

Bertram 78605

ZIP code · TX · Texas > Burnet County > Bertram

STRONG BUYER'S MARKET

\$319K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 2 / 100



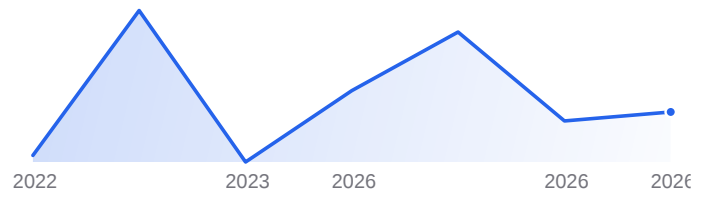
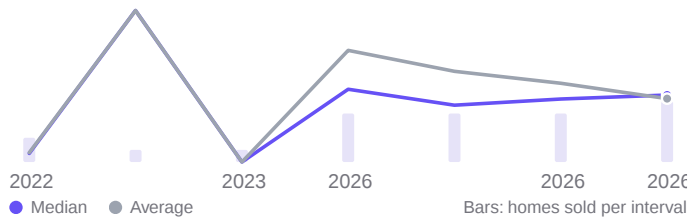
MARKET TRENDS (5 YEARS)

Sale prices

Median \$342K · Average \$324K

Price per square foot

\$167/ft²

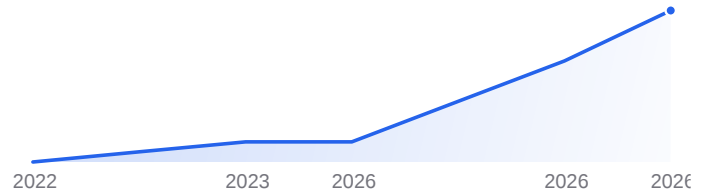
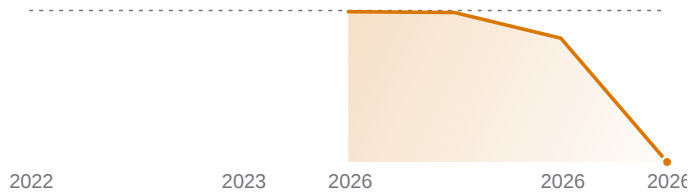


Sale premium vs estimated value

-27.4%

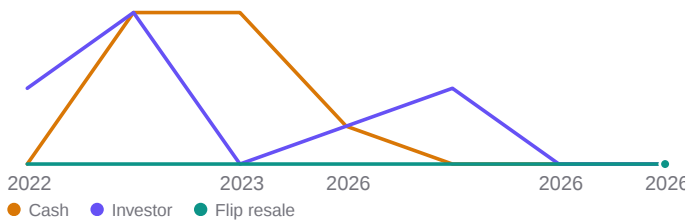
Annual turnover (share of homes sold)

0.5%



BUYERS & OUTCOMES

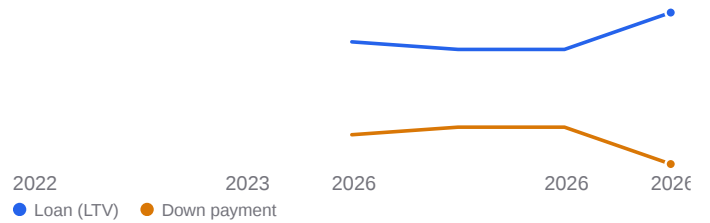
Buyer mix



Sellers who sold at a gain

100%

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



Typical hold before selling

8.2 yrs

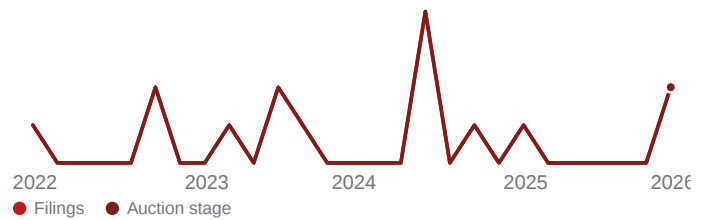
Median annualized return at resale

+31.1%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,237
Median value (AVM)	\$451K
Median size	1,800 ft²
Median bedrooms	3
Median year built	2003
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	75%
Company owned	9.8%
Median loan-to-value	36%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	6,864
Density	41 / mi²
Median household income	\$80K
Average household income	\$106K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	16
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	6.9%
Unemployment	1.2%
Average temp	66°F
Annual precip	33 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.