

Horseshoe Bay 78657

ZIP code · TX · Texas > Llano County > Horseshoe Bay

BUYER'S MARKET

\$481K

MEDIAN SALE PRICE

-70.9%

1-YR CHANGE

83

SALES (12 MO)

\$764K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



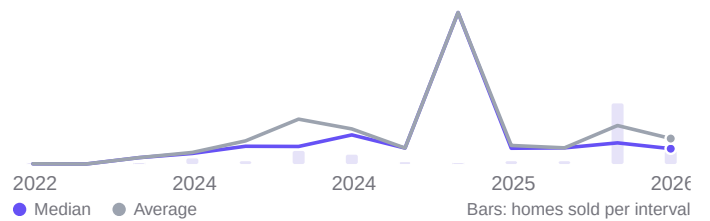
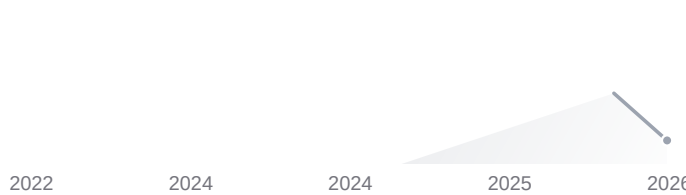
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$341K · Average \$539K

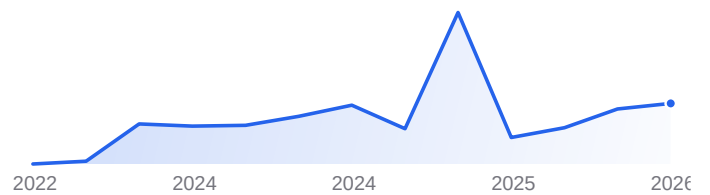


Growth (year over year)

Price -70.9% · Sales +186.2%

Price per square foot

\$237/ft²



Sale premium vs estimated value

-19.3%

Annual turnover (share of homes sold)

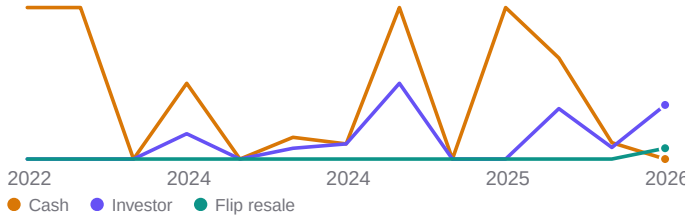
1.3%



BUYERS & OUTCOMES

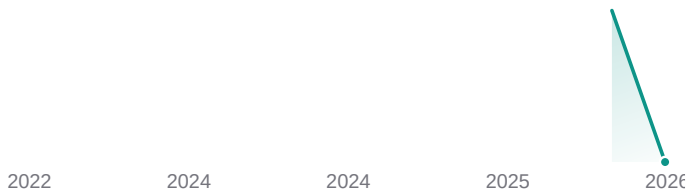
Buyer mix

Cash 0% · Investor 36% · Flip resale 7.1%



Sellers who sold at a gain

0%

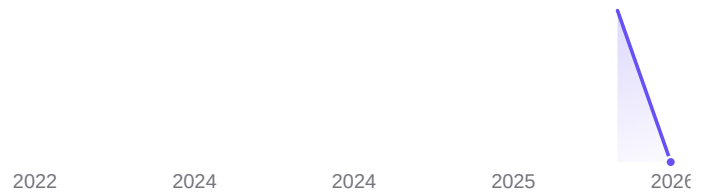


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



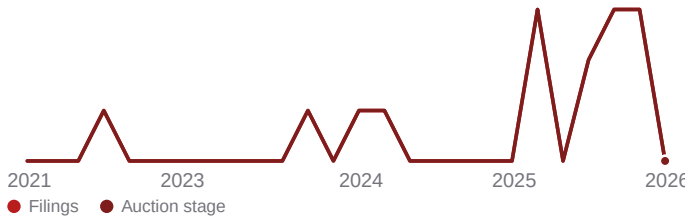
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,246
Median value (AVM)	\$764K
Median size	2,136 ft²
Median bedrooms	3
Median year built	1999
Single family	69%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.9%
Owner occupied	55%
Company owned	23%
Median loan-to-value	16%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	7,983
Density	158 / mi²
Median household income	\$86K
Average household income	\$117K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	12
Homes occupied	69%
Bachelor's or higher	32%
Poverty rate	4.7%
Unemployment	0.9%
Average temp	67°F
Annual precip	32 in
Sunshine	63%

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.