

Bluffton 78607

ZIP code · TX · Texas > Llano County

\$338K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$611K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	105
Median value (AVM)	\$611K
Median size	1,718 ft²
Median bedrooms	2
Median year built	1995
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	0%
Owner occupied	77%
Company owned	13%
Median loan-to-value	27%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	1,457
Density	27 / mi²
Median household income	\$56K
Average household income	\$64K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	17
Homes occupied	63%
Bachelor's or higher	10%
Poverty rate	11.1%
Unemployment	0.9%
Average temp	66°F
Annual precip	29 in
Sunshine	65%

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.