

Austin 78744

ZIP code · TX · Texas > Travis County > Austin

SELLER'S MARKET

\$383K

MEDIAN SALE PRICE

+162.9%

1-YR CHANGE

116

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$338K · Average \$347K

2022 2023 2025 2025 2026

2022 2023 2025 2025 2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +162.9% · Sales +728.6%

Price per square foot

\$164/ft²

2022 2023 2025 2025 2026

● Price ● Sales

2022 2023 2025 2025 2026

Sale premium vs estimated value

-10.8%

Annual turnover (share of homes sold)

0.8%

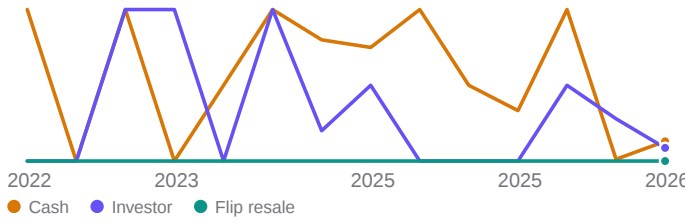
2022 2023 2025 2025 2026

2022 2023 2025 2025 2026

BUYERS & OUTCOMES

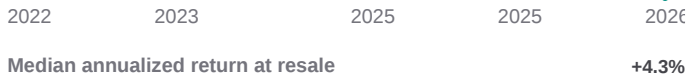
Buyer mix

Cash 13% · Investor 8.7% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

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



Typical hold before selling

21.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3

HOUSING STOCK

Homes	13,931
Median value (AVM)	\$329K
Median size	1,524 ft²
Median bedrooms	3
Median year built	2003
Single family	75%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.8%
Owner occupied	78%
Company owned	12%
Median loan-to-value	46%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	52,129
Density	2,445 / mi²
Median household income	\$72K
Average household income	\$89K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	20
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	10.3%
Unemployment	1.4%
Average temp	68°F
Annual precip	35 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.