

Schertz 78154

ZIP code · TX · Texas > Guadalupe County > Schertz

BALANCED MARKET

\$319K

MEDIAN SALE PRICE

215

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



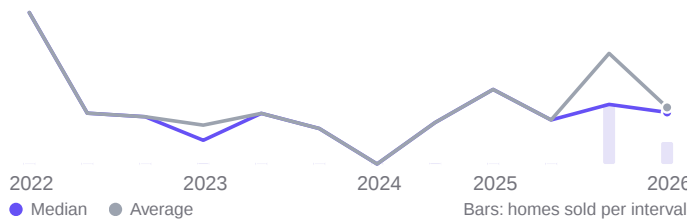
MARKET TRENDS (5 YEARS)

Sale prices

Median \$293K · Average \$319K

Growth (year over year)

Price +5.2% · Sales -50.0%

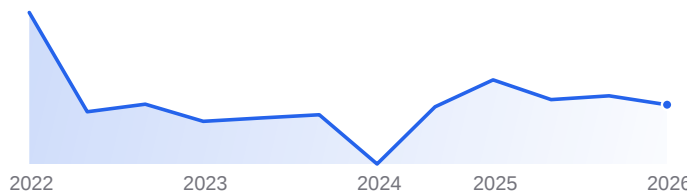


Price per square foot

\$138/ft²

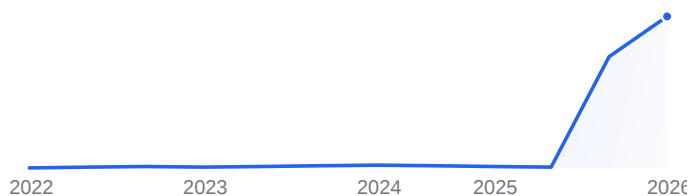
Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

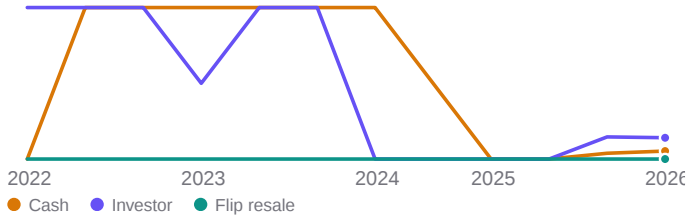
1.9%



BUYERS & OUTCOMES

Buyer mix

Cash 5.3% · Investor 14% · Flip resale 0%

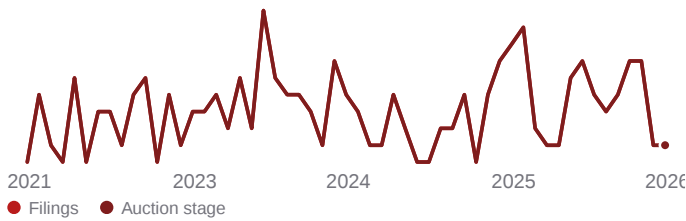


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,057
Median value (AVM)	\$311K
Median size	2,045 ft²
Median bedrooms	3
Median year built	2004
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	13%
Median loan-to-value	59%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	46,929
Density	1,407 / mi²
Median household income	\$99K

Average household income	\$115K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	30
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	6.0%
Unemployment	1.2%
Average temp	69°F
Annual precip	34 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.