachelor's or higher	17%

Poverty rate	13.9%
Unemployment	1.1%
Average temp	66°F
Annual precip	34 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.