

Fredericksburg 78624

ZIP code · TX · Texas > Gillespie County > Fredericksburg

\$455K

MEDIAN SALE PRICE

97

SALES (12 MO)

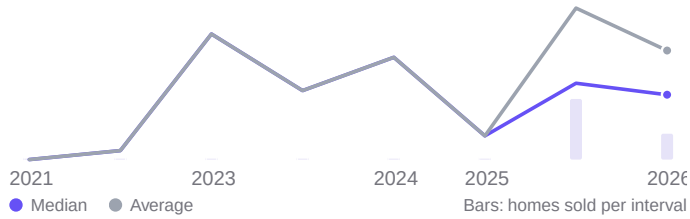
\$597K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

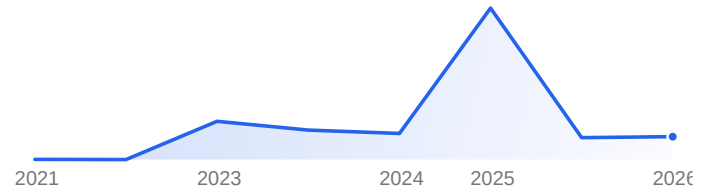
Sale prices

Median \$412K · Average \$658K



Price per square foot

\$259/ft²



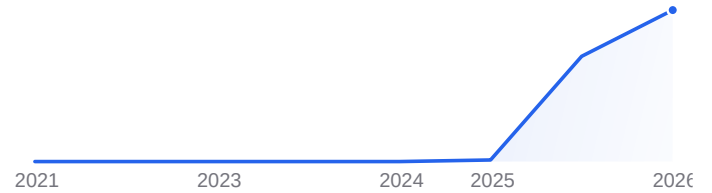
Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

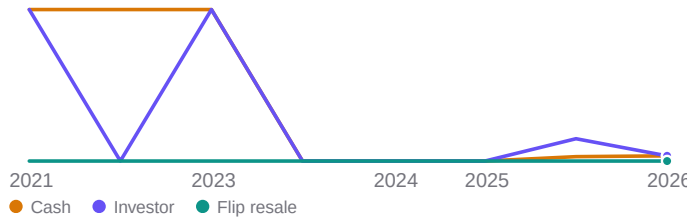
0.7%



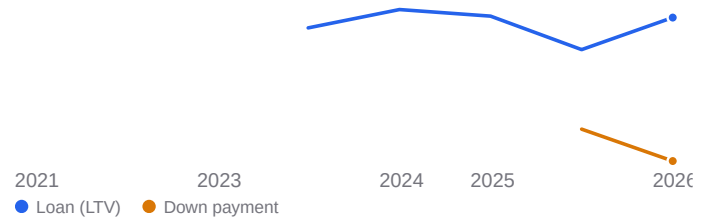
BUYERS & OUTCOMES

Buyer mix

Cash 3.4% · Investor 3.4% · 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	13,214
Median value (AVM)	\$597K
Median size	1,797 ft²
Median bedrooms	3
Median year built	1998
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.3%
Owner occupied	67%
Company owned	18%
Median loan-to-value	18%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	24,131
Density	34 / mi²
Median household income	\$73K

Average household income	\$102K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	17
Homes occupied	81%
Bachelor's or higher	20%
Poverty rate	6.8%
Unemployment	0.9%
Average temp	65°F
Annual precip	32 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.