

Leander 78645

ZIP code · TX · Texas > Travis County > Leander

SELLER'S MARKET

\$3.3M

MEDIAN SALE PRICE

+1335.2%

1-YR CHANGE

210

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

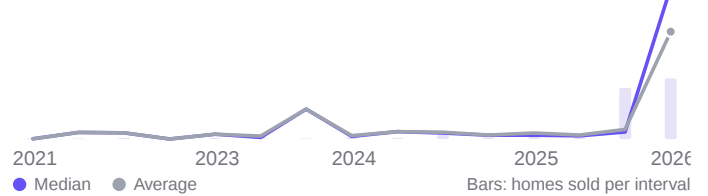
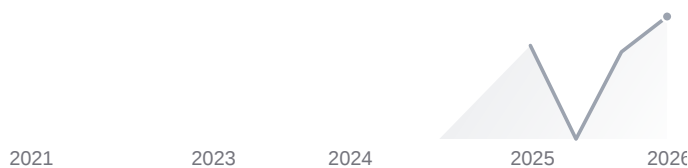
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$8.9M · Average \$6.3M

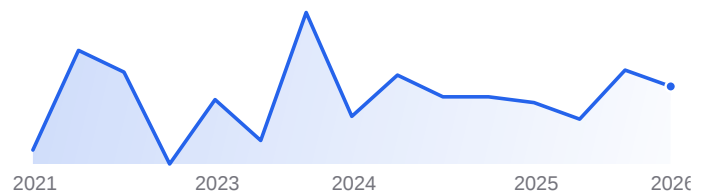


Growth (year over year)

Price +1335.2% · Sales +1400.0%

Price per square foot

\$184/ft²

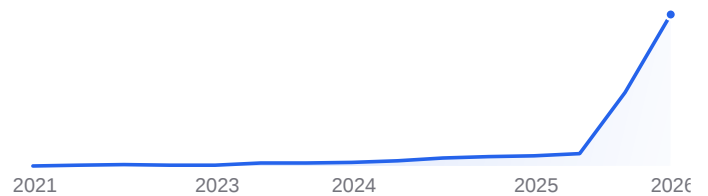


Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

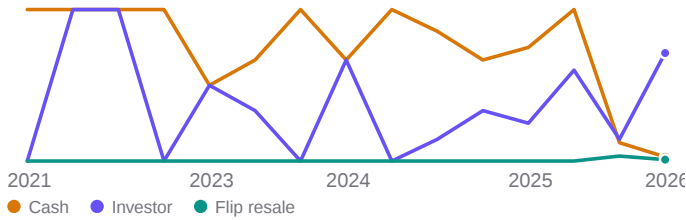
2.2%



BUYERS & OUTCOMES

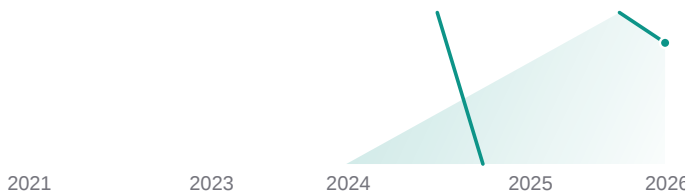
Buyer mix

Cash 2.8% · Investor 71% · Flip resale 0.9%



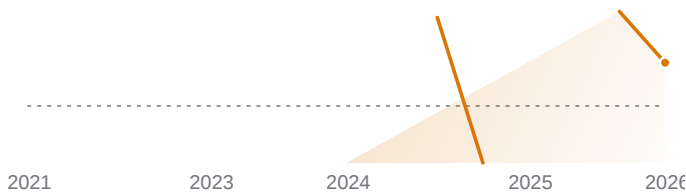
Sellers who sold at a gain

80%

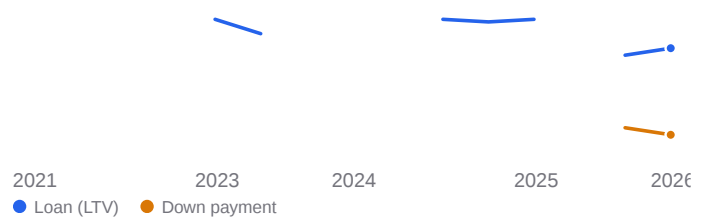


Median annualized return at resale

+2.5%

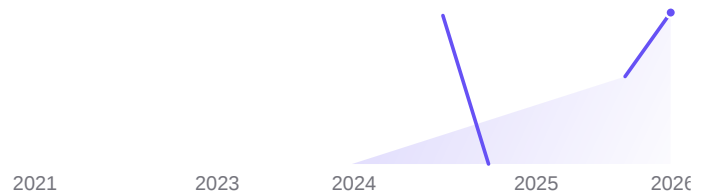


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

19.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,582
Median value (AVM)	\$461K
Median size	1,897 ft²
Median bedrooms	3
Median year built	2004
Single family	80%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.3%
Owner occupied	75%
Company owned	13%
Median loan-to-value	47%

Typical ownership tenure

6.5 yrs

COMMUNITY

Population	13,765
Density	361 / mi²
Median household income	\$114K
Average household income	\$141K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	15
Homes occupied	82%
Bachelor's or higher	28%
Poverty rate	3.9%
Unemployment	1.1%
Average temp	67°F
Annual precip	33 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.