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Austin-Round Rock-San Marcos MSA | Central Texas Zip Code Scorecard | July 2026

ZIP Code	Category	Market Health Score	Dominant Price Band (by # Sales)	# Sales in Dom. Band	Total # Sales	Avg. DOM (Dom. Band)	Share Qty $500K+	YoY Sales % (vs. Jul 2025)	YoY Median Price %	July 2026 Median Price
78130	🔴 At-Risk	**44**	$200,000-$249,999	40	175	76	16.0%	-12.1%	-0.9%	$330,000
78132	🟠 Soft	**55**	$600,000-$699,999	11	80	59	56.2%	1.3%	-34.6%	$500,000
78602	🔴 At-Risk	**31**	$300,000-$349,999	13	47	154	36.2%	-28.8%	14.0%	$389,000
78610	🔴 At-Risk	**44**	$300,000-$349,999	22	83	76	9.6%	-11.7%	0.3%	$350,000
78612	🟢 Healthy	**80**	$300,000-$349,999	5	20	30	20.0%	42.9%	-15.4%	$350,495
78613	🟠 Soft	**58**	$500,000-$549,999	12	72	31	43.1%	-6.5%	-6.0%	$465,250
78620	🟡 Transitional	**65**	$1,000,000 & over	14	56	71	62.5%	12.0%	-0.8%	$635,000
78626	🟢 Healthy	**79**	$300,000-$349,999	14	51	78	17.6%	18.6%	10.8%	$395,120
78628	🟠 Soft	**56**	$600,000-$699,999	19	133	114	54.9%	14.7%	11.7%	$525,000
78633	🟢 Healthy	**77**	$350,000-$399,999	16	95	27	32.6%	9.2%	-7.7%	$420,000
78634	🟡 Transitional	**67**	$300,000-$349,999	37	109	70	8.3%	12.4%	-4.6%	$342,500
78640	🔴 At-Risk	**35**	$250,000-$299,999	29	112	109	7.1%	-5.9%	-6.2%	$300,000
78641	🟢 Healthy	**75**	$400,000-$449,999	19	140	57	47.1%	3.7%	3.8%	$485,626
78642	🟡 Transitional	**70**	$300,000-$349,999	16	99	58	51.5%	43.5%	-8.2%	$500,300
78660	🟡 Transitional	**72**	$350,000-$399,999	31	122	50	13.1%	6.1%	-6.2%	$380,000
78664	🟢 Healthy	**79**	$350,000-$399,999	12	48	56	22.9%	23.1%	-7.9%	$350,000
78665	🔴 At-Risk	**37**	$350,000-$399,999	17	60	89	25.0%	-25.0%	-3.4%	$401,046
78666	🔴 At-Risk	**41**	$250,000-$299,999	21	87	75	12.6%	-4.4%	-15.0%	$277,990
78669	🔴 At-Risk	**44**	$1,000,000 & over	6	21	99	66.7%	31.2%	-5.8%	$585,000
78681	🟢 Healthy	**76**	$400,000-$449,999	10	58	40	44.8%	13.7%	-5.5%	$484,450
78701	🔴 At-Risk	**27**	$1,000,000 & over	7	24	129	79.2%	-4.0%	1.1%	$672,500
78702	🟢 Healthy	**76**	$1,000,000 & over	8	32	36	87.5%	52.4%	6.2%	$775,000
78703	🔴 At-Risk	**14**	$1,000,000 & over	10	18	61	88.9%	-18.2%	-27.3%	$1,075,000
78704	🟢 Healthy	**77**	$1,000,000 & over	19	51	42	66.7%	34.2%	-0.3%	$742,500
78705	🟡 Transitional	**72**	$300,000-$349,999	7	18	66	5.6%	0.0%	11.8%	$313,750
78717	🔴 At-Risk	**40**	$700,000-$799,999	6	23	38	60.9%	-11.5%	-4.8%	$580,000
78722	🟢 Healthy	**91**	$500,000-$549,999	2	7	13	71.4%	75.0%	29.8%	$545,000
78723	🟡 Transitional	**62**	$450,000-$499,999	8	42	48	64.3%	55.6%	-14.3%	$540,000

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78726	Transitional	**65**	$600,000-$699,999	3	10	8	80.0%	11.1%	-17.6%	$610,000
78727	Transitional	**61**	$500,000-$549,999	3	14	14	57.1%	-17.6%	7.7%	$525,000
78729	Soft	**58**	$400,000-$449,999	3	14	18	21.4%	-17.6%	-2.4%	$424,100
78730	At-Risk	**0**	$1,000,000 & over	6	10	97	90.0%	-28.6%	-24.6%	$1,178,000
78731	Soft	**58**	$1,000,000 & over	17	32	22	87.5%	3.2%	-23.9%	$1,060,000
78732	Soft	**52**	$1,000,000 & over	11	29	63	96.6%	141.7%	-5.9%	$824,000
78733	Healthy	**76**	$1,000,000 & over	7	11	47	90.9%	10.0%	11.4%	$1,225,000
78734	Transitional	**64**	$1,000,000 & over	13	44	59	81.8%	57.1%	-5.4%	$687,500
78735	Soft	**59**	$1,000,000 & over	5	15	71	80.0%	15.4%	-0.9%	$864,400
78736	At-Risk	**32**	$400,000-$449,999	2	10	34	60.0%	-16.7%	-13.7%	$582,500
78737	Soft	**50**	$1,000,000 & over	7	30	16	93.3%	-31.8%	-1.2%	$790,000
78738	Soft	**58**	$1,000,000 & over	28	56	37	92.9%	-1.8%	14.2%	$990,000
78739	Healthy	**80**	$900,000-$999,999	11	35	16	100.0%	34.6%	1.1%	$825,000
78745	Transitional	**60**	$400,000-$449,999	9	56	36	33.9%	7.7%	-16.9%	$448,750
78746	Soft	**56**	$1,000,000 & over	24	27	57	88.9%	42.1%	-24.7%	$1,845,000
78748	Transitional	**73**	$350,000-$399,999	9	48	24	35.4%	-5.9%	0.5%	$458,000
78749	Healthy	**91**	$600,000-$699,999	15	43	17	72.1%	59.3%	17.0%	$600,000
78750	Soft	**52**	$1,000,000 & over	6	19	56	73.7%	-26.9%	29.1%	$849,950
78751	At-Risk	**40**	$250,000-$299,999	2	16	72	68.8%	-27.3%	13.0%	$725,000
78752	Soft	**58**	$150,000-$199,999	1	4	4	25.0%	-55.6%	-9.4%	$389,500
78756	Transitional	**65**	$1,000,000 & over	4	9	25	77.8%	80.0%	-26.0%	$758,500
78757	Transitional	**64**	$1,000,000 & over	12	38	68	76.3%	15.2%	25.8%	$755,000
78758	At-Risk	**41**	$200,000-$249,999	4	21	83	4.8%	-8.7%	-37.5%	$267,000
78759	Healthy	**75**	$1,000,000 & over	10	37	37	70.3%	8.8%	26.7%	$747,250

YoY Sales % compares July 2026 to July 2025 (Matrix/UnlockMLS). YoY Median Price % compares July 2026 to July 2025 (embedded in source data).

CENTRAL TEXAS ZIP CODE SCORECARD

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WHAT IS THE ZIP CODE SCORECARD?

The Central Texas Zip Code Scorecard is a snapshot of how well each zip code is functioning based on buyer behavior. We scored each zip code based on how fast homes are selling in the price range where buyers actually exist, whether sales and prices are holding, and how exposed the zip code is to high-end inventory.

WHAT GOES INTO IT?

Each zip code is evaluated using four factors drawn from UnlockMLS data:

- How fast homes are selling in the price range where most buyers are active
- Whether sales activity is rising or falling compared to last year
- Whether prices are holding, softening, or declining year over year
- How exposed the zip code is to higher-priced inventory, which typically takes longer to sell in today's market

WHY PRICE RANGE MATTERS

Instead of using a single average, this score looks at days on market within the zip code's Dominant Price Band (where most transactions actually occur). This avoids overstating weakness caused by slower-moving luxury homes.

WHAT THE CATEGORIES MEAN

- 🟢 Healthy: Homes priced in the market's sweet spot are selling at a normal pace
- 🟡 Transitional: Buyers are active, but pricing and condition matter more
- 🟠 Soft: Homes are taking longer to sell unless priced aggressively
- 🔴 At-Risk: Inventory is misaligned with current buyer demand and affordability

HOW TO USE THIS

This score is designed to support conversations, not replace local expertise. Conditions can vary by street, property type, and price point, and REALTORS® play a critical role in helping buyers and sellers navigate those differences.

METHODOLOGY

MARKET DIRECTION

Used for:

- YoY Sales % change
- YoY Median Price % change

Purpose: trend & pricing power

VELOCITY BY PRICE BAND

Used for:

- Avg. DOM in the Dominant Price Band (not overall avg)
- Avg. DOM escalation above the dominant band

Purpose: how the zip code actually functions where demand exists

DEMAND STRUCTURE

Used for:

- Dominant Price Band (where most sales occur)
- Exposure to high-end inventory (>$500K share)

Purpose: structural risk vs stability

SCORING FRAMEWORK (0-100)

Final Weights

Component	Weight
Avg. DOM (Dominant Price Band)	35%
YoY Sales Change	30%
YoY Median Price Change	20%
Price-Band Structure Risk	15%

Weighted: Avg. DOM in Dominant Price Band (35%) | Sales (30%) | Price (20%) | Price Band Structure Risk (15%)

FINAL ZIP CODE SCORE FORMULA

Final Score =
(Avg. DOM Score × 0.35) +
(Sales Score × 0.3) +
(Price Score × 0.2) +
(Structure Score × 0.15)

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AVG. DAYS ON MARKET SCORE

Avg. DOM (Dominant)	Score
≤ 60 days	100
61–90	75
91–130	40
>130	0

YOY PRICE SCORE

YoY Price %	Score
≥ +2%	100
0% to +1.9%	75
-0.1% to -5%	40
< -5%	0

YOY SALES SCORE

YoY Sales %	Score
≥ 0%	100
-1% to -10%	75
-11% to -25%	40
< -25%	0

PRICE BAND STRUCTURE SCORE

ZIP Structure	Score
Majority of sales < $400K	100
Majority $400K–$500K	70
>50% of sales > $500K	30
Dominant band > $550K	0