

San Marcos 78666

ZIP code · TX · Texas > Hays County > San Marcos

BALANCED MARKET

\$297K

MEDIAN SALE PRICE

152

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



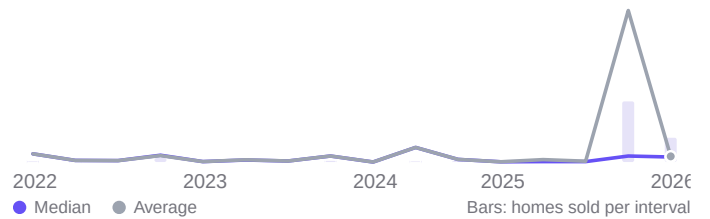
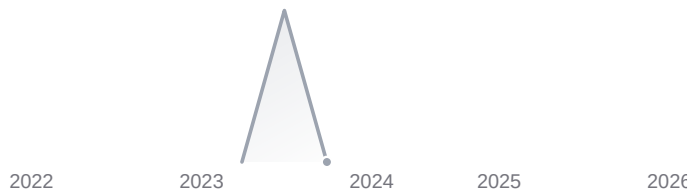
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$257K · Average \$294K

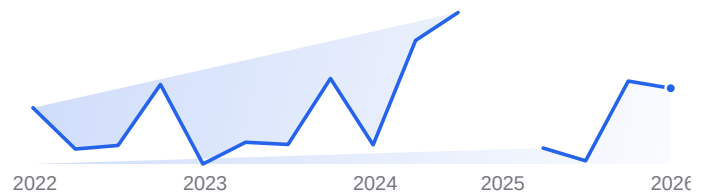
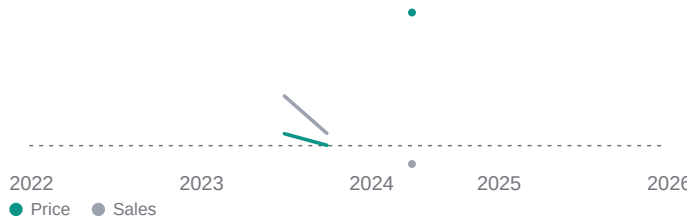


Growth (year over year)

Price +535.0% · Sales -73.3%

Price per square foot

\$167/ft²

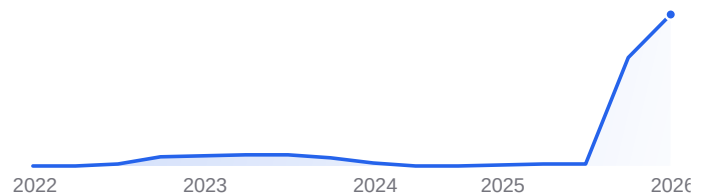
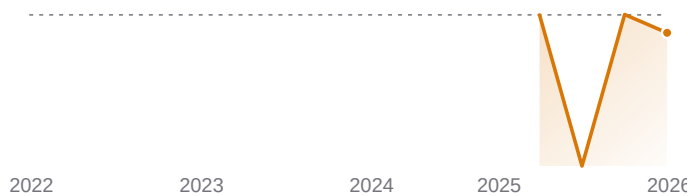


Sale premium vs estimated value

-10.5%

Annual turnover (share of homes sold)

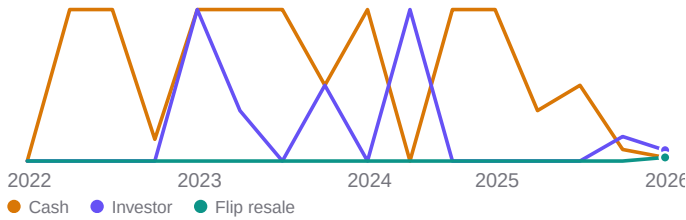
0.7%



BUYERS & OUTCOMES

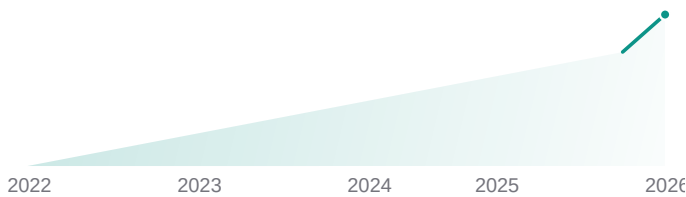
Buyer mix

Cash 2.4% · Investor 7.1% · Flip resale 2.4%



Sellers who sold at a gain

100%



Median annualized return at resale

+2.1%

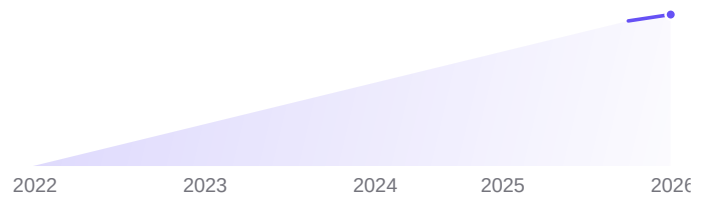


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

20.0 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	21,580
Median value (AVM)	\$328K
Median size	1,664 ft²
Median bedrooms	3
Median year built	2012
Single family	73%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	73%
Company owned	16%
Median loan-to-value	50%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	99,796
Density	548 / mi²
Median household income	\$54K
Average household income	\$70K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	16
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	18.2%
Unemployment	1.1%
Average temp	68°F
Annual precip	37 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.