

Austin 78734

ZIP code · TX · Texas > Travis County > Austin

BALANCED MARKET

\$580K

MEDIAN SALE PRICE

-17.6%

1-YR CHANGE

124

SALES (12 MO)

\$684K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



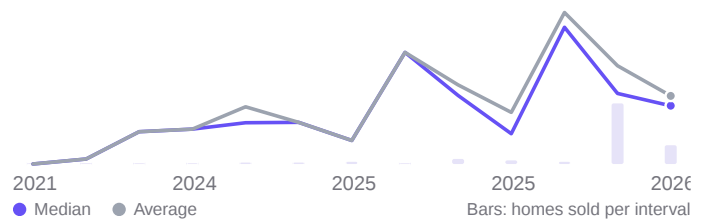
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$505K · Average \$582K



Growth (year over year)

Price -17.6% · Sales +1277.8%

Price per square foot

\$207/ft²

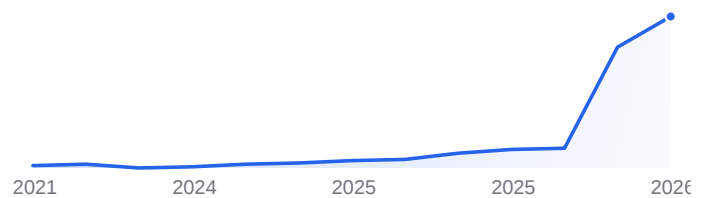


Sale premium vs estimated value

-26.5%

Annual turnover (share of homes sold)

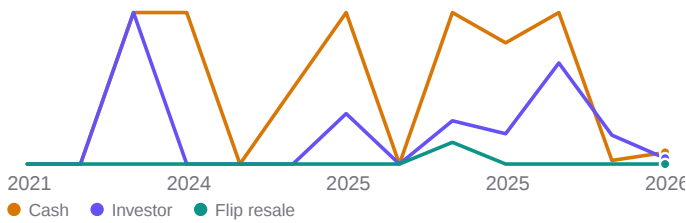
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 3.8% · Flip resale 0%



Sellers who sold at a gain

100%

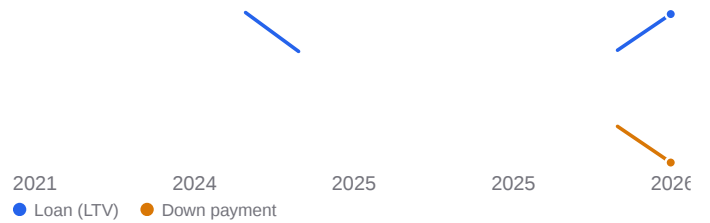


Median annualized return at resale

+12.5%

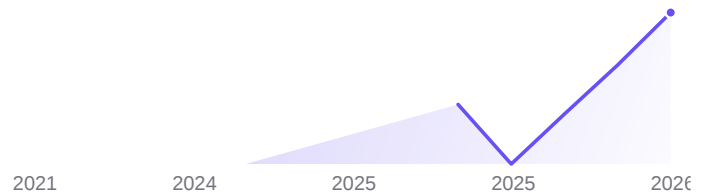


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



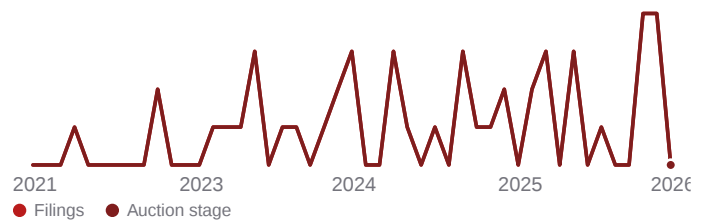
Typical hold before selling

21.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,348
Median value (AVM)	\$684K
Median size	2,272 ft²
Median bedrooms	3
Median year built	1998
Single family	75%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	17%
Median loan-to-value	37%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	24,125
Density	1,006 / mi²
Median household income	\$124K
Average household income	\$163K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	38%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	67°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.