

Austin 78745

ZIP code · TX · Texas > Travis County > Austin

SELLER'S MARKET

\$462K

MEDIAN SALE PRICE

+126.8%

1-YR CHANGE

222

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

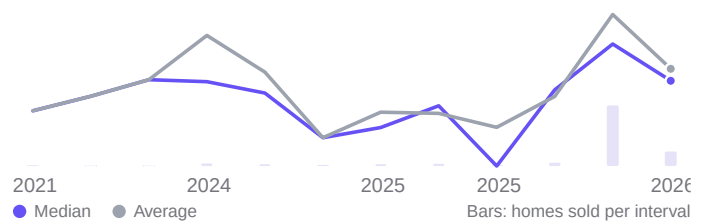
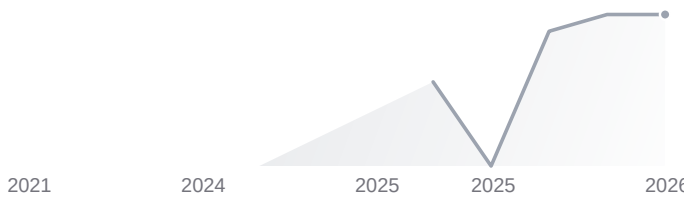
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$392K · Average \$427K

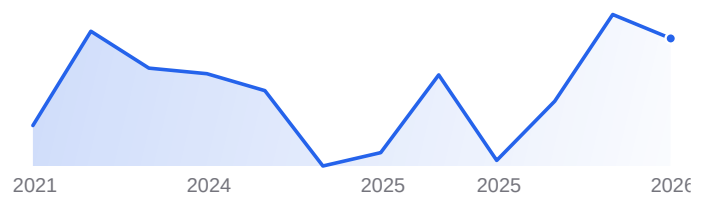
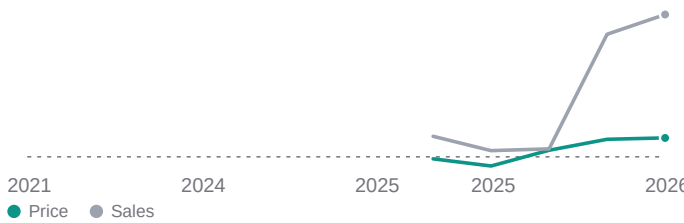


Growth (year over year)

Price +126.8% · Sales +957.1%

Price per square foot

\$299/ft²

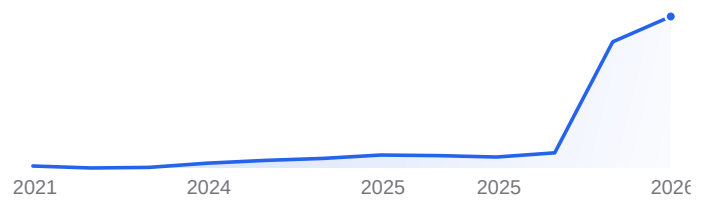
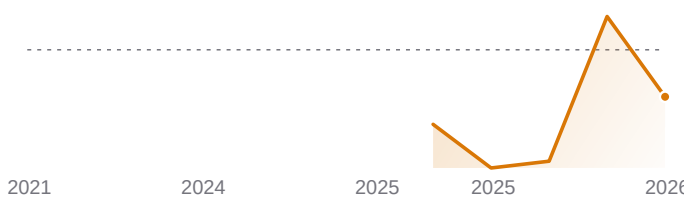


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

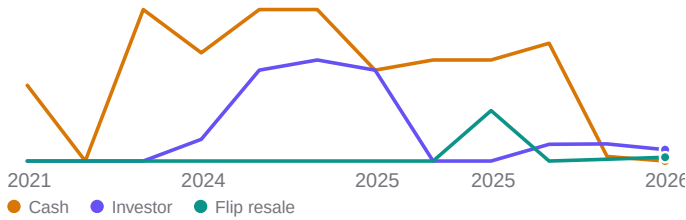
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 7.5% · Flip resale 2.5%



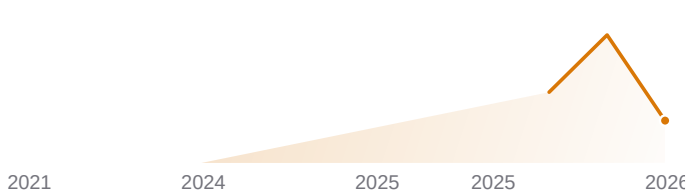
Sellers who sold at a gain

67%

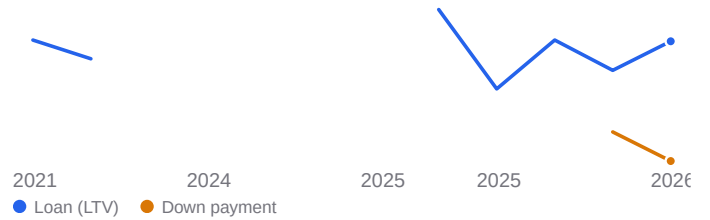


Median annualized return at resale

+1.8%

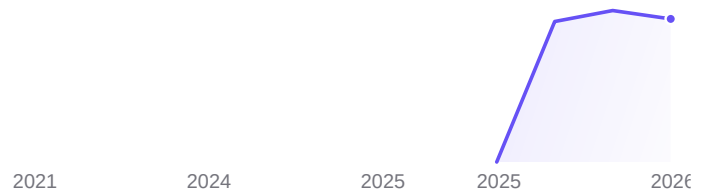


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

19.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	18,185
Median value (AVM)	\$444K
Median size	1,439 ft²
Median bedrooms	3
Median year built	1978
Single family	73%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	13%
Median loan-to-value	37%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	62,580
Density	4,557 / mi²
Median household income	\$82K
Average household income	\$107K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	18
Homes occupied	95%
Bachelor's or higher	37%
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.