

Cibolo 78108

ZIP code · TX · Texas > Guadalupe County > Cibolo

SELLER'S MARKET

\$336K

MEDIAN SALE PRICE

+61.8%

1-YR CHANGE

198

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

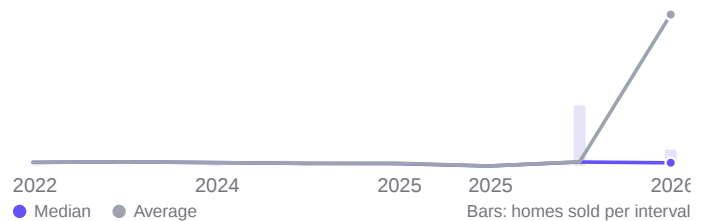
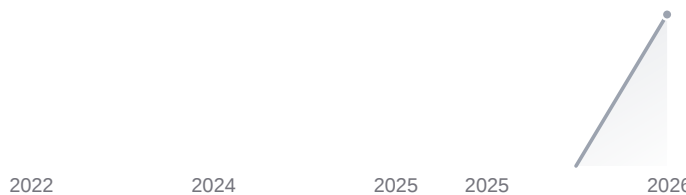
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$283K · Average \$12M

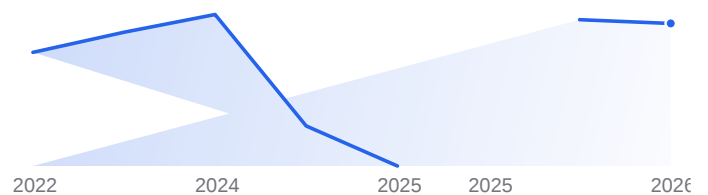


Growth (year over year)

Price +61.8% · Sales +6500.0%

Price per square foot

\$141/ft²

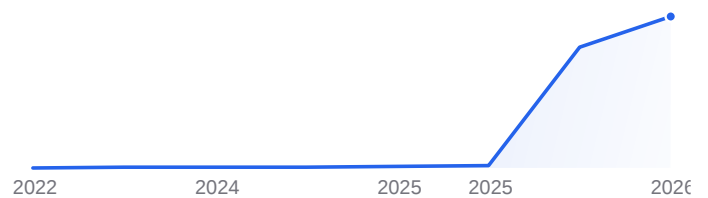
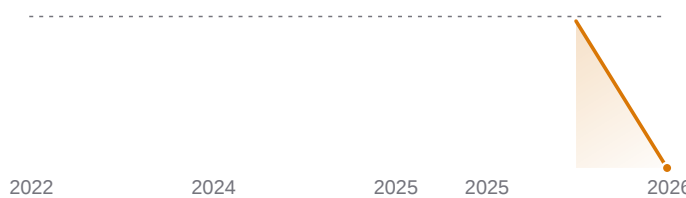


Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

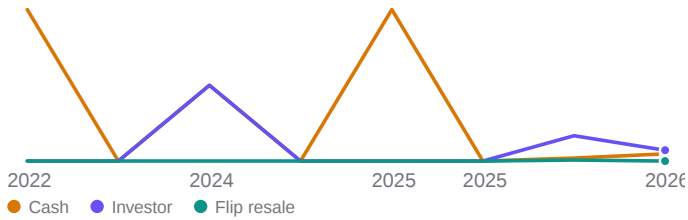
1.9%



BUYERS & OUTCOMES

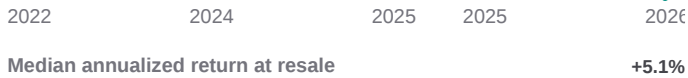
Buyer mix

Cash 4.8% · Investor 7.1% · 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

22.4 yrs



HOUSING STOCK

Homes	10,430
Median value (AVM)	\$335K
Median size	2,403 ft²
Median bedrooms	4
Median year built	2008
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	27%
Underwater (LTV 125% or more)	1.4%
Owner occupied	86%
Company owned	10%
Median loan-to-value	70%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	49,427
Density	1,606 / mi²
Median household income	\$110K
Average household income	\$129K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	31
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	3.3%
Unemployment	1.2%
Average temp	69°F
Annual precip	35 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.