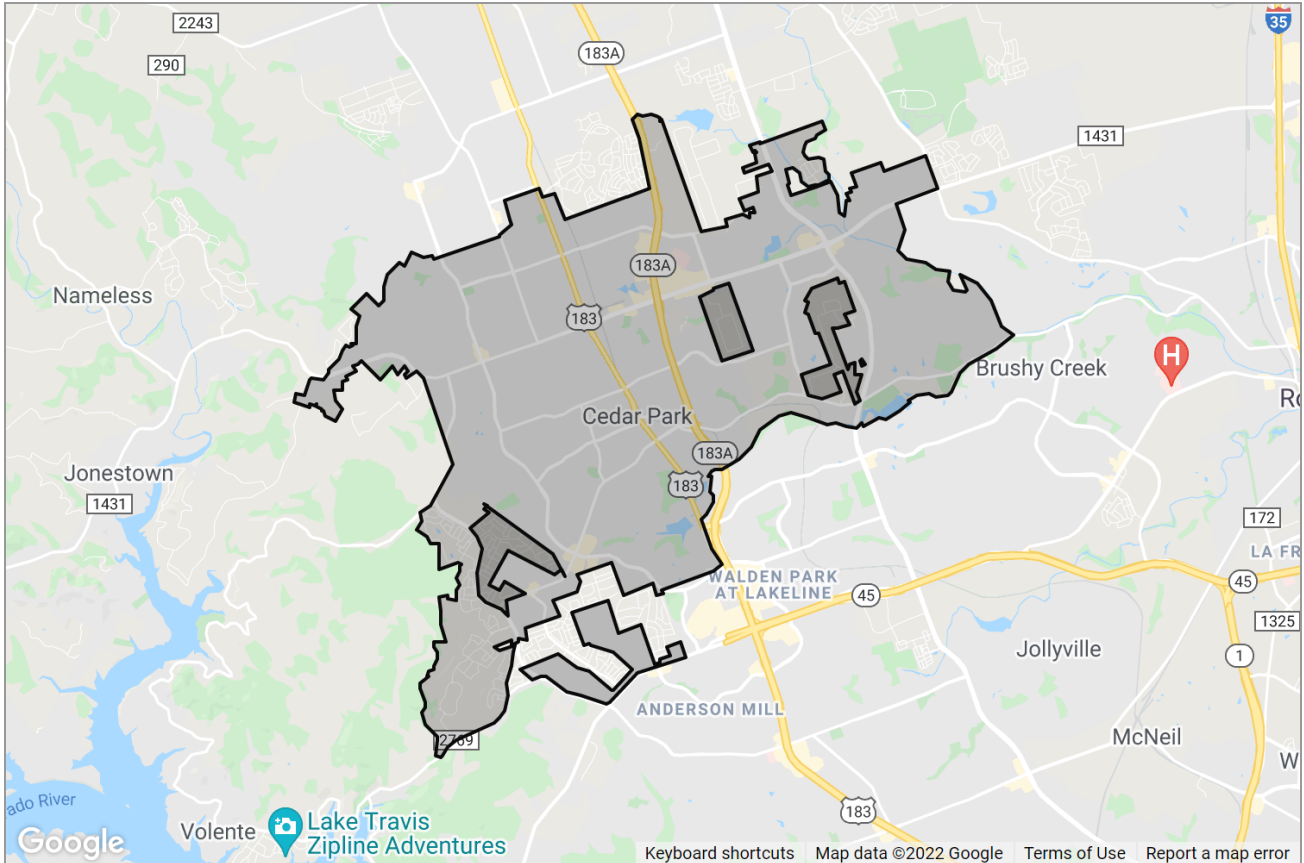# ENGEL&VÖLKERS

NEIGHBORHOOD REPORT

Cedar Park, Texas

Presented by

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KS
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3700 Bee Caves Rd
West Lake Hills, TX 78746

Neighborhood: Housing Stats and Charts

	Cedar Park	Williamson County	Texas	USA
Median Estimated Home Value	$457K	$402K	$267K	$303K
Estimated Home Value 12-Month Change	+33.8%	+30.9%	+8.4%	+19.6%
Median List Price	$553K	$458K	$337K	$130K
List Price 1-Month Change	+0.6%	-0.4%	+0.6%	-8.5%
List Price 12-Month Change	+45.4%	+39.3%	+17.4%	+0.8%
Median Home Age	20	18	33	42
Own	68%	68%	62%	64%
Rent	32%	32%	38%	36%
$ Value of All Buildings for which Permits Were Issued	–	$2.01B	$43B	$307B
% Change in Permits for All Buildings	–	+39%	+22%	+13%
% Change in $ Value for All Buildings	–	+42%	+15%	+10%

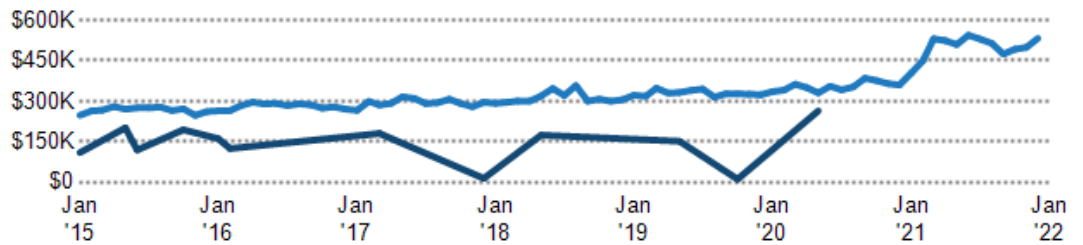## Median Sales Price vs. Sales Volume

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.

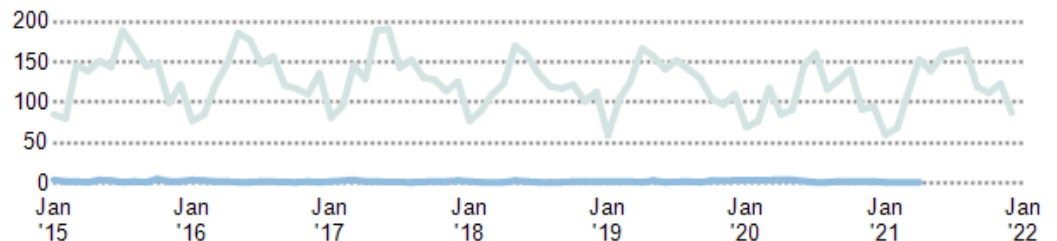Data Source: Public records and listings data

Update Frequency: Monthly

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

Median 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

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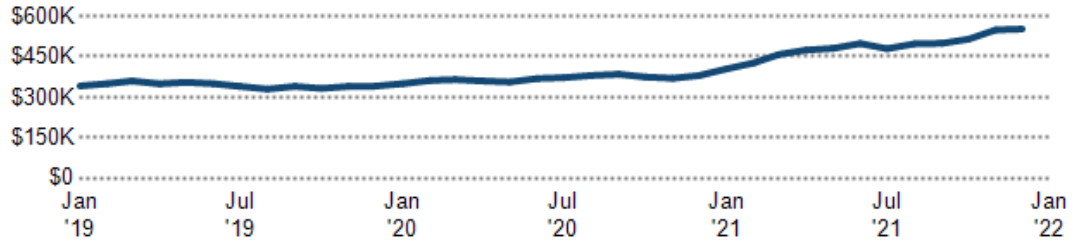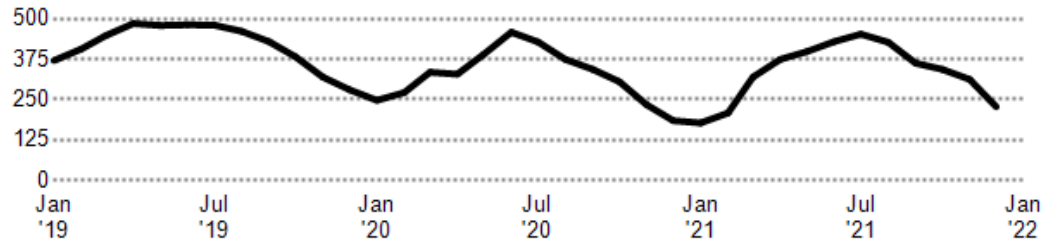
Neighborhood: People Stats and Charts

	Cedar Park	Williamson County	Texas	USA
Population	74.8K	548K	28.3M	325M
Population Density per Sq Mi	3.27K	490	108	–
Population Change since 2010	+33%	+35.1%	+17.1%	+7.7%
Median Age	36	36	35	38
Male / Female Ratio	49%	49%	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.
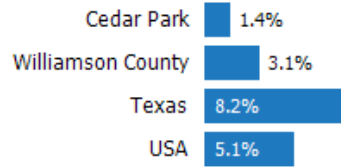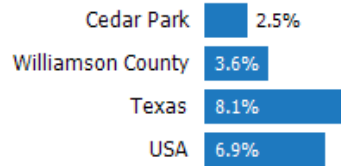
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade

Cedar Park	1.4%
Williamson County	3.1%
Texas	8.2%
USA	5.1%

9-12th Grade/No Diploma

Cedar Park	2.5%
Williamson County	3.6%
Texas	8.1%
USA	6.9%

High School Graduate

Cedar Park	15.0%
Williamson County	20.5%
Texas	25.0%
USA	27.0%

Associate Degree

Cedar Park	31.0%
Williamson County	31.4%
Texas	28.8%
USA	28.9%

Bachelor's Degree

Cedar Park	34.3%
Williamson County	27.4%
Texas	19.5%
USA	19.8%
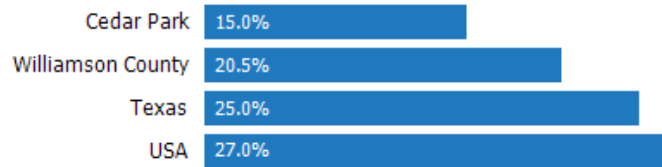
At Least a College Education

Cedar Park	50.1%
Williamson County	41.3%
Texas	29.9%
USA	32.2%

Grad/Professional Degree

Cedar Park	15.8%
Williamson County	13.9%
Texas	10.4%
USA	12.4%

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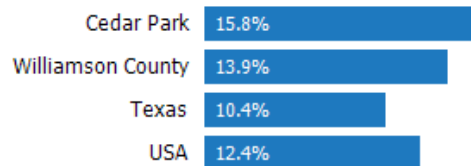
Population of Children by Age Group

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

■ Cedar Park

Age Group	Count
Toddlers	4,472
Elementary School	5,930
Middle School	7,076
High School	3,659

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

■ Cedar Park

Age Group	Count
18-20	2,299
21-24	2,686
25-34	10,674
35-54	24,171
55-64	7,431
65-74	4,067
75 or Older	2,349

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

■ Cedar Park

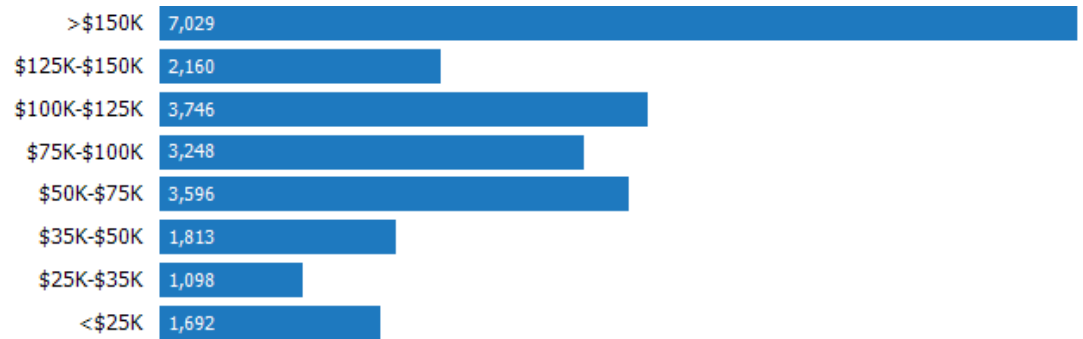| Category	Count
Married with Children	8,422
Married without Children	6,394
Single with Children	1,996

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

■ Cedar Park

Income	Count
>$150K	7,029
$125K-$150K	2,160
$100K-$125K	3,746
$75K-$100K	3,248
$50K-$75K	3,596
$35K-$50K	1,813
$25K-$35K	1,098
<$25K	1,692

Presidential Voting Pattern

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

Data Source: USElectionAtlas.org
Update Frequency: Quadrennially

Votes Democrat	37.9%
Votes Republican	59.4%

Neighborhood: Economic Stats and Charts

	Cedar Park	Williamson County	Texas	USA
Income Per Capita	$41,596	$37,242	$31,277	$34,103
Median Household Income	$104,019	$87,337	$61,874	$62,843
Unemployment Rate	3%	3.2%	4.5%	4.2%
Unemployment Number	1.41K	10.9K	655K	–
Employment Number	44.9K	332K	13.8M	–
Labor Force Number	46.3K	343K	14.4M	–

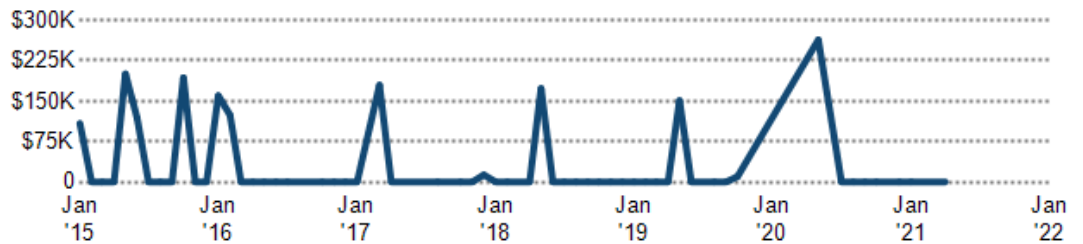## Median Sales Price vs. Unemployment

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.
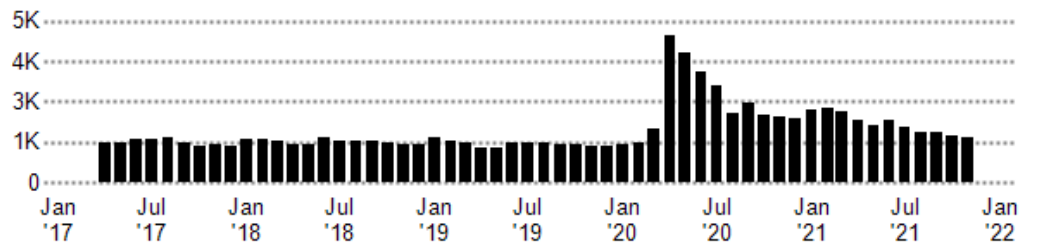
Data Source: Moody's Analytics: economy.com

Update Frequency: Monthly
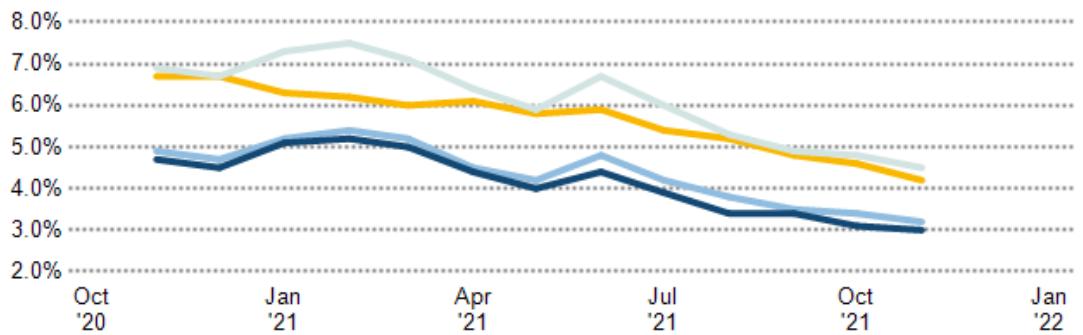
■ Median Sales Price
■ Unemployment

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
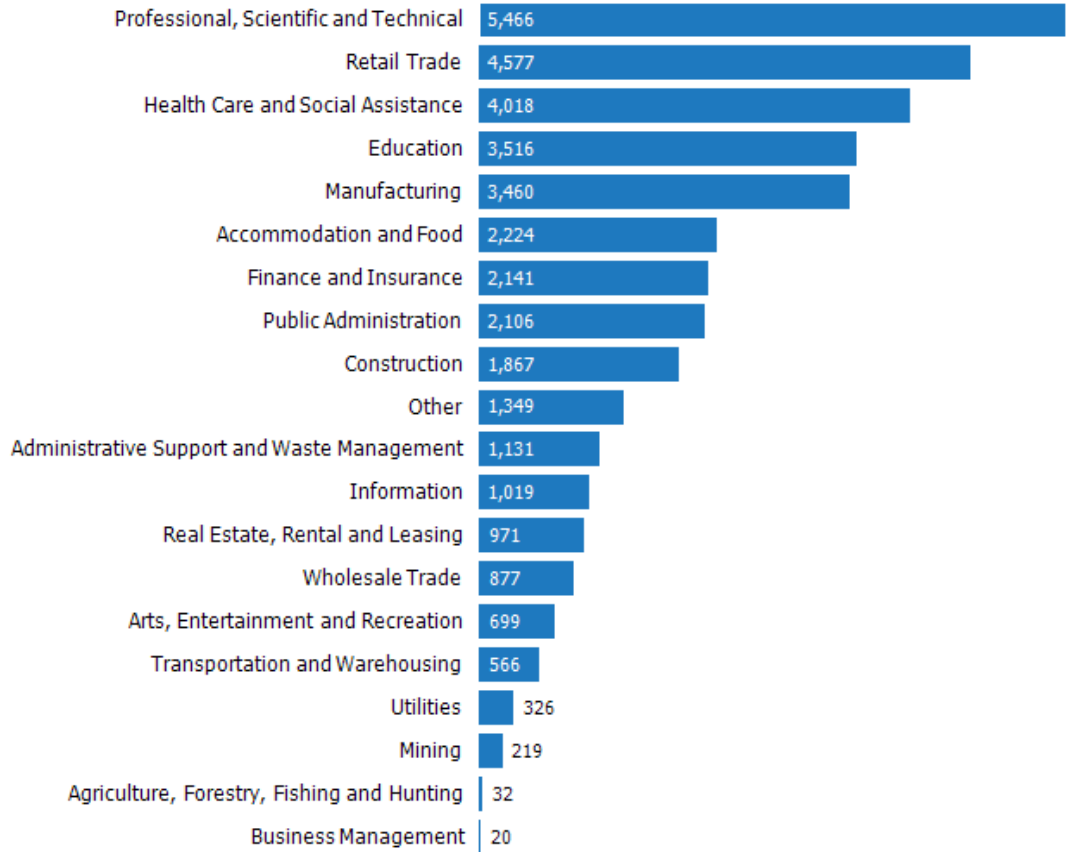
■ Cedar Park
■ Williamson County
■ Texas
■ USA

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Occupational Categories

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

■ Cedar Park

Category	Cedar Park
Professional, Scientific and Technical	5,466
Retail Trade	4,577
Health Care and Social Assistance	4,018
Education	3,516
Manufacturing	3,460
Accommodation and Food	2,224
Finance and Insurance	2,141
Public Administration	2,106
Construction	1,867
Other	1,349
Administrative Support and Waste Management	1,131
Information	1,019
Real Estate, Rental and Leasing	971
Wholesale Trade	877
Arts, Entertainment and Recreation	699
Transportation and Warehousing	566
Utilities	326
Mining	219
Agriculture, Forestry, Fishing and Hunting	32
Business Management	20

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 78613

	Cedar Park	Williamson County	Texas	USA
Elevation (in feet)	1,965	1,975	–	–
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)	28	28	27	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
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

■ Cedar Park

<15 Minutes	20.0%
15-30 Minutes	37.9%
30-45 Minutes	21.3%
45-60 Minutes	11.6%
>1 Hour	9.2%
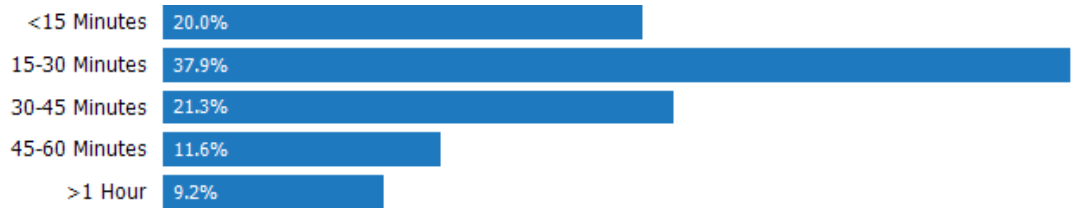
How People Get to Work

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	33,293
Work at Home	4,385
Public Transit	518
Walk	389
Bicycle	130

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

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AARP Livability™ Index for 78613

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

53 / 100

A score over 50 is above average
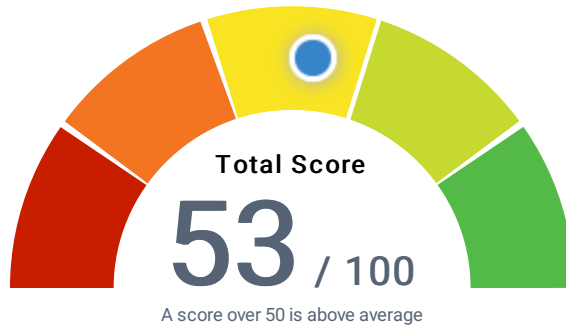
Housing
Affordability & Access
47

Neighborhood
Access to Life, Work & Play
54

Transportation
Safe & Convenient Options
41

Environment
Clean Air & Water
44

Health
Prevention, Access & Quality
60

Engagement
Civic & Social Involvement
56

Opportunity
Inclusion & Possibilities
74

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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.

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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

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