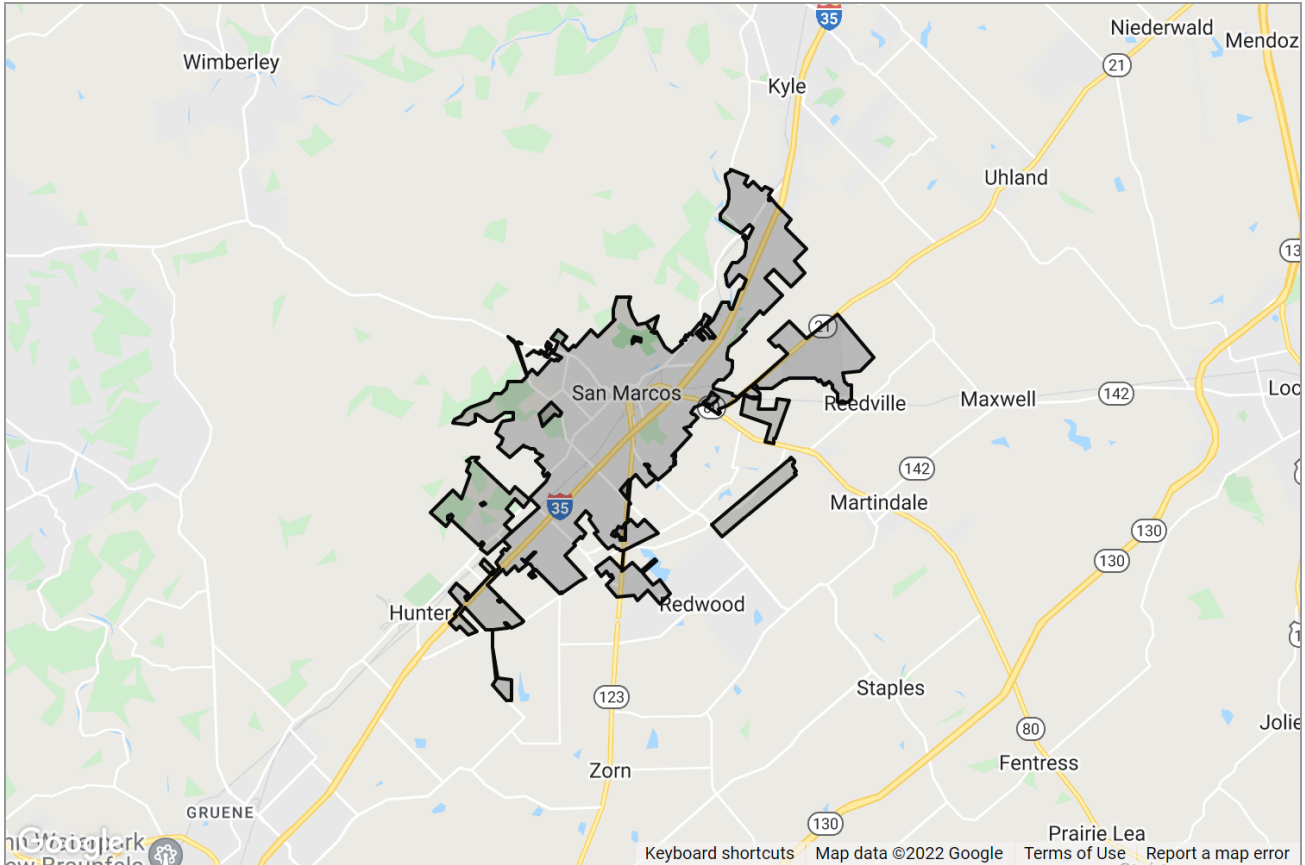




ENGEL & VÖLKERS

NEIGHBORHOOD REPORT

San Marcos, Texas



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

	San Marcos	Hays County	Texas	USA
Median Estimated Home Value	\$298K	\$352K	\$272K	\$313K
Estimated Home Value 12-Month Change	+15.5%	+24.8%	+8.3%	+20.9%
Median List Price	\$382K	\$450K	\$336K	\$130K
List Price 1-Month Change	+8.8%	+0.3%	+0.3%	-4.1%
List Price 12-Month Change	+35.7%	+40.6%	+16.7%	+3.6%
Median Home Age	15	14	33	42
Own	30%	62%	62%	64%
Rent	70%	38%	38%	36%
\$ Value of All Buildings for which Permits Were Issued	-	\$983M	\$43B	\$307B
% Change in Permits for All Buildings	-	+28%	+22%	+13%
% Change in \$ Value for All Buildings	-	+28%	+15%	+10%

Median Sales Price vs. Sales Volume

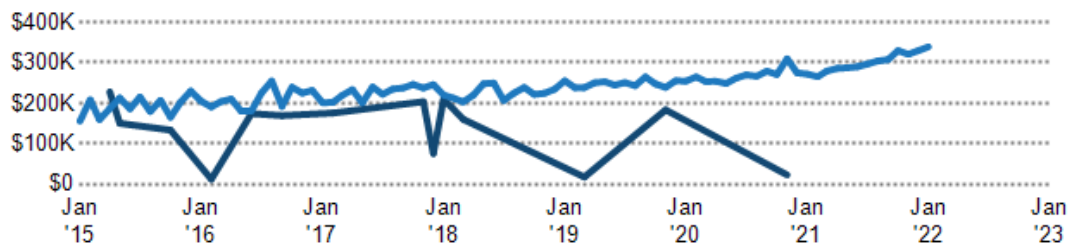
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

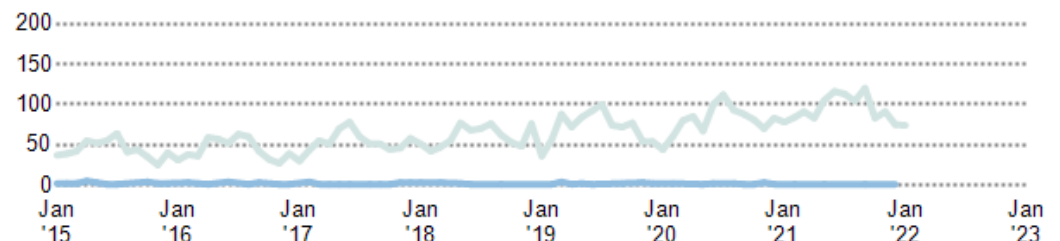
Update Frequency: Monthly

- 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

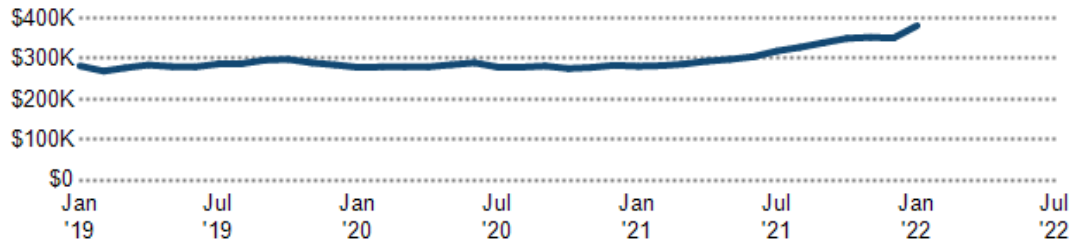
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

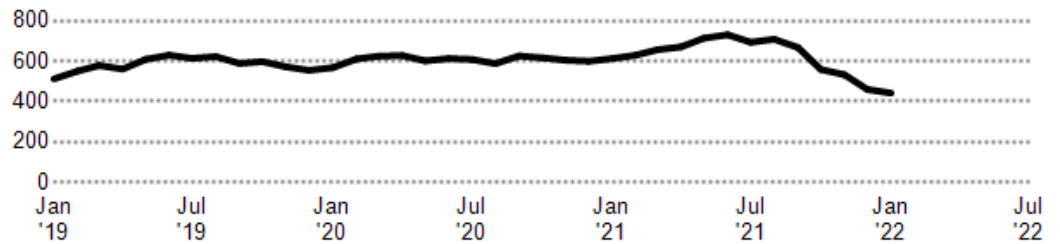
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



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



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



Size of Homes Sold

1600 - 1800 sq. ft. 1

1

1000 - 1200 sq. ft. 1

1

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

■ Sales Count By Living Area

Age Range of Homes Sold

20 - 30 1

1

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

■ Sales Count by Age of House

Neighborhood: People Stats and Charts

	San Marcos	Hays County	Texas	USA
Population	63.2K	213K	28.3M	325M
Population Density per Sq Mi	2.09K	315	108	—
Population Change since 2010	+31.8%	+48.6%	+17.1%	+7.7%
Median Age	24	32	35	38
Male / Female Ratio	48%	50%	50%	49%

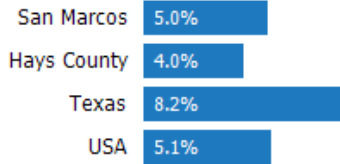
Education Levels of Population

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

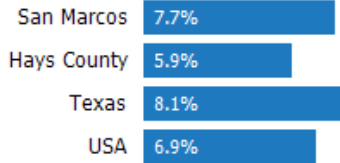
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



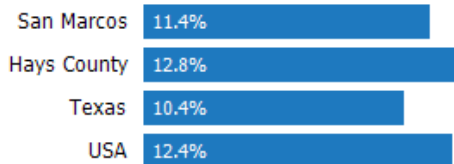
Bachelor's Degree



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

San Marcos



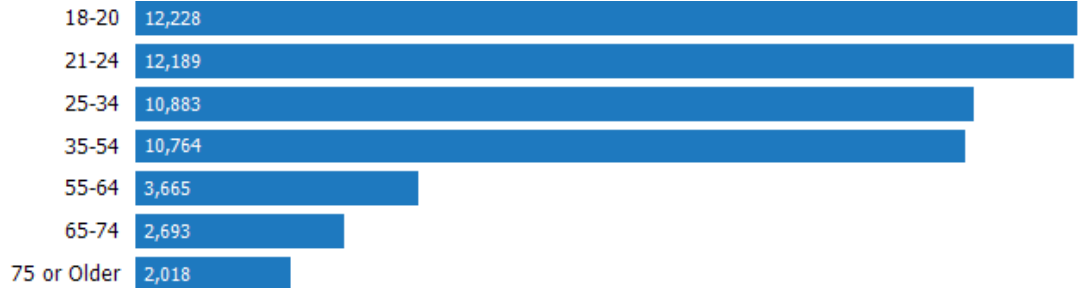
Population of Adults by Age Group

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

San Marcos



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

San Marcos



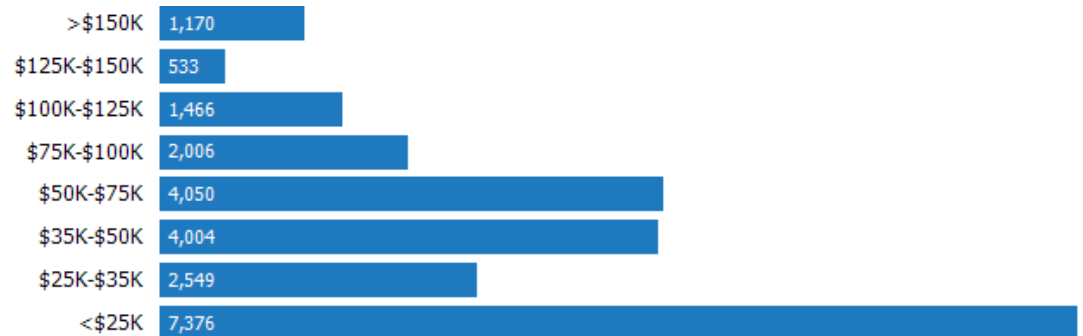
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

San Marcos



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

	San Marcos	Hays County	Texas	USA
Income Per Capita	\$21,598	\$32,118	\$31,277	\$34,103
Median Household Income	\$40,370	\$68,717	\$61,874	\$62,843
Unemployment Rate	3.7%	3.3%	4.5%	4.2%
Unemployment Number	1.34K	4.29K	655K	–
Employment Number	34.7K	126K	13.8M	–
Labor Force Number	36K	130K	14.4M	–

Median Sales Price vs. Unemployment

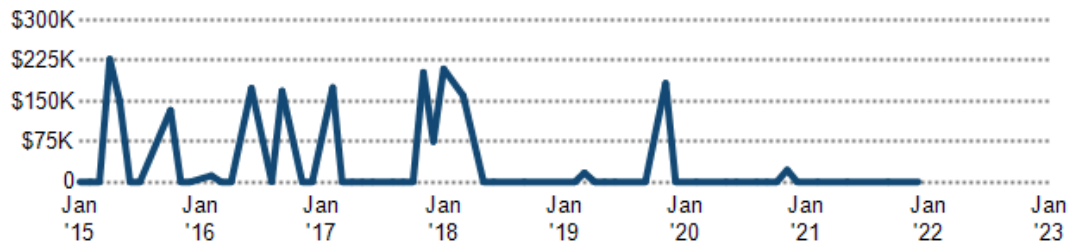
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics
economy.com

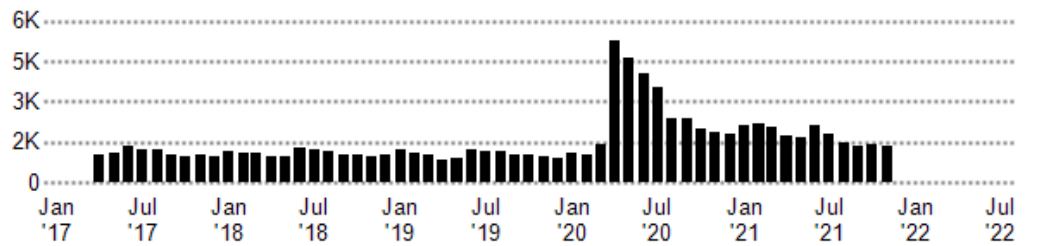
Update Frequency: Monthly

- Median Sales Price
- Unemployment

Median Sales Price



Unemployment



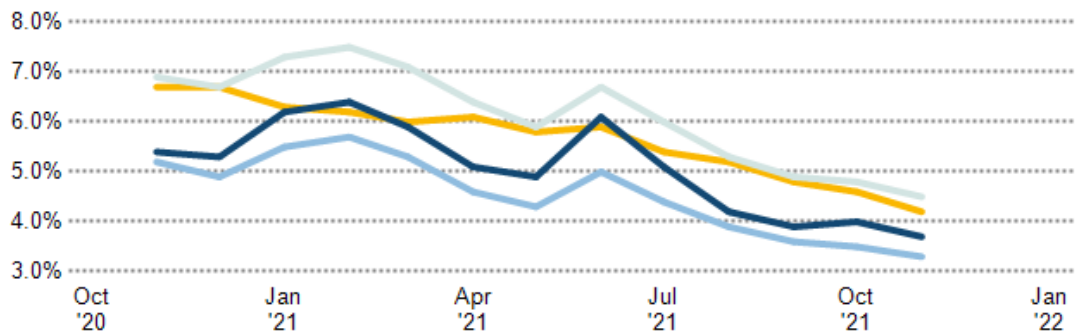
Unemployment Rate

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

- San Marcos
- Hays County
- Texas
- USA



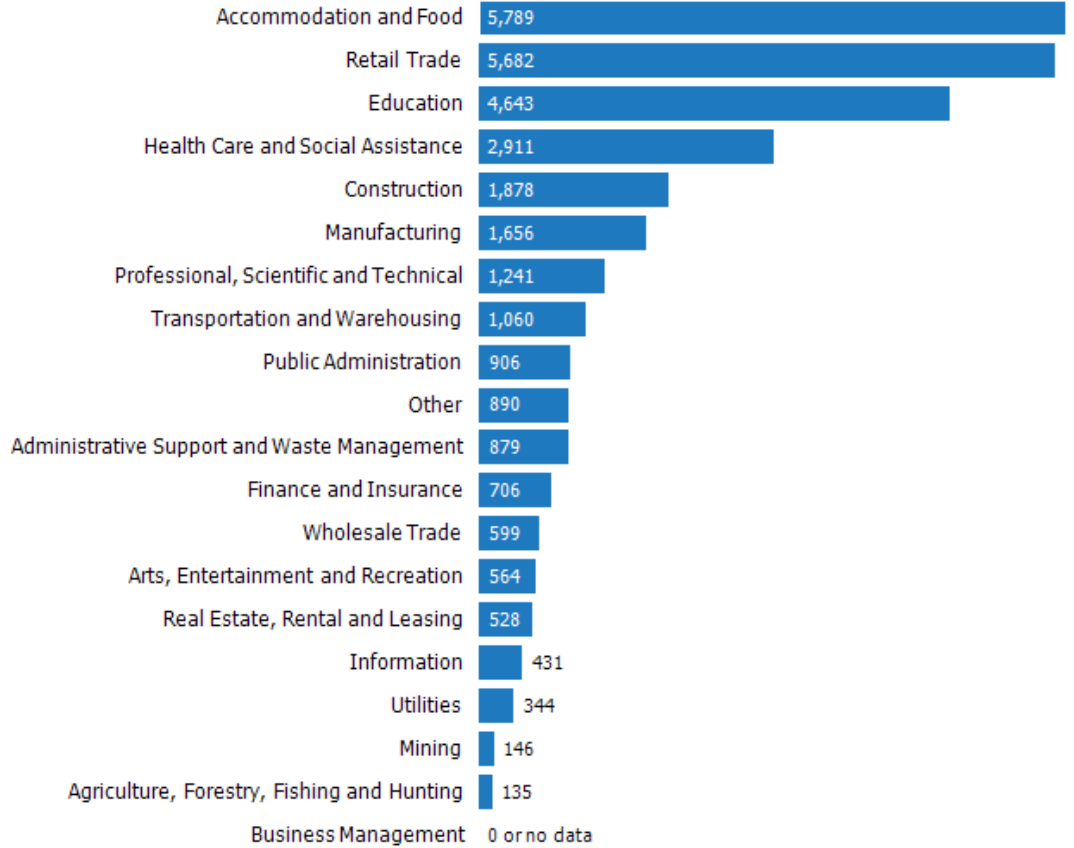
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ San Marcos



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 78666

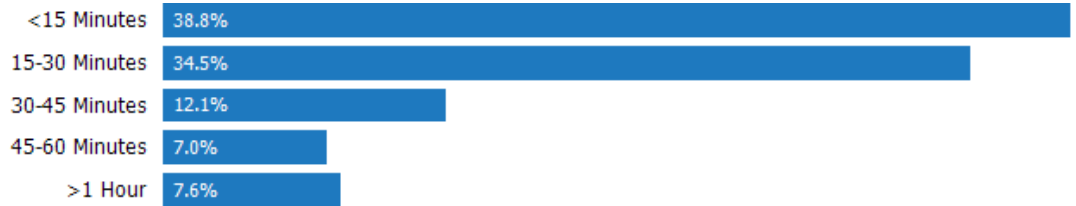
	San Marcos	Hays County	Texas	USA
Elevation (in feet)	1,965	1,965	–	–
Annual Rainfall (in inches)	35.01	35.01	28.24	–
Annual Snowfall (in inches)	1.55	1.55	3.39	–
Days of Full Sun (per year)	113	113	127	–
Travel Time to Work (in minutes)	22	30	27	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	0	78	2,417
Brownfield Sites	Yes	No	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



San Marcos

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



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



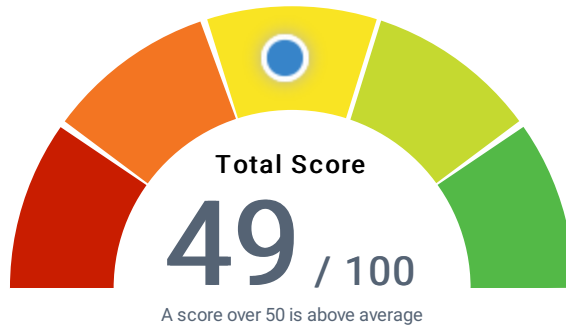
AARP Livability™ Index for 78666

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	66
Affordability & Access	
Neighborhood	44
Access to Life, Work & Play	
Transportation	42
Safe & Convenient Options	
Environment	33
Clean Air & Water	
Health	59
Prevention, Access & Quality	
Engagement	54
Civic & Social Involvement	
Opportunity	47
Inclusion & Possibilities	

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>

