

Austin 78723

ZIP code · TX · Texas > Travis County > Austin

SELLER'S MARKET

\$569K

MEDIAN SALE PRICE

+55.1%

1-YR CHANGE

150

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$423K · Average \$570K

2021 2023 2025

2025 2026

2021 2023 2025

2025 2026
Bars: homes sold per interval

Growth (year over year)

Price +55.1% · Sales +1400.0%

Price per square foot

\$284/ft²

2021 2023 2025

2025 2026

2021 2023 2025

2025 2026

Sale premium vs estimated value

-18.0%

Annual turnover (share of homes sold)

1.5%

2021 2023 2025

2025 2026

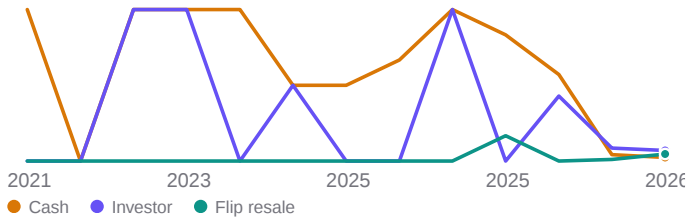
2021 2023 2025

2025 2026

BUYERS & OUTCOMES

Buyer mix

Cash 2.3% · Investor 7.0% · Flip resale 4.7%



Sellers who sold at a gain

60%



Median annualized return at resale

+2.9%

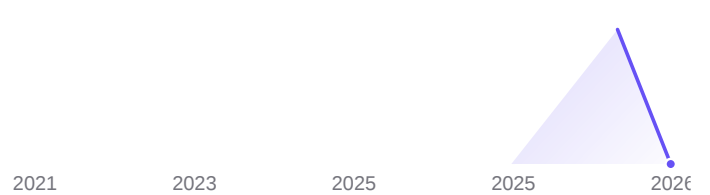


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



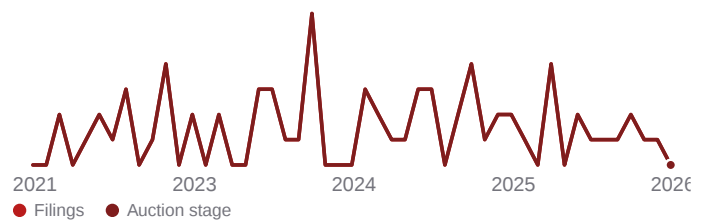
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,090
Median value (AVM)	\$500K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1969
Single family	70%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	12%
Median loan-to-value	43%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	36,257
Density	5,149 / mi²
Median household income	\$82K
Average household income	\$116K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	16
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	14.4%
Unemployment	1.3%
Average temp	68°F
Annual precip	34 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.