

Kyle 78640

ZIP code · TX · Texas > Hays County > Kyle

SELLER'S MARKET

\$292K

MEDIAN SALE PRICE

+111.2%

1-YR CHANGE

228

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

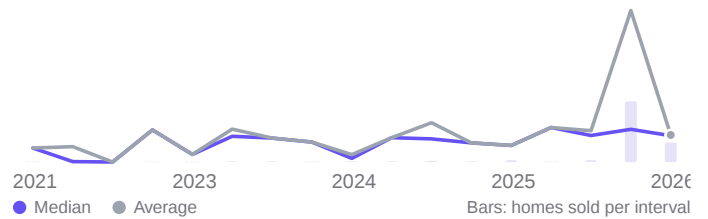
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$256K · Average \$261K



Growth (year over year)

Price +111.2% · Sales +2750.0%

Price per square foot

\$141/ft²

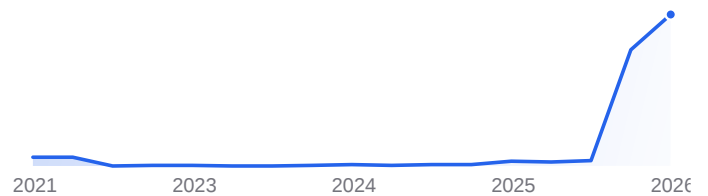


Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

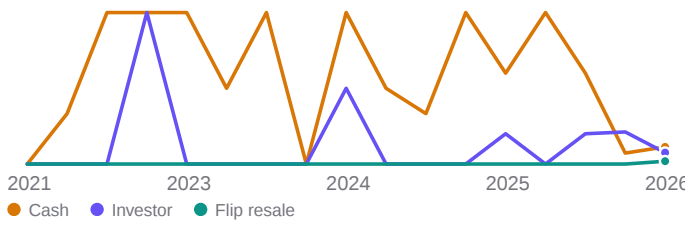
0.8%



BUYERS & OUTCOMES

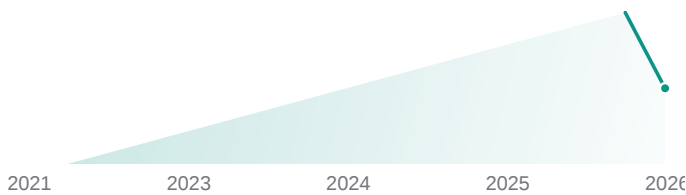
Buyer mix

Cash 11% · Investor 7.5% · Flip resale 1.9%



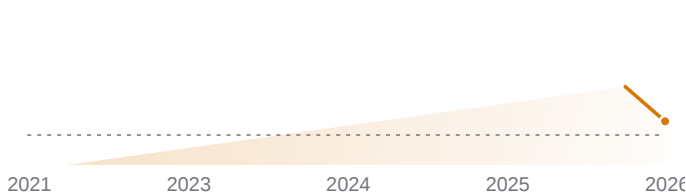
Sellers who sold at a gain

50%

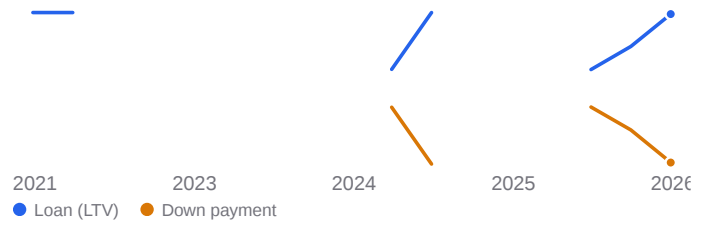


Median annualized return at resale

+1.0%

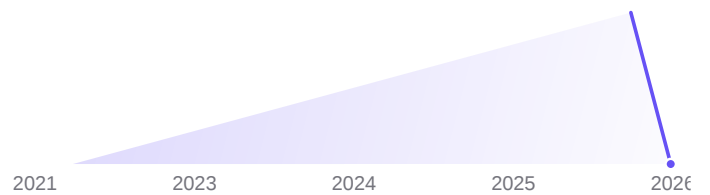


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	29,332
Median value (AVM)	\$299K
Median size	1,776 ft²
Median bedrooms	3
Median year built	2014
Single family	76%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	2.8%
Owner occupied	79%
Company owned	11%
Median loan-to-value	70%

Typical ownership tenure

5.7 yrs

COMMUNITY

Population	80,309
Density	868 / mi²
Median household income	\$81K
Average household income	\$101K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	21
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.9%
Unemployment	1.3%
Average temp	68°F
Annual precip	36 in
Sunshine	60%

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.