

Buchanan Dam 78609

ZIP code · TX · Texas > Llano County > Buchanan Dam

\$287K

MEDIAN SALE PRICE

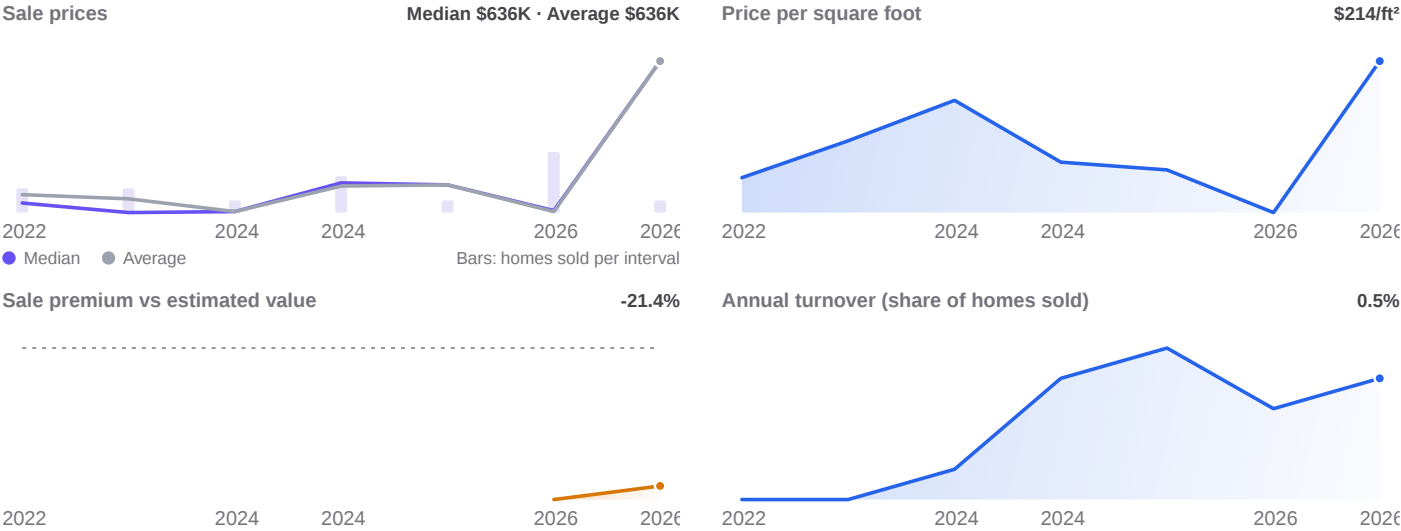
6

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

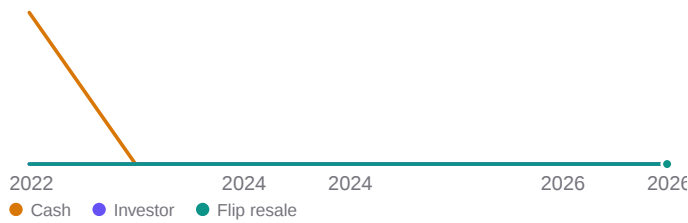
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · 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	1,276
Median value (AVM)	\$465K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1988
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.3%
Owner occupied	66%
Company owned	14%
Median loan-to-value	18%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	1,049
Density	40 / mi²
Median household income	\$74K

Average household income	\$87K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	18
Homes occupied	70%
Bachelor's or higher	11%
Poverty rate	10.8%
Unemployment	0.9%
Average temp	67°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.