



ENGEL & VÖLKERS

NEIGHBORHOOD REPORT

Serene Hills in Lakeway, TX



Presented by

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KS

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Engel & Völkers

3700 Bee Caves Rd
West Lake Hills, TX 78746

Neighborhood: Housing Stats and Charts

	Serene Hills	Lakeway	Travis County	Texas	USA
Median Estimated Home Value	\$1.24M	\$647K	\$468K	\$267K	\$303K
Estimated Home Value 12-Month Change	+31.5%	+25.9%	+23.7%	+8.4%	+19.6%
Median List Price	\$1.48M	\$869K	\$550K	\$337K	\$130K
List Price 1-Month Change	–	+2.3%	0%	+0.6%	-8.5%
List Price 12-Month Change	+28.3%	+41.7%	+19.6%	+17.4%	+0.8%
Median Home Age	5	25	30	33	42
Own	90%	84%	52%	62%	64%
Rent	10%	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

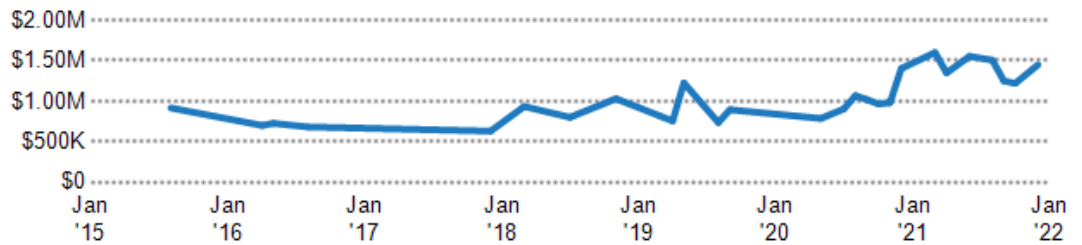
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

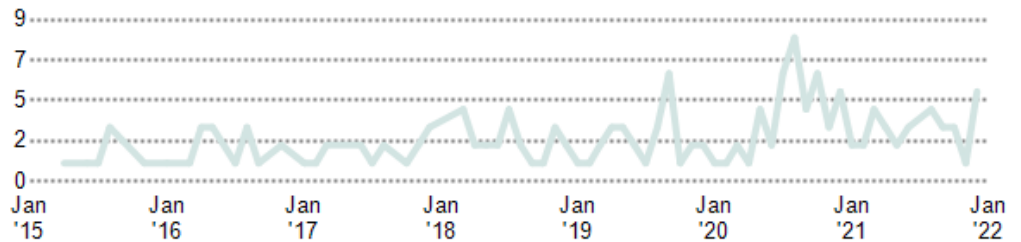
Update Frequency: Monthly

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

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

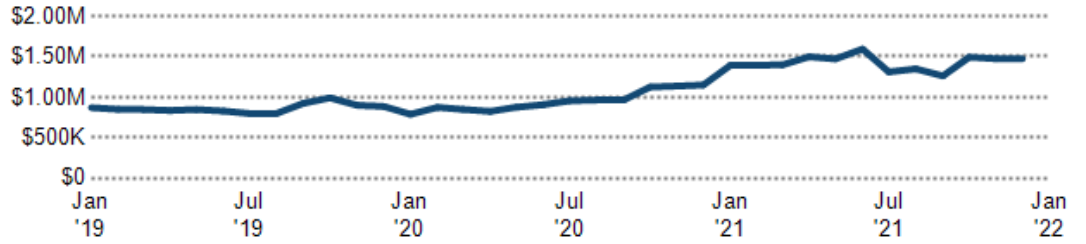
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

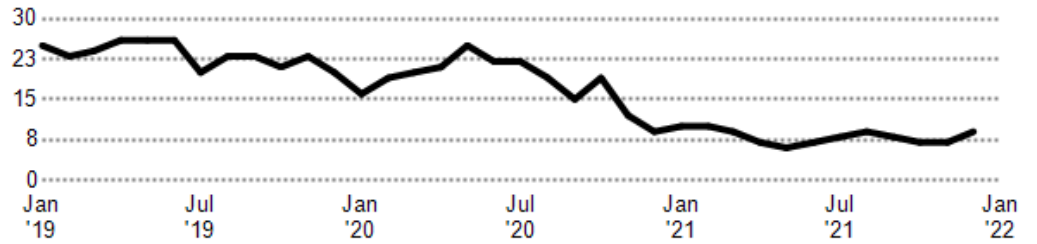
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Neighborhood: People Stats and Charts

	Serene Hills	Lakeway	Travis County	Texas	USA
Population	4.96K	15.1K	1.23M	28.3M	325M
Population Density per Sq Mi	201	1.49K	1.24K	108	–
Population Change since 2010	–	+47.5%	+26.2%	+17.1%	+7.7%
Median Age	43	48	34	35	38
Male / Female Ratio	45%	47%	51%	50%	49%

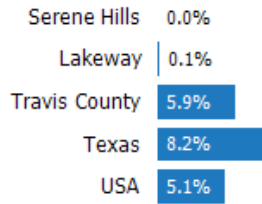
Education Levels of Population

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

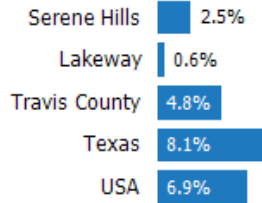
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

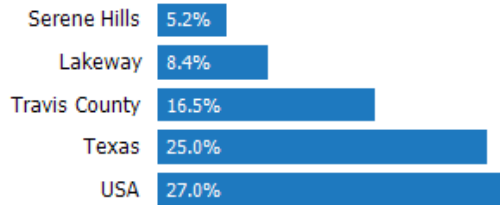
Less Than 9th Grade



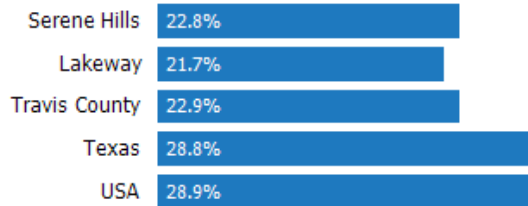
9-12th Grade/No Diploma



High School Graduate



Associate Degree



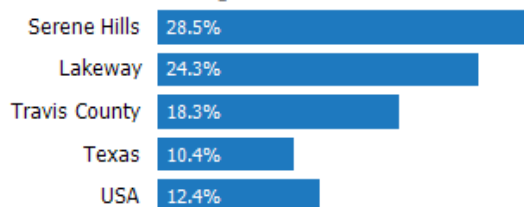
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



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

■ Serene Hills



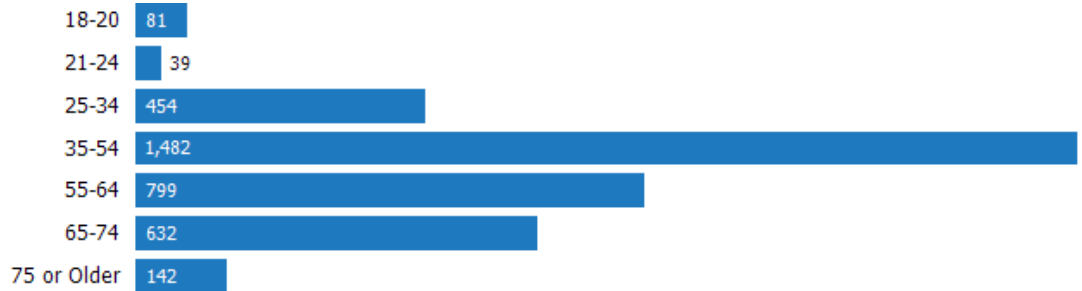
Population of Adults by Age Group

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

■ Serene Hills



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

■ Serene Hills



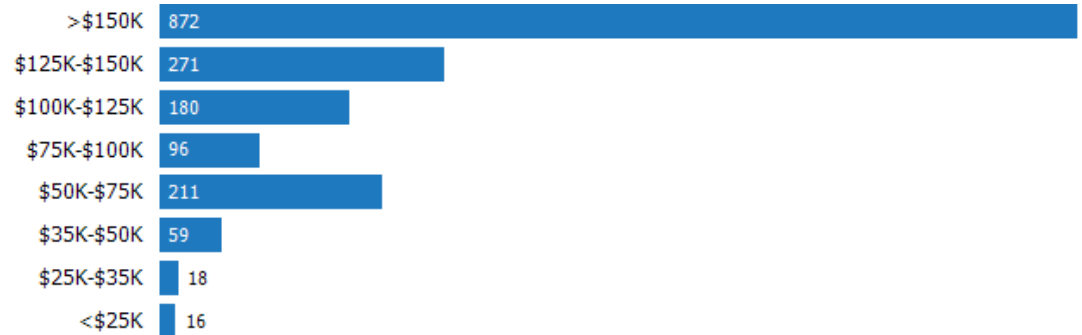
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Serene Hills



Presidential Voting Pattern

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

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	Serene Hills	Lakeway	Travis County	Texas	USA
Income Per Capita	\$78,386	\$69,086	\$43,658	\$31,277	\$34,103
Median Household Income	\$153,813	\$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	–

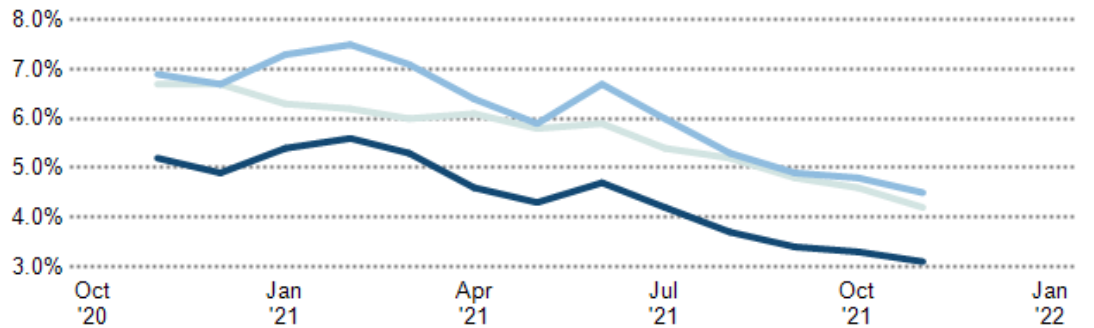
Unemployment Rate

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



Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Serene Hills	Lakeway	Travis County	Texas	USA
Elevation (in feet)	1,965	1,965	1,965	–	–
Annual Rainfall (in inches)	35.01	35.01	35.01	28.24	–
Annual Snowfall (in inches)	1.55	1.55	1.55	3.39	–
Days of Full Sun (per year)	113	113	113	127	–
Travel Time to Work (in minutes)	35	31	26	27	27
Water Quality - Health Violations	–	–	3.92	–	–
Water Quality - Monitoring and Report Violations	–	–	9.83	–	–
Superfund Sites	0	0	0	78	2,402
Brownfield Sites	No	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

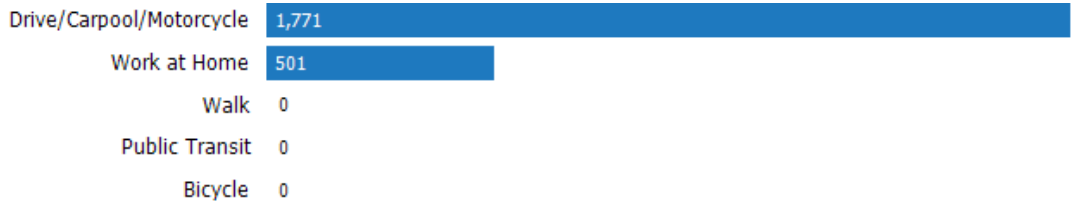


How People Get to Work

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

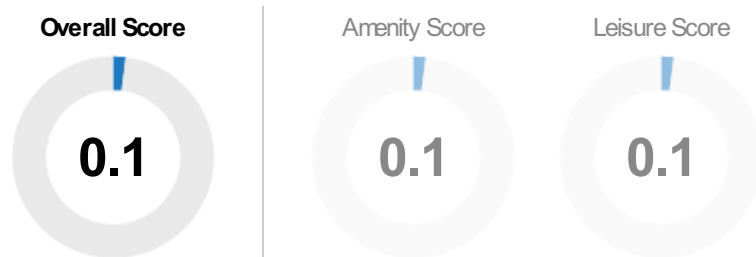


Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly



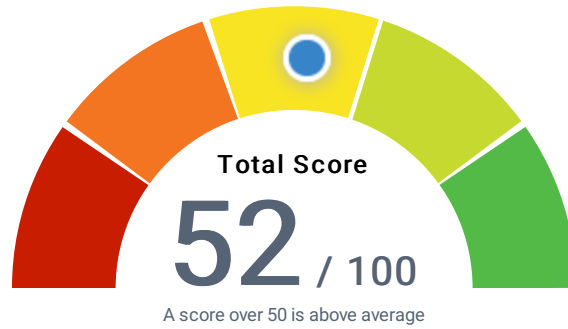
AARP Livability™ Index for 78738

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



Housing	37
Affordability & Access	
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Access to Life, Work & Play	
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- 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>

