

# Cedar Park 78613

ZIP code · TX · Texas > Williamson County > Cedar Park

**SELLER'S MARKET**

**\$485K**

MEDIAN SALE PRICE

**239**

SALES (12 MO)

**\$477K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

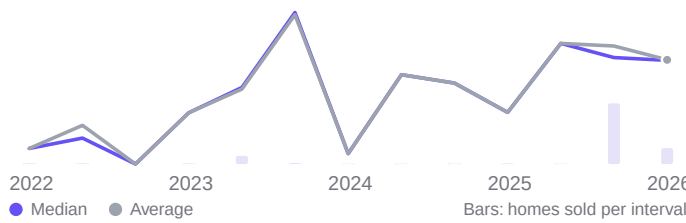
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$475K · Average \$477K

Growth (year over year)

Price +28.2% · Sales +6233.3%

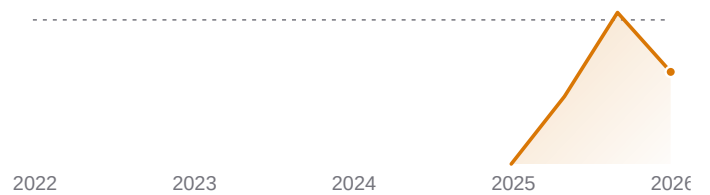
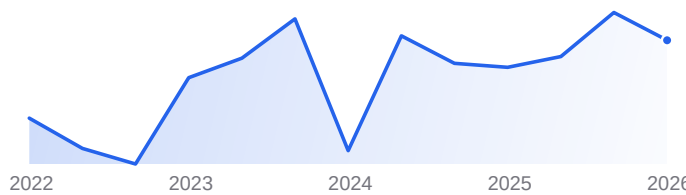


Price per square foot

\$183/ft²

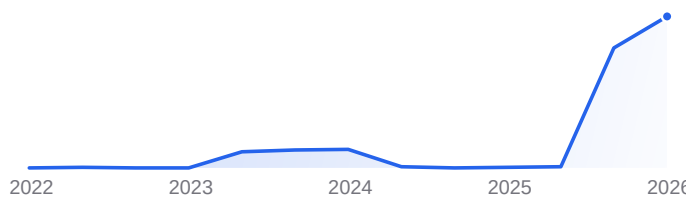
Sale premium vs estimated value

-10.3%



Annual turnover (share of homes sold)

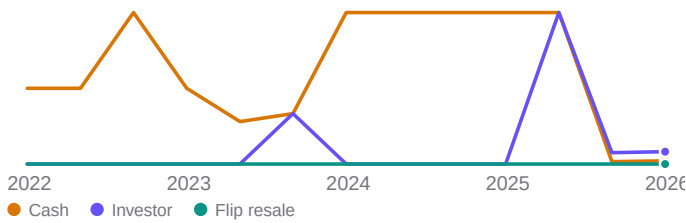
0.9%



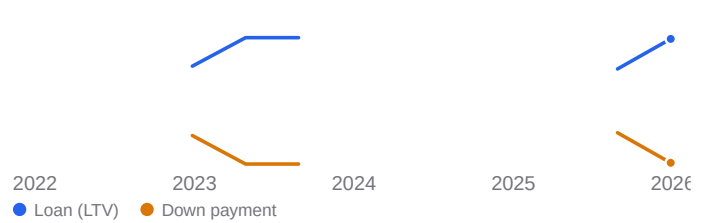
## BUYERS & OUTCOMES

### Buyer mix

Cash 2.0% · Investor 8.2% · Flip resale 0%

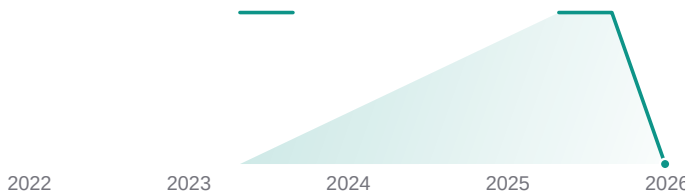


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



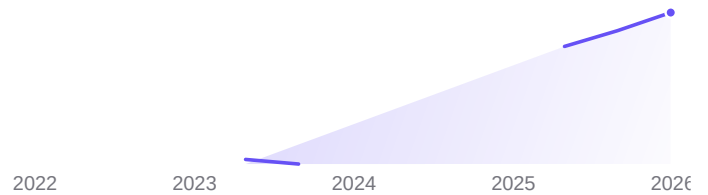
### Sellers who sold at a gain

67%



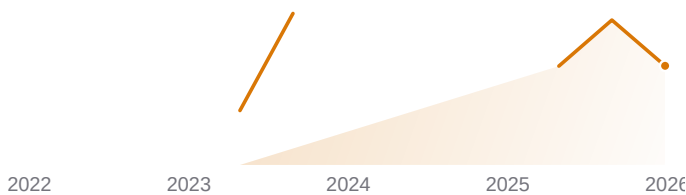
### Typical hold before selling

22.0 yrs



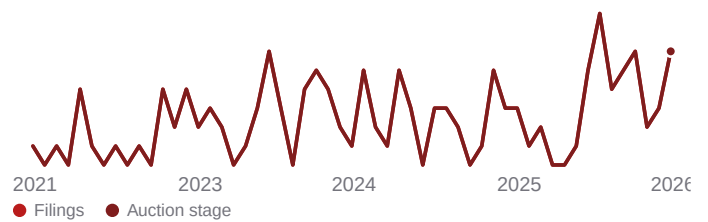
### Median annualized return at resale

+3.9%



### Preforeclosure filings

Filings 7 · Auction stage 7



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 25,418    |
| Median value (AVM) | \$477K    |
| Median size        | 2,262 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2001      |
| Single family      | 90%       |
| Condos             | 7.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 82%  |
| Company owned                 | 10%  |
| Median loan-to-value          | 40%  |

Typical ownership tenure

**9.5 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>106,629</b>     |
| Density                          | <b>4,006 / mi²</b> |
| Median household income          | <b>\$117K</b>      |
| Average household income         | <b>\$139K</b>      |
| Crime index (US avg 100)         | <b>66</b>          |
| Air pollution index (US avg 100) | <b>84</b>          |
| Earthquake index (US avg 100)    | <b>13</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>38%</b>         |
| Poverty rate                     | <b>6.0%</b>        |
| Unemployment                     | <b>1.4%</b>        |
| Average temp                     | <b>67°F</b>        |
| Annual precip                    | <b>35 in</b>       |
| Sunshine                         | <b>60%</b>         |

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.