

Manchaca 78652

ZIP code · TX · Texas > Hays County > Manchaca

SELLER'S MARKET

\$424K

MEDIAN SALE PRICE

+88.2%

1-YR CHANGE

29

SALES (12 MO)

\$459K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

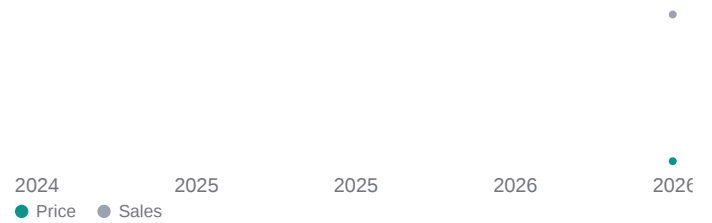
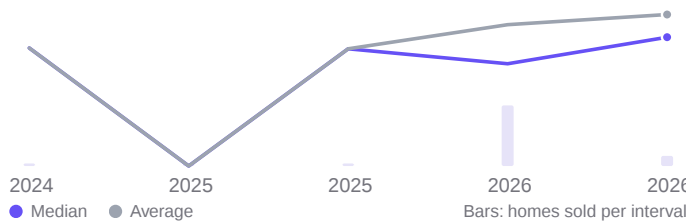
MARKET TRENDS (5 YEARS)

Sale prices

Median \$484K · Average \$530K

Growth (year over year)

Price +88.2% · Sales +2800.0%

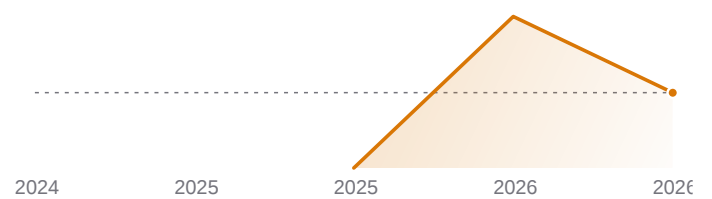
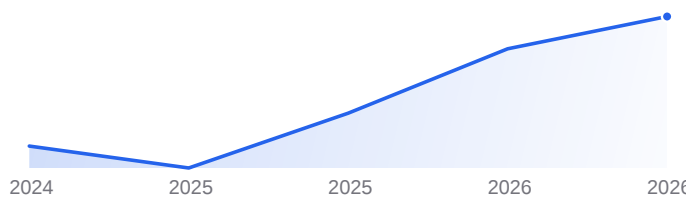


Price per square foot

\$260/ft²

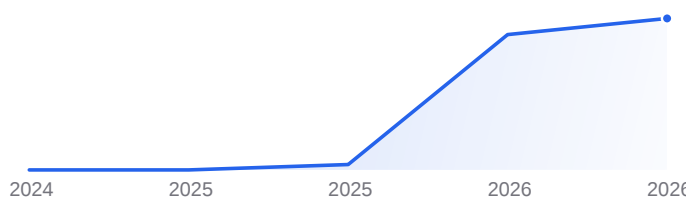
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

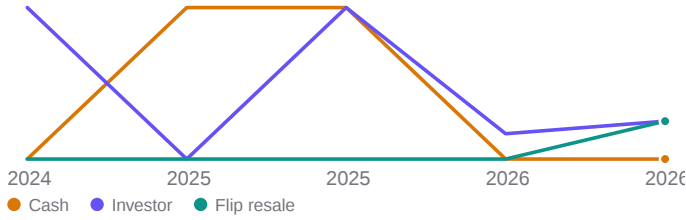
1.2%



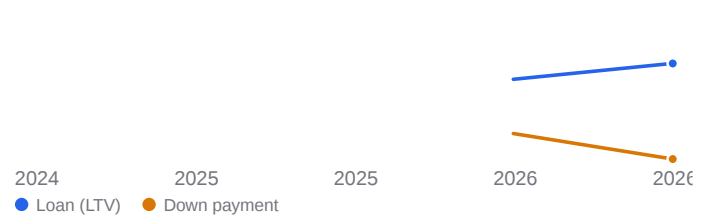
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 25% · Flip resale 25%

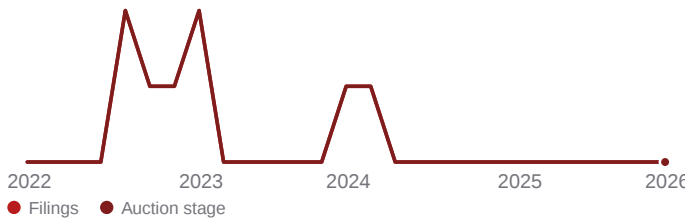


Financing (share of purchase price) Loan (LTV) 90% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,467
Median value (AVM)	\$459K
Median size	1,975 ft²
Median bedrooms	4
Median year built	1999
Single family	88%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.2%
Owner occupied	87%
Company owned	9.5%
Median loan-to-value	48%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	12,434
Density	756 / mi²
Median household income	\$111K
Average household income	\$131K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	21
Homes occupied	92%
Bachelor's or higher	37%
Poverty rate	6.1%
Unemployment	1.4%
Average temp	67°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.