

Spicewood 78669

ZIP code · TX · Texas > Travis County

SELLER'S MARKET

\$650K

MEDIAN SALE PRICE

71

SALES (12 MO)

\$785K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

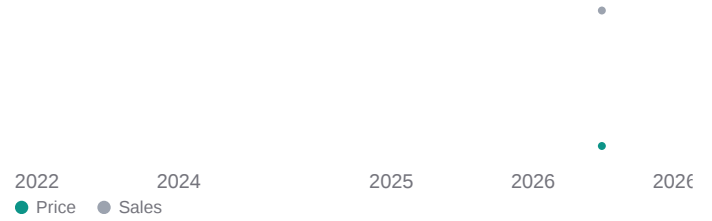
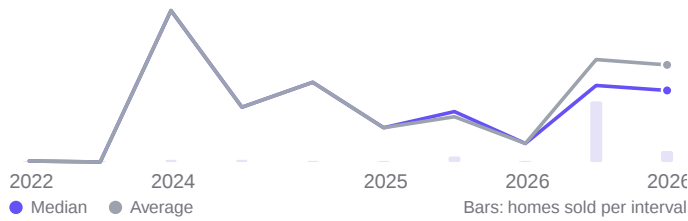
MARKET TRENDS (5 YEARS)

Sale prices

Median \$585K · Average \$787K

Growth (year over year)

Price +96.9% · Sales +916.7%

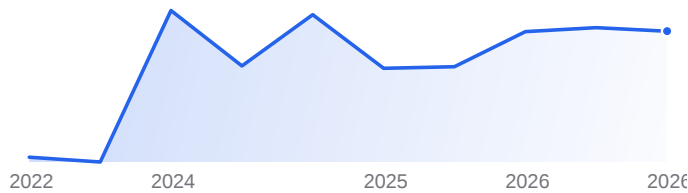


Price per square foot

\$232/ft²

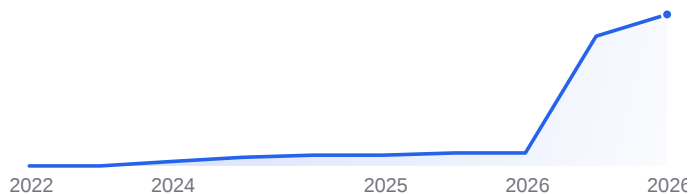
Sale premium vs estimated value

-13.3%



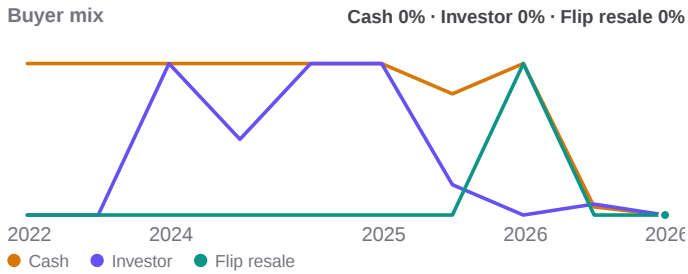
Annual turnover (share of homes sold)

1.0%

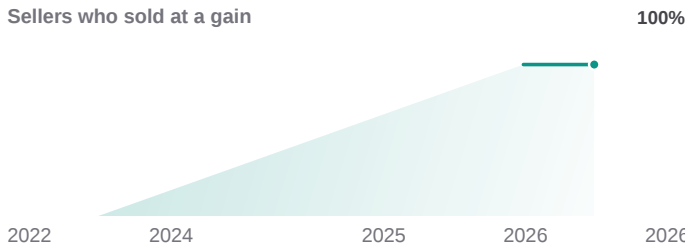


BUYERS & OUTCOMES

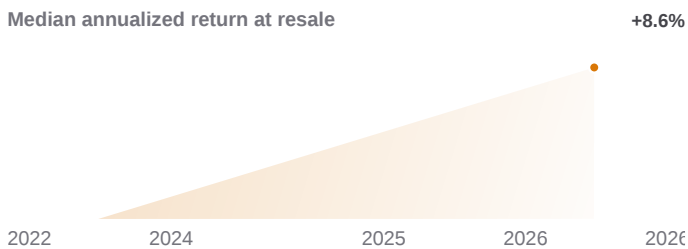
Buyer mix



Sellers who sold at a gain



Median annualized return at resale



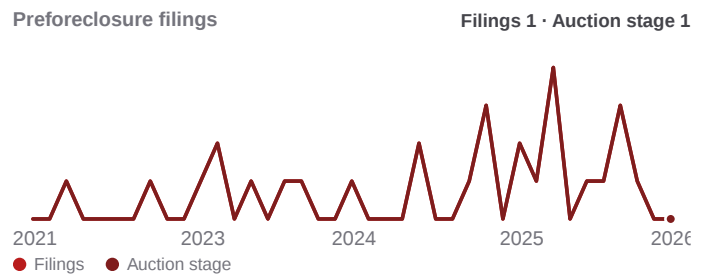
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	7,241
Median value (AVM)	\$785K
Median size	2,390 ft²
Median bedrooms	4
Median year built	2003
Single family	80%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	17%
Median loan-to-value	35%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	15,024
Density	108 / mi²
Median household income	\$130K
Average household income	\$161K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	17
Homes occupied	85%
Bachelor's or higher	38%
Poverty rate	5.4%
Unemployment	1.2%
Average temp	67°F
Annual precip	32 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.