

Leander 78641

ZIP code · TX · Texas > Travis County > Leander

BALANCED MARKET

\$410K

MEDIAN SALE PRICE

341

SALES (12 MO)

\$432K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



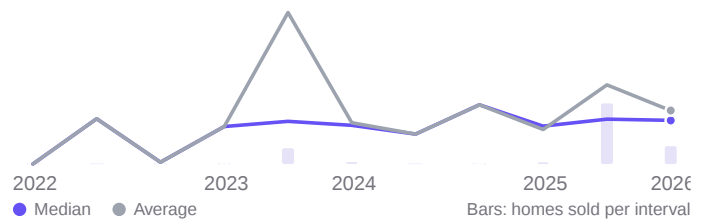
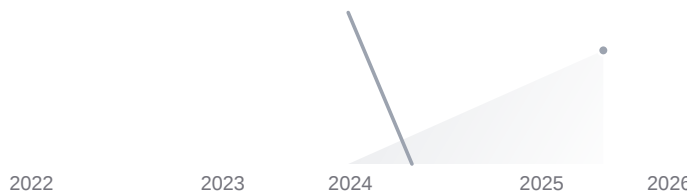
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$411K · Average \$493K

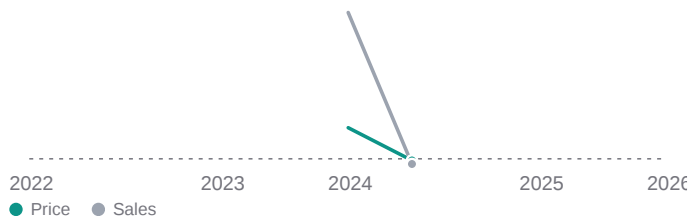


Growth (year over year)

Price -26.9% · Sales -85.5%

Price per square foot

\$187/ft²

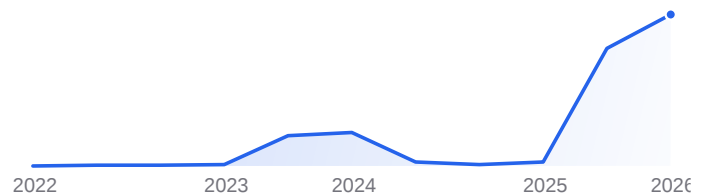


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

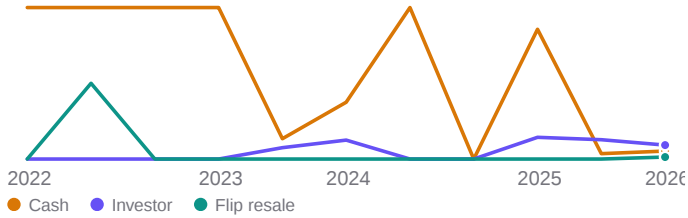
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 5.3% · Investor 9.2% · Flip resale 1.3%

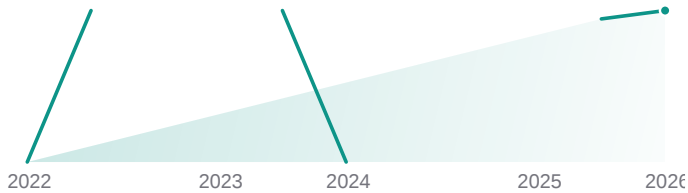


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



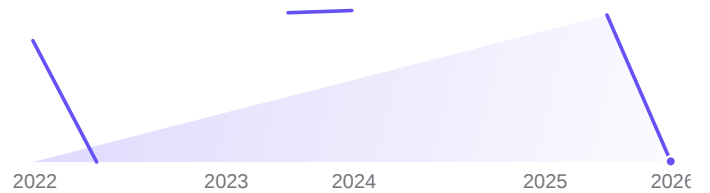
Sellers who sold at a gain

100%



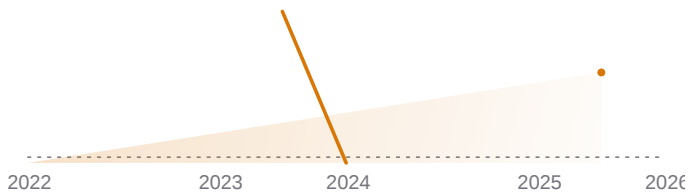
Typical hold before selling

0.2 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	40,148
Median value (AVM)	\$432K
Median size	2,300 ft²
Median bedrooms	4
Median year built	2016
Single family	91%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	11%
Median loan-to-value	60%

Typical ownership tenure

5.8 yrs

COMMUNITY

Population	94,325
Density	723 / mi ²
Median household income	\$118K
Average household income	\$145K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	13
Homes occupied	94%
Bachelor's or higher	32%
Poverty rate	4.2%
Unemployment	1.4%
Average temp	67°F
Annual precip	34 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.