

New Braunfels 78132

ZIP code · TX · Texas > Comal County > New Braunfels

SELLER'S MARKET

\$553K

MEDIAN SALE PRICE

250

SALES (12 MO)

\$619K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

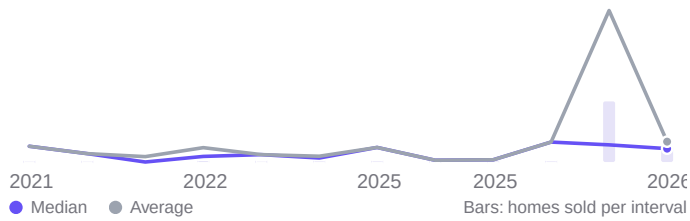
MARKET TRENDS (5 YEARS)

Sale prices

Median \$481K · Average \$655K

Growth (year over year)

Price -2.8% · Sales +25.0%

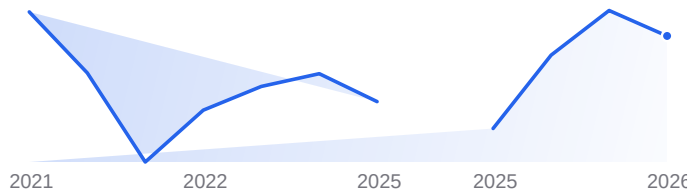


Price per square foot

\$193/ft²

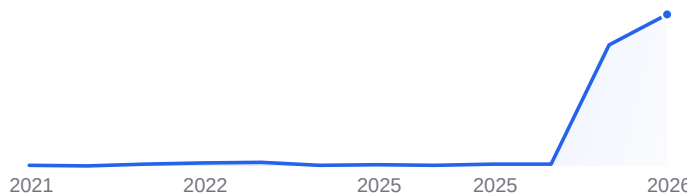
Sale premium vs estimated value

-11.0%



Annual turnover (share of homes sold)

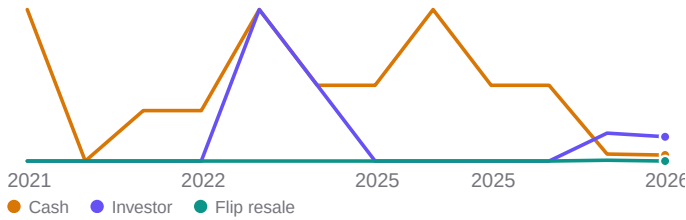
1.3%



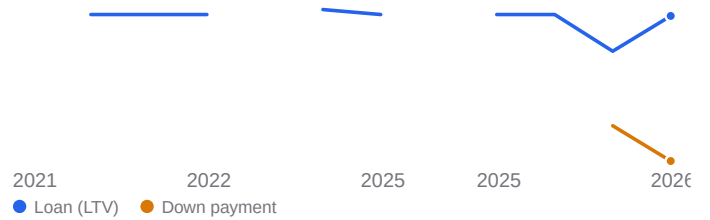
BUYERS & OUTCOMES

Buyer mix

Cash 4.0% · Investor 16% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	19,729
Median value (AVM)	\$619K
Median size	2,560 ft²
Median bedrooms	3
Median year built	2014
Single family	89%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	17%
Median loan-to-value	51%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	50,562
Density	266 / mi²
Median household income	\$124K
Average household income	\$153K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	26
Homes occupied	93%
Bachelor's or higher	31%
Poverty rate	2.7%
Unemployment	1.1%
Average temp	68°F
Annual precip	36 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.