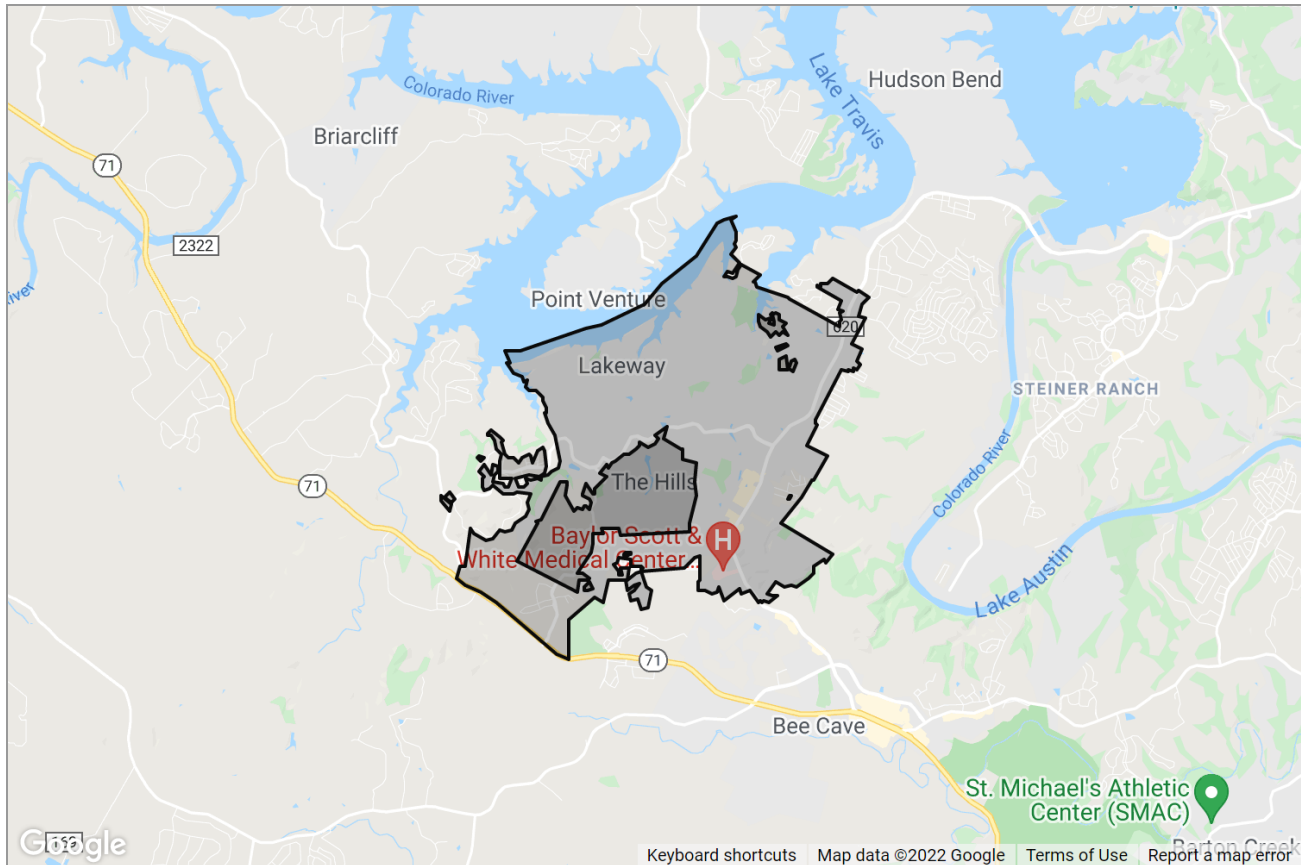# ENGEL&VÖLKERS

NEIGHBORHOOD REPORT

# Lakeway, Texas



Presented by

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KS
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## Engel & Völkers

3700 Bee Caves Rd
West Lake Hills, TX 78746

1/31/2022

# Neighborhood: Housing Stats and Charts

| | Lakeway | Travis County | Texas | USA |
|---|---|---|---|---|
| **Median Estimated Home Value** | $647K | $468K | $267K | $303K |
| **Estimated Home Value 12-Month Change** | +25.9% | +23.7% | +8.4% | +19.6% |
| **Median List Price** | $869K | $550K | $337K | $130K |
| **List Price 1-Month Change** | +2.3% | 0% | +0.6% | -8.5% |
| **List Price 12-Month Change** | +41.7% | +19.6% | +17.4% | +0.8% |
| **Median Home Age** | 25 | 30 | 33 | 42 |
| **Own** | 84% | 52% | 62% | 64% |
| **Rent** | 16% | 48% | 38% | 36% |
| **$ Value of All Buildings for which Permits Were Issued** | – | $3.99B | $43B | $307B |
| **% Change in Permits for All Buildings** | – | +9% | +22% | +13% |
| **% Change in $ Value for All Buildings** | – | +13% | +15% | +10% |

## Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
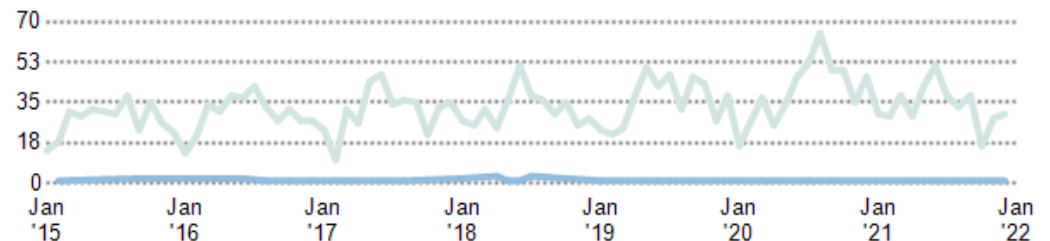
Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

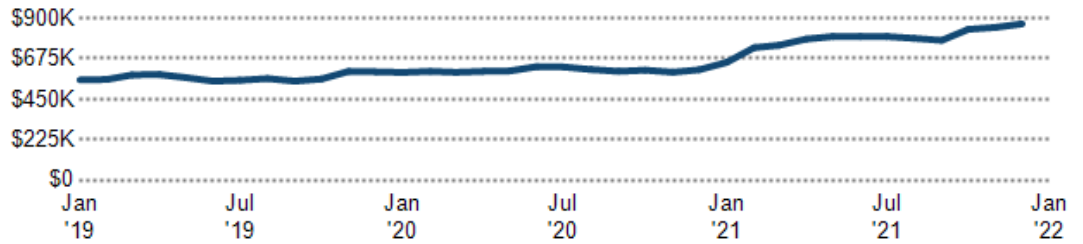1/31/2022
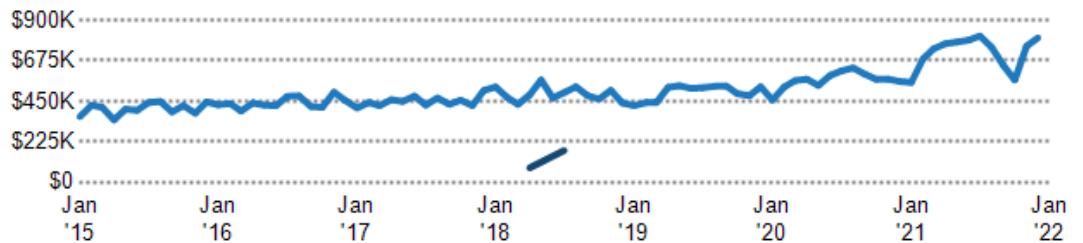
## Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

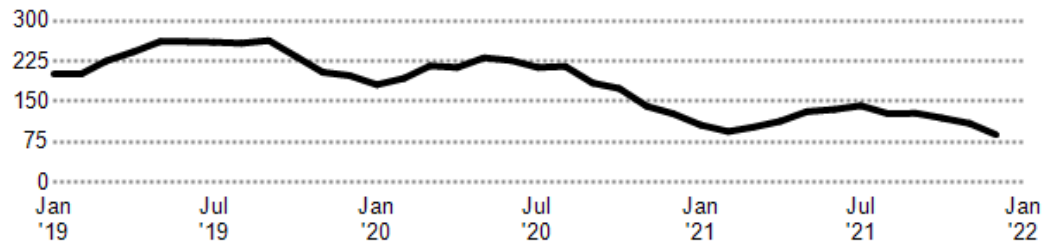Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

**Median List Price**



**Listing Volume**



## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range

$40K - $50K    1

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft

$20 - $30    1

1/31/2022

## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

| 1600 - 1800 sq. ft. | 1 |
|---|---|

■ Sales Count By Living Area

## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

| 50 - 60 | 1 |
|---|---|

■ Sales Count by Age of House

1/31/2022

# Neighborhood: People Stats and Charts

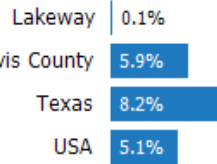| | Lakeway | Travis County | Texas | USA |
|---|---|---|---|---|
| **Population** | 15.1K | 1.23M | 28.3M | 325M |
| **Population Density per Sq Mi** | 1.49K | 1.24K | 108 | – |
| **Population Change since 2010** | +47.5% | +26.2% | +17.1% | +7.7% |
| **Median Age** | 48 | 34 | 35 | 38 |
| **Male / Female Ratio** | 47% | 51% | 50% | 49% |

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## Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

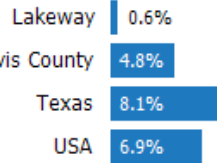Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

### Less Than 9th Grade

| | |
|---|---|
| Lakeway | 0.1% |
| Travis County | 5.9% |
| Texas | 8.2% |
| USA | 5.1% |

### 9-12th Grade/No Diploma

| | |
|---|---|
| Lakeway | 0.6% |
| Travis County | 4.8% |
| Texas | 8.1% |
| USA | 6.9% |

### High School Graduate

| | |
|---|---|
| Lakeway | 8.4% |
| Travis County | 16.5% |
| Texas | 25.0% |
| USA | 27.0% |

### Associate Degree

| | |
|---|---|
| Lakeway | 21.7% |
| Travis County | 22.9% |
| Texas | 28.8% |
| USA | 28.9% |

### Bachelor's Degree

| | |
|---|---|
| Lakeway | 44.9% |
| Travis County | 31.7% |
| Texas | 19.5% |
| USA | 19.8% |
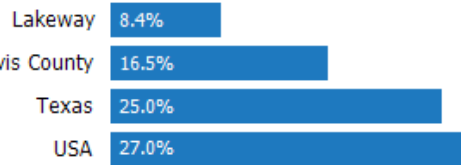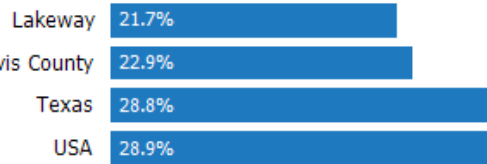
### At Least a College Education

| | |
|---|---|
| Lakeway | 69.3% |
| Travis County | 50.0% |
| Texas | 29.9% |
| USA | 32.2% |

### Grad/Professional Degree

| | |
|---|---|
| Lakeway | 24.3% |
| Travis County | 18.3% |
| Texas | 10.4% |
| USA | 12.4% |

1/31/2022
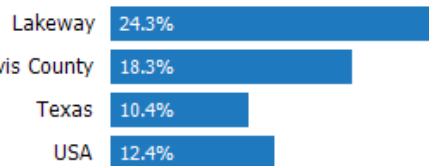
## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Lakeway

| Age Group | Count |
|---|---|
| Toddlers | 575 |
| Elementary School | 1,070 |
| Middle School | 984 |
| High School | 732 |

## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Lakeway

| Age Group | Count |
|---|---|
| 18-20 | 214 |
| 21-24 | 213 |
| 25-34 | 994 |
| 35-54 | 4,577 |
| 55-64 | 2,343 |
| 65-74 | 2,264 |
| 75 or Older | 1,172 |

## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Lakeway

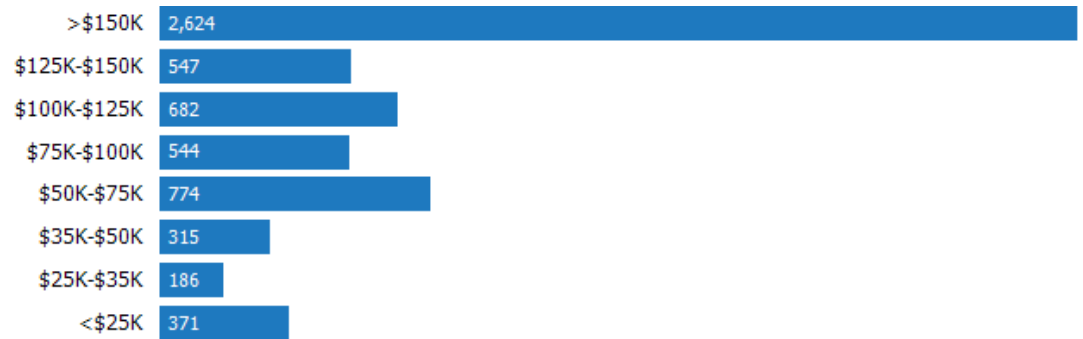| Category | Count |
|---|---|
| Married with Children | 1,469 |
| Married without Children | 2,740 |
| Single with Children | 428 |

## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Lakeway

| Income Bracket | Count |
|---|---|
| >$150K | 2,624 |
| $125K-$150K | 547 |
| $100K-$125K | 682 |
| $75K-$100K | 544 |
| $50K-$75K | 774 |
| $35K-$50K | 315 |
| $25K-$35K | 186 |
| <$25K | 371 |

## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

| Category | Percentage |
|---|---|
| Votes Democrat | 60.1% |
| Votes Republican | 36.2% |

1/31/2022

# Neighborhood: Economic Stats and Charts

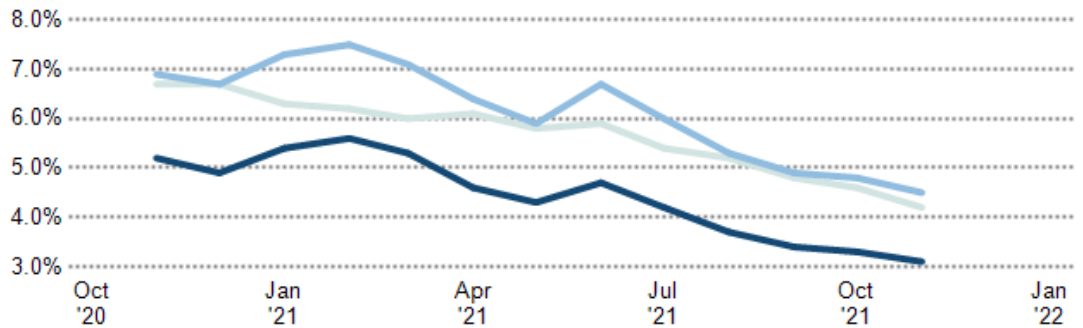| | Lakeway | Travis County | Texas | USA |
|---|---|---|---|---|
| **Income Per Capita** | $69,086 | $43,658 | $31,277 | $34,103 |
| **Median Household Income** | $132,899 | $75,887 | $61,874 | $62,843 |
| **Unemployment Rate** | – | 3.1% | 4.5% | 4.2% |
| **Unemployment Number** | – | 24.8K | 655K | – |
| **Employment Number** | – | 769K | 13.8M | – |
| **Labor Force Number** | – | 794K | 14.4M | – |

## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

■ Travis County
■ Texas
■ USA


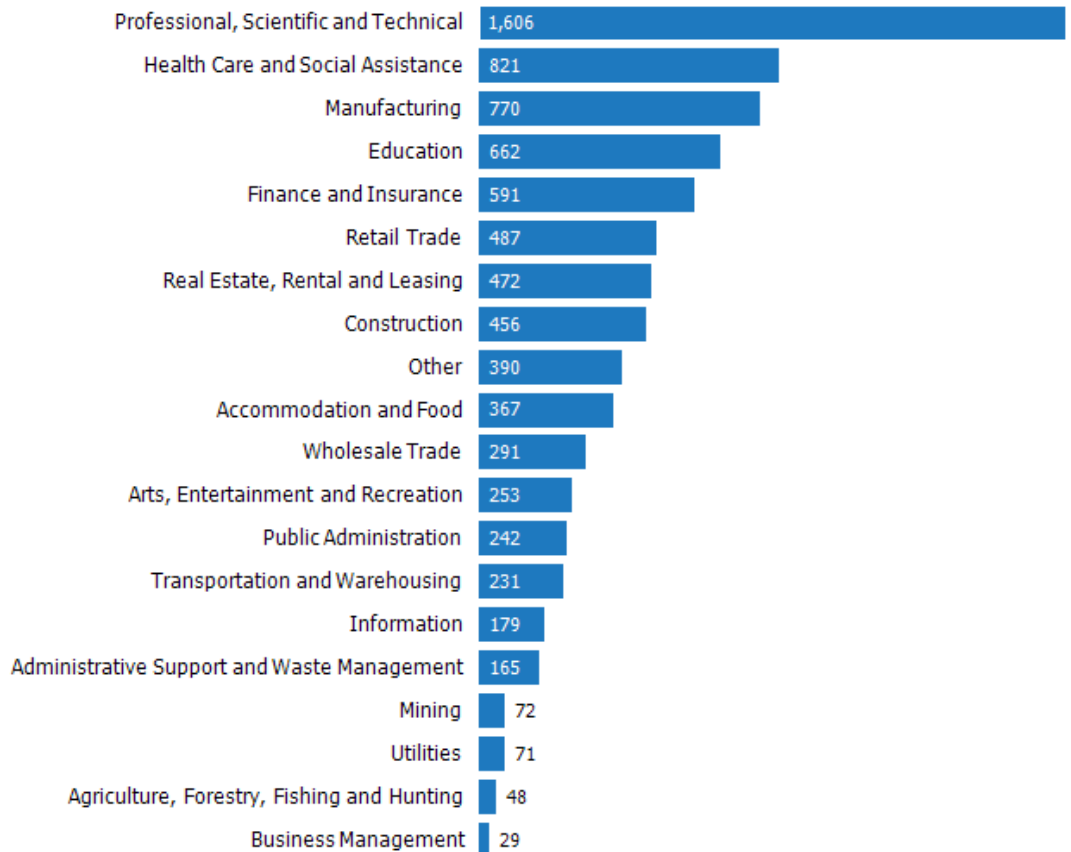
## Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

■ Lakeway

| Category | Value |
|---|---|
| Professional, Scientific and Technical | 1,606 |
| Health Care and Social Assistance | 821 |
| Manufacturing | 770 |
| Education | 662 |
| Finance and Insurance | 591 |
| Retail Trade | 487 |
| Real Estate, Rental and Leasing | 472 |
| Construction | 456 |
| Other | 390 |
| Accommodation and Food | 367 |
| Wholesale Trade | 291 |
| Arts, Entertainment and Recreation | 253 |
| Public Administration | 242 |
| Transportation and Warehousing | 231 |
| Information | 179 |
| Administrative Support and Waste Management | 165 |
| Mining | 72 |
| Utilities | 71 |
| Agriculture, Forestry, Fishing and Hunting | 48 |
| Business Management | 29 |

1/31/2022

# Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

| | Lakeway | Travis County | Texas | USA |
|---|---|---|---|---|
| **Elevation (in feet)** | 1,965 | 1,965 | – | – |
| **Annual Rainfall (in inches)** | 35.01 | 35.01 | 28.24 | – |
| **Annual Snowfall (in inches)** | 1.55 | 1.55 | 3.39 | – |
| **Days of Full Sun (per year)** | 113 | 113 | 127 | – |
| **Travel Time to Work (in minutes)** | 31 | 26 | 27 | 27 |
| **Water Quality - Health Violations** | – | 3.92 | – | – |
| **Water Quality - Monitoring and Report Violations** | – | 9.83 | – | – |
| **Superfund Sites** | 0 | 0 | 78 | 2,402 |
| **Brownfield Sites** | No | Yes | Yes | Yes |

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

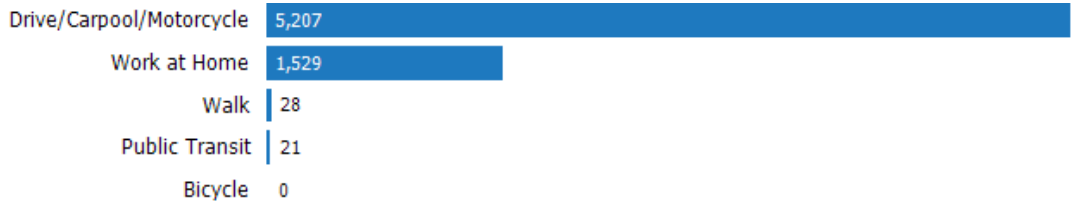Data Source: U.S. Census

Update Frequency: Annually

■ Lakeway

| | |
|---|---|
| <15 Minutes | 24.2% |
| 15-30 Minutes | 22.2% |
| 30-45 Minutes | 26.8% |
| 45-60 Minutes | 17.8% |
| >1 Hour | 9.0% |

## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

| | |
|---|---|
| Drive/Carpool/Motorcycle | 5,207 |
| Work at Home | 1,529 |
| Walk | 28 |
| Public Transit | 21 |
| Bicycle | 0 |

## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

| | |
|---|---|
| Avg. January Min. Temp | 36 |
| Avg. January Max. Temp | 55 |
| Avg. July Min. Temp | 70 |
| Avg. July Max. Temp | 95 |

1/31/2022

## AARP Livability™ Index for 78738

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19  ● 20-39  ● 40-59  ● 60-79  ● 80-100

**Total Score**

**52** / 100

A score over 50 is above average
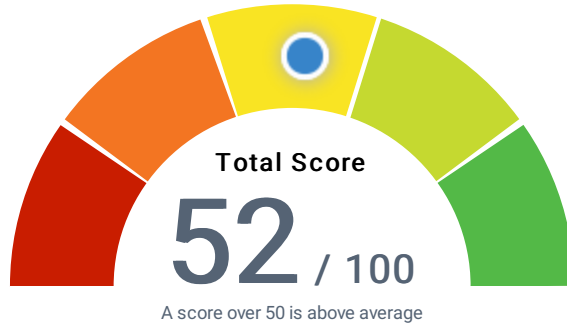
| | |
|---|---|
| **Housing** Affordability & Access | 37 |
| **Neighborhood** Access to Life, Work & Play | 39 |
| **Transportation** Safe & Convenient Options | 35 |
| **Environment** Clean Air & Water | 52 |
| **Health** Prevention, Access & Quality | 71 |
| **Engagement** Civic & Social Involvement | 74 |
| **Opportunity** Inclusion & Possibilities | 59 |

1/31/2022

# About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

# About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

# Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

# Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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