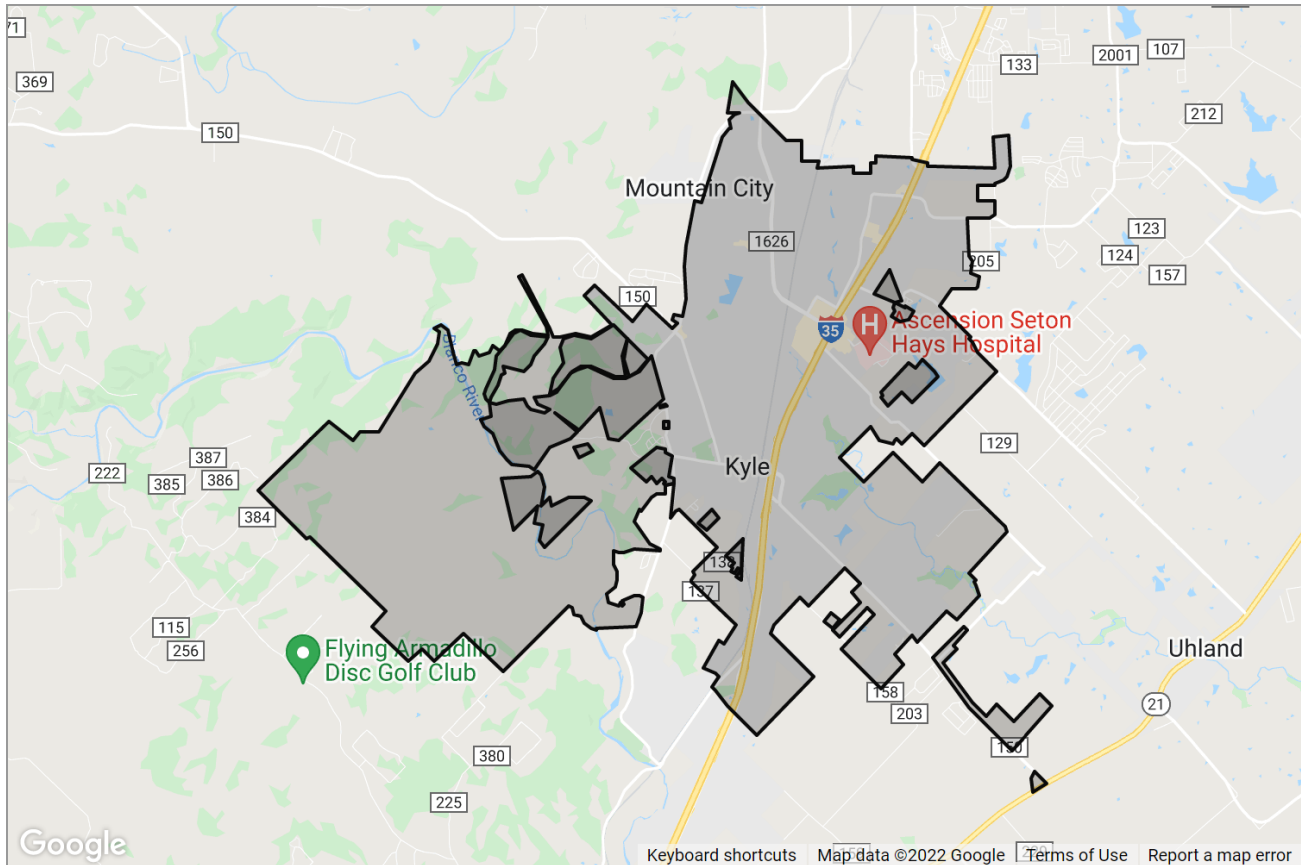




# ENGEL & VÖLKERS

NEIGHBORHOOD REPORT

## Kyle, 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

	Kyle	Hays County	Texas	USA
Median Estimated Home Value	\$304K	\$352K	\$272K	\$313K
Estimated Home Value 12-Month Change	+26.8%	+24.8%	+8.3%	+20.9%
Median List Price	\$391K	\$450K	\$336K	\$130K
List Price 1-Month Change	+0.6%	+0.3%	+0.3%	-4.1%
List Price 12-Month Change	+38.9%	+40.6%	+16.7%	+3.6%
Median Home Age	13	14	33	42
Own	68%	62%	62%	64%
Rent	32%	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

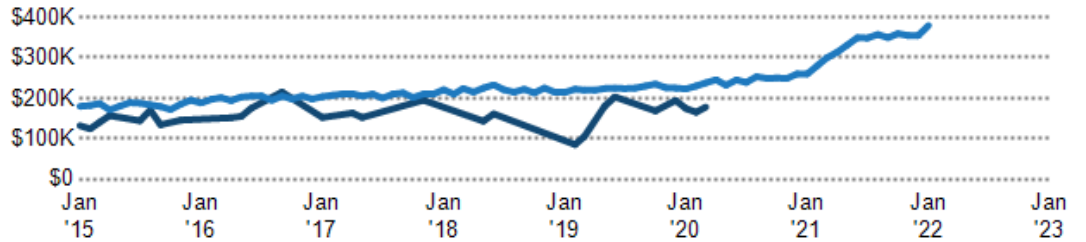
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

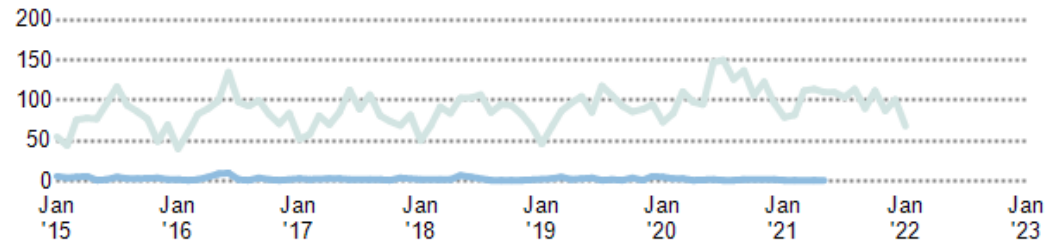
Update Frequency: Monthly

- 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

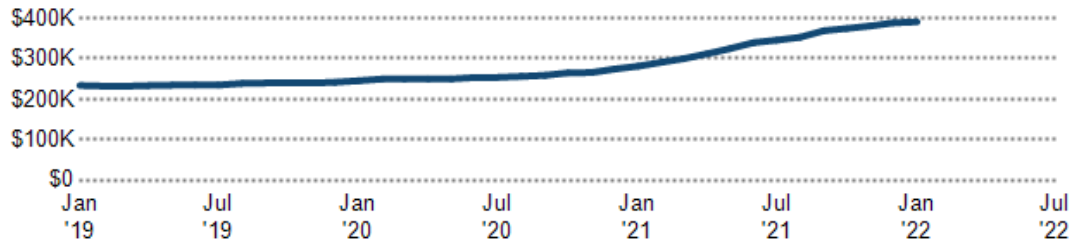
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

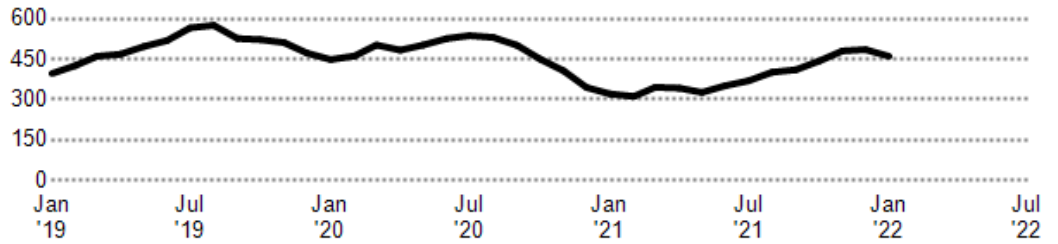
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



# Neighborhood: People Stats and Charts

	Kyle	Hays County	Texas	USA
Population	42.7K	213K	28.3M	325M
Population Density per Sq Mi	2.24K	315	108	—
Population Change since 2010	+64.6%	+48.6%	+17.1%	+7.7%
Median Age	33	32	35	38
Male / Female Ratio	50%	50%	50%	49%

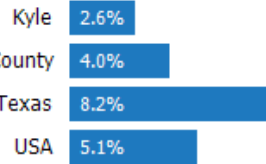
## Education Levels of Population

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

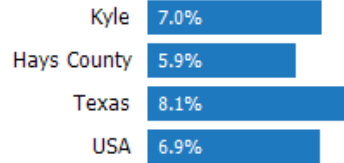
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

### Less Than 9th Grade



### 9-12th Grade/No Diploma



### High School Graduate



### Associate Degree



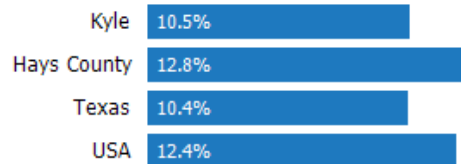
### Bachelor's Degree



### 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

■ Kyle



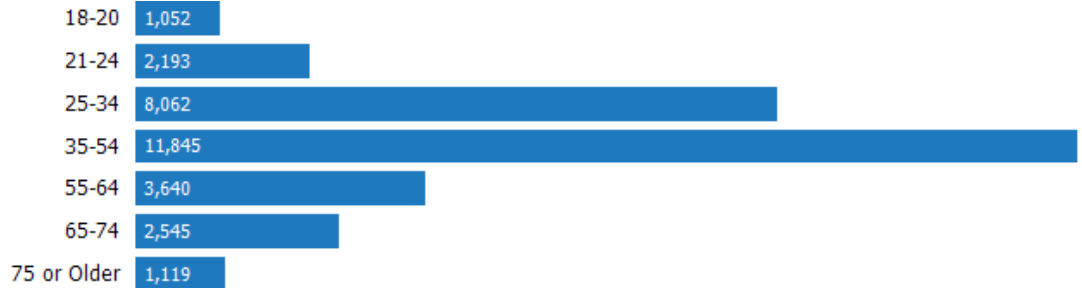
## Population of Adults by Age Group

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

■ Kyle



## 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

■ Kyle



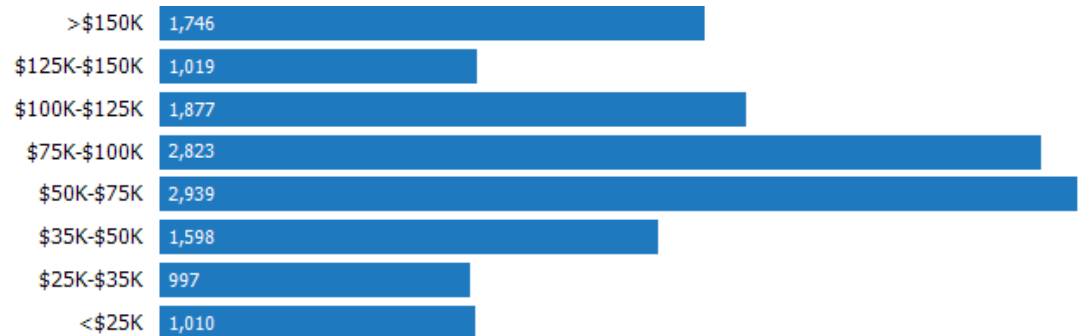
## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Kyle



## 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

	Kyle	Hays County	Texas	USA
Income Per Capita	\$30,593	\$32,118	\$31,277	\$34,103
Median Household Income	\$79,348	\$68,717	\$61,874	\$62,843
Unemployment Rate	3.2%	3.3%	4.5%	4.2%
Unemployment Number	889	4.29K	655K	–
Employment Number	26.7K	126K	13.8M	–
Labor Force Number	27.6K	130K	14.4M	–

## Median Sales Price vs. Unemployment

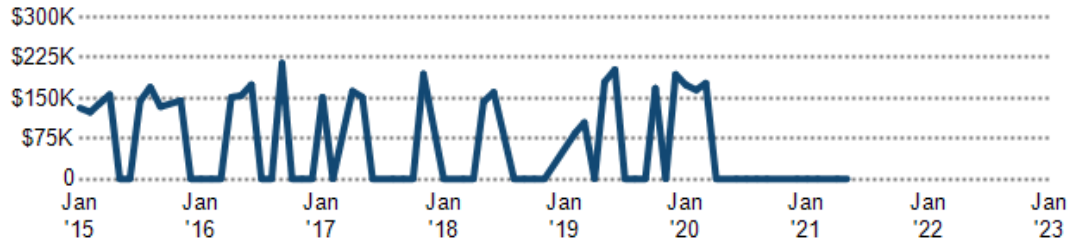
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics  
economy.com

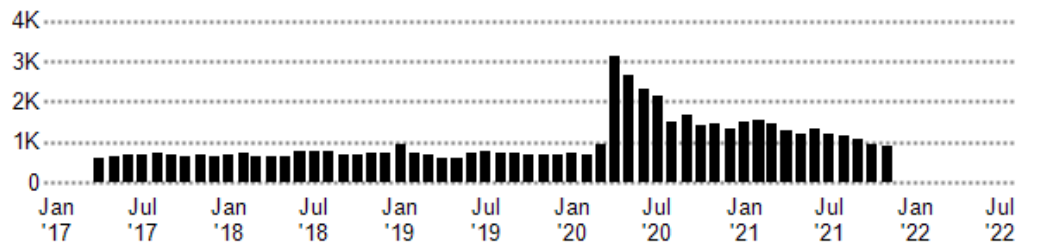
Update Frequency: Monthly

- Median Sales Price
- Unemployment

Median Sales Price



Unemployment



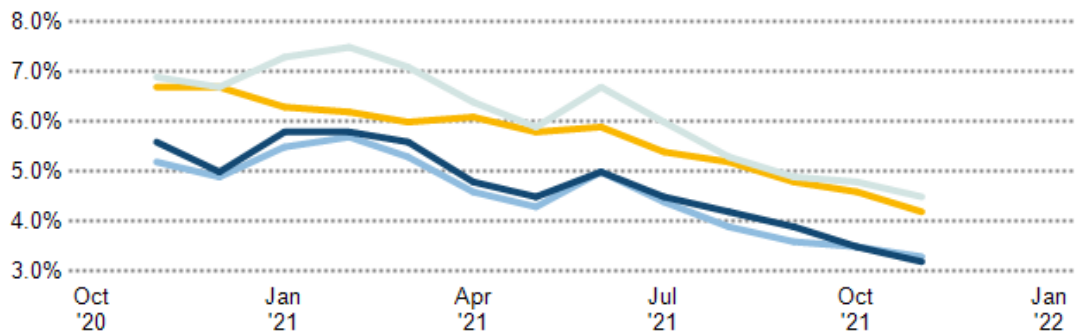
## Unemployment Rate

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

- Kyle
- Hays County
- Texas
- USA



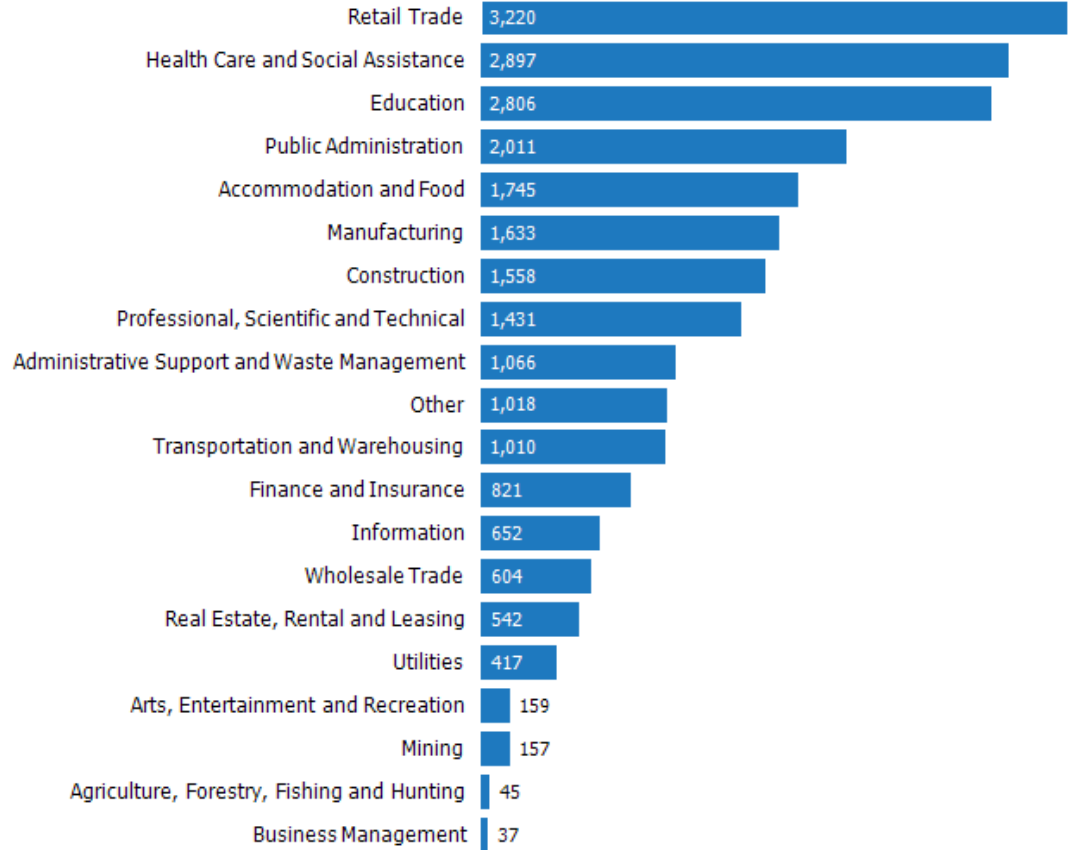
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Kyle





## Neighborhood: Quality of Life Stats and Charts

### Quality of Life in 78640

	Kyle	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)	36	30	27	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	0	78	2,417
Brownfield Sites	No	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



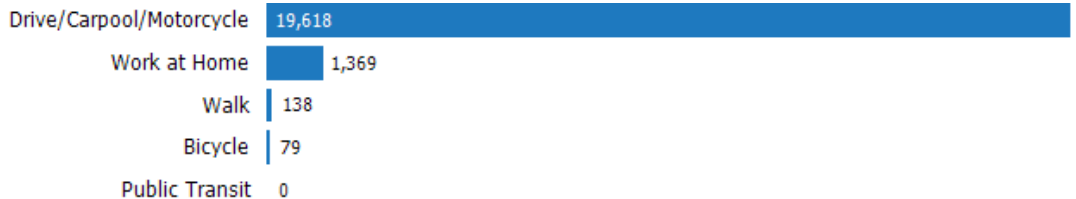
Kyle

### 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

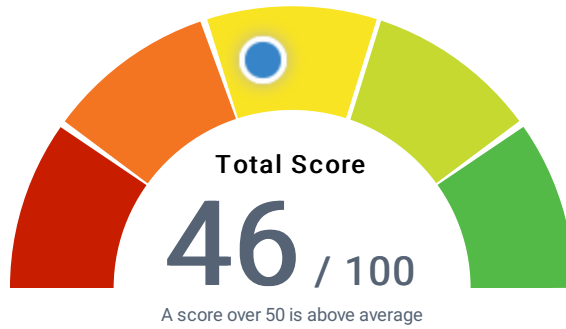


## AARP Livability™ Index for 78640

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



<b>Housing</b>	<b>48</b>
Affordability & Access	
<b>Neighborhood</b>	<b>44</b>
Access to Life, Work & Play	
<b>Transportation</b>	<b>34</b>
Safe & Convenient Options	
<b>Environment</b>	<b>36</b>
Clean Air & Water	
<b>Health</b>	<b>60</b>
Prevention, Access & Quality	
<b>Engagement</b>	<b>46</b>
Civic & Social Involvement	
<b>Opportunity</b>	<b>53</b>
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>

