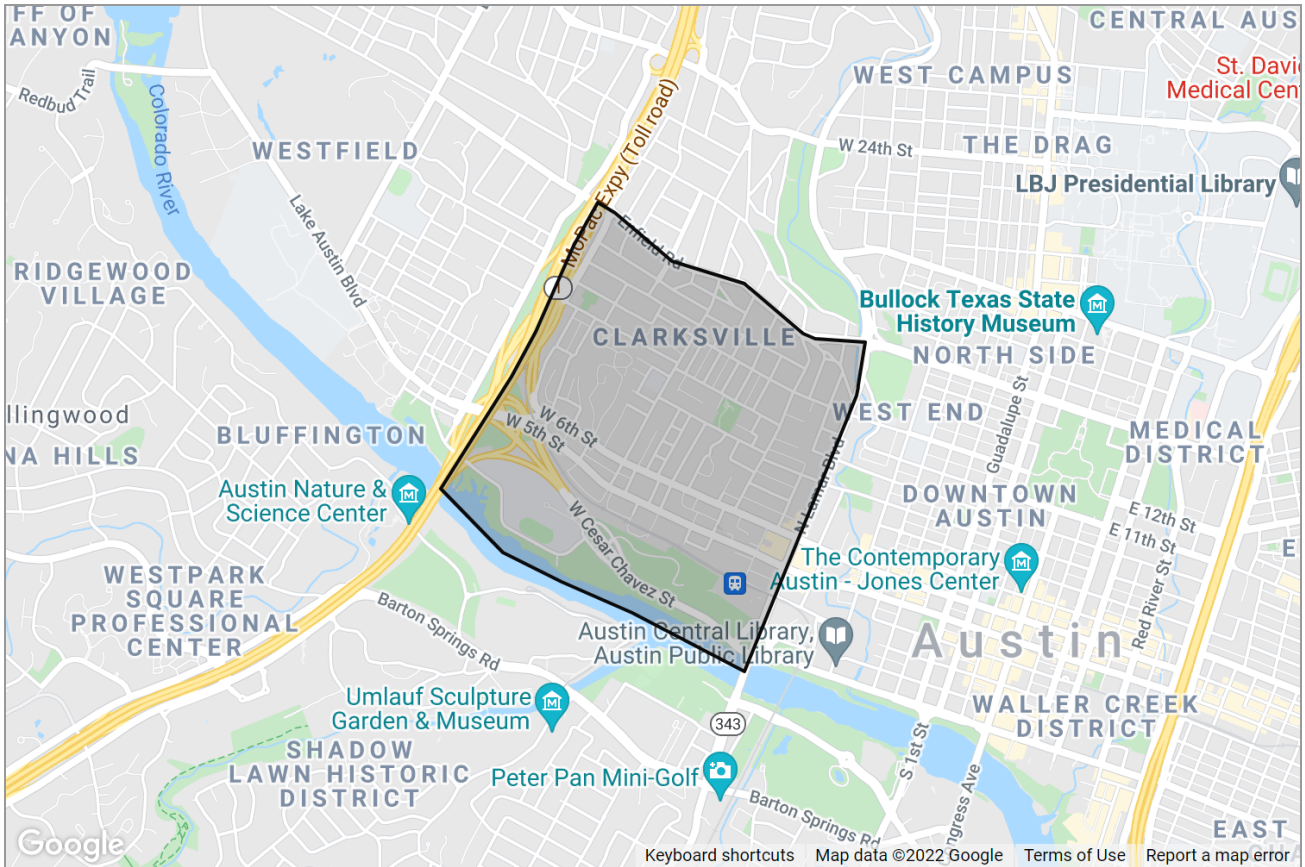# ENGEL&VÖLKERS

NEIGHBORHOOD REPORT

Old West Austin in Austin, TX

Presented by

Kathryn Scarborough

Private Office Advisor

KS

KATHRYN SCARBOROUGH
REAL ESTATE GROUP

Work: 512-970-1355 | Fax: (512) 733-3041

Main: Kathryn.Scarborough@evrealestate.com
Agent: www.kathrynscarborough.com

Engel & Völkers

3700 Bee Caves Rd
West Lake Hills, TX 78746

Neighborhood: Housing Stats and Charts

	Old West Austin	Austin	Travis County	Texas	USA
Median Estimated Home Value	$738K	$501K	$468K	$267K	$303K
Estimated Home Value 12-Month Change	+6.9%	+24.1%	+23.7%	+8.4%	+19.6%
Median List Price	$995K	$575K	$550K	$337K	$130K
List Price 1-Month Change	-17%	-0.2%	0%	+0.6%	-8.5%
List Price 12-Month Change	+16.6%	+10.6%	+19.6%	+17.4%	+0.8%
Median Home Age	61	34	30	33	42
Own	28%	45%	52%	62%	64%
Rent	72%	55%	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%

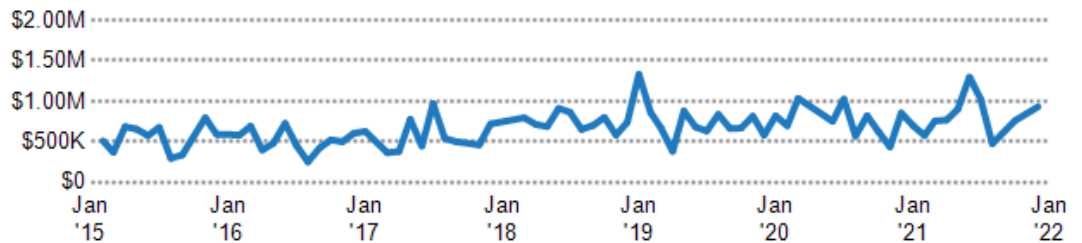## Median Sales Price vs. Sales Volume

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.
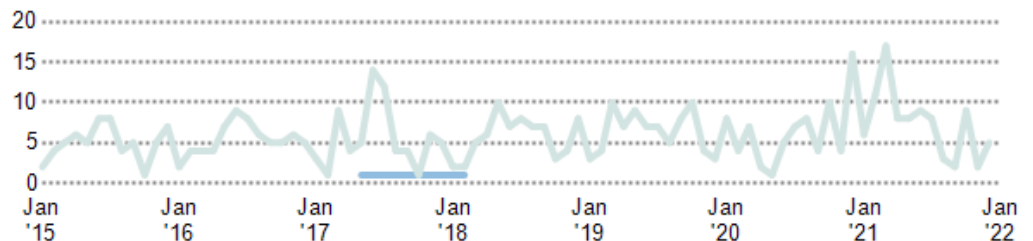
Data Source: Public records and listings data

Update Frequency: Monthly

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

1/31/2022

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

1/31/2022
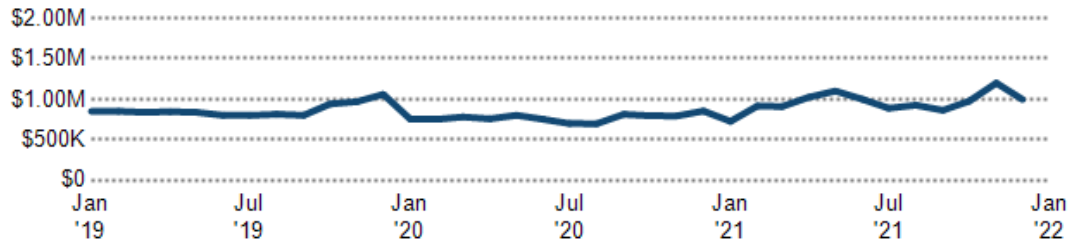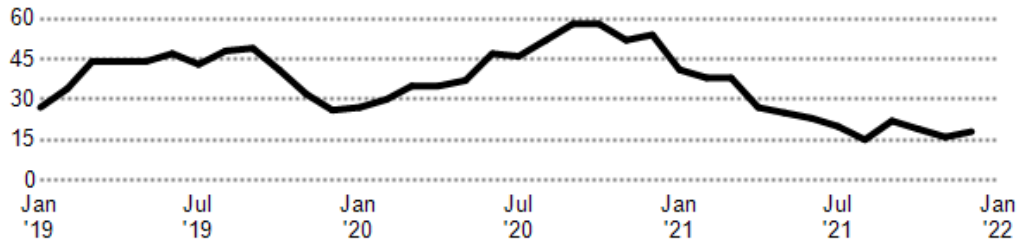
Neighborhood: People Stats and Charts

	Old West Austin	Austin	Travis County	Texas	USA
Population	6.7K	951K	1.23M	28.3M	325M
Population Density per Sq Mi	6.71K	3.19K	1.24K	108	–
Population Change since 2010	+18.7%	+21.4%	+26.2%	+17.1%	+7.7%
Median Age	36	33	34	35	38
Male / Female Ratio	51%	51%	51%	50%	49%

RPR

1/31/2022

Education Levels of Population

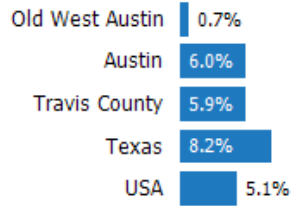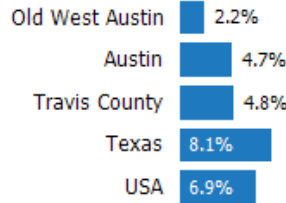This chart shows the educational achievement levels of adults in an area, compared with other geographies.
Data Source: U.S. Census American Community Survey via Esri, 2020
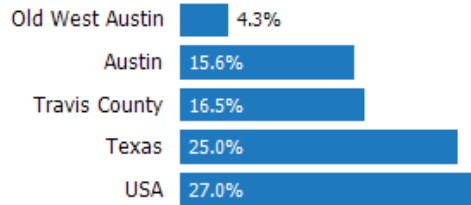Update Frequency: Annually

Less Than 9th Grade

Geography	Percent
Old West Austin	0.7%
Austin	6.0%
Travis County	5.9%
Texas	8.2%
USA	5.1%

9-12th Grade/No Diploma

Geography	Percent
Old West Austin	2.2%
Austin	4.7%
Travis County	4.8%
Texas	8.1%
USA	6.9%

High School Graduate

Geography	Percent
Old West Austin	4.3%
Austin	15.6%
Travis County	16.5%
Texas	25.0%
USA	27.0%

Associate Degree

Geography	Percent
Old West Austin	12.4%
Austin	22.1%
Travis County	22.9%
Texas	28.8%
USA	28.9%

Bachelor's Degree

Geography	Percent
Old West Austin	48.1%
Austin	32.3%
Travis County	31.7%
Texas	19.5%
USA	19.8%
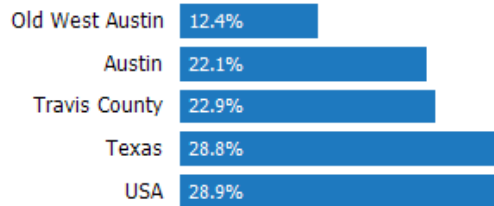
At Least a College Education

Geography	Percent
Old West Austin	80.3%
Austin	51.7%
Travis County	50.0%
Texas	29.9%
USA	32.2%

Grad/Professional Degree

Geography	Percent
Old West Austin	32.3%
Austin	19.4%
Travis County	18.3%
Texas	10.4%
USA	12.4%
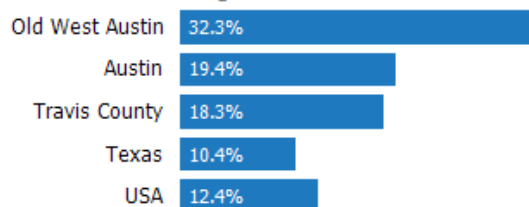
Population of Children by Age Group

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

■ Old West Austin

Age Group	Value
Toddlers	193
Elementary School	93
Middle School	132
High School	31

Population of Adults by Age Group
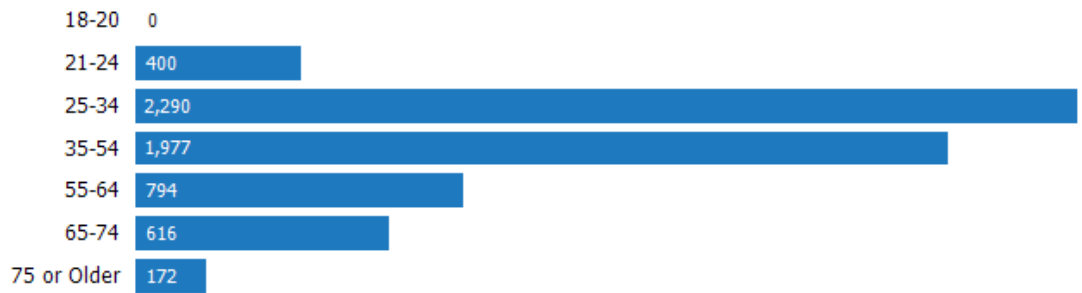
This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Old West Austin

Age Group	Value
18-20	0
21-24	400
25-34	2,290
35-54	1,977
55-64	794
65-74	616
75 or Older	172

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

■ Old West Austin

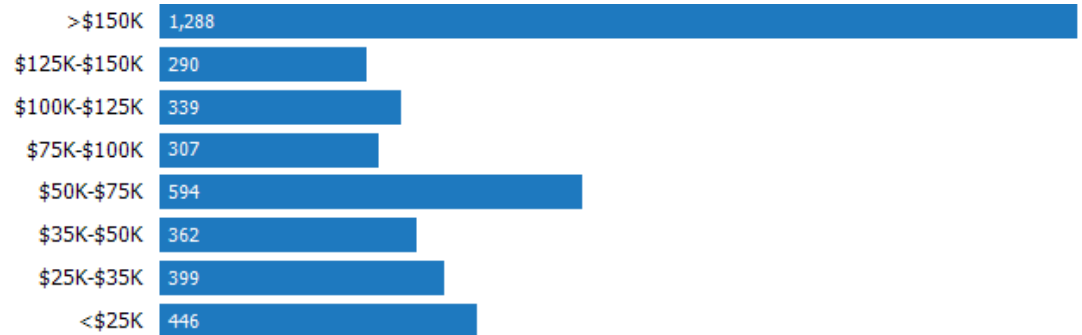| Category	Value
Married with Children	212
Married without Children	860
Single with Children	36

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Old West Austin

Income Bracket	Value
>$150K	1,288
$125K-$150K	290
$100K-$125K	339
$75K-$100K	307
$50K-$75K	594
$35K-$50K	362
$25K-$35K	399
<$25K	446

Presidential Voting Pattern

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

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Category	Value
Votes Democrat	60.1%
Votes Republican	36.2%

Neighborhood: Economic Stats and Charts

|	Old West Austin	Austin	Travis County	Texas	USA
Income Per Capita	$97,245	$43,043	$43,658	$31,277	$34,103
Median Household Income	$92,223	$71,576	$75,887	$61,874	$62,843
Unemployment Rate	–	3%	3.1%	4.5%	4.2%
Unemployment Number	–	19K	24.8K	655K	–
Employment Number	–	612K	769K	13.8M	–
Labor Force Number	–	631K	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
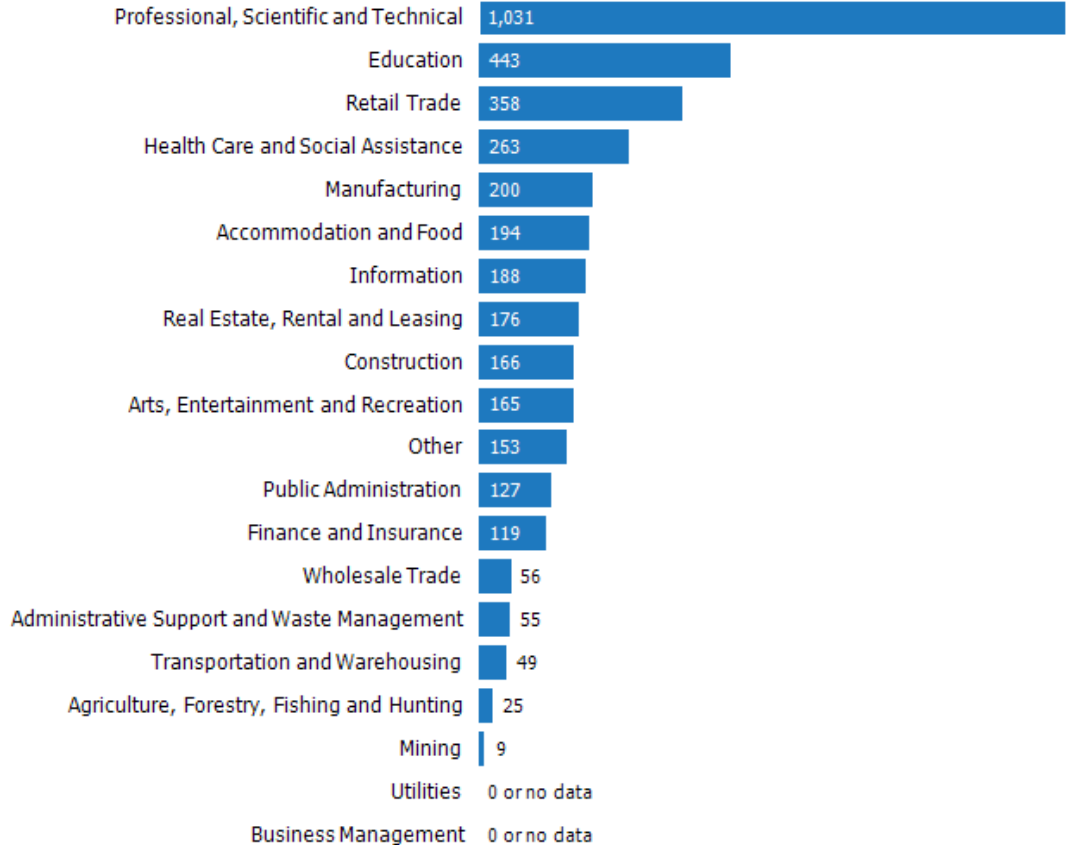
- Austin
- Travis County
- Texas
- USA
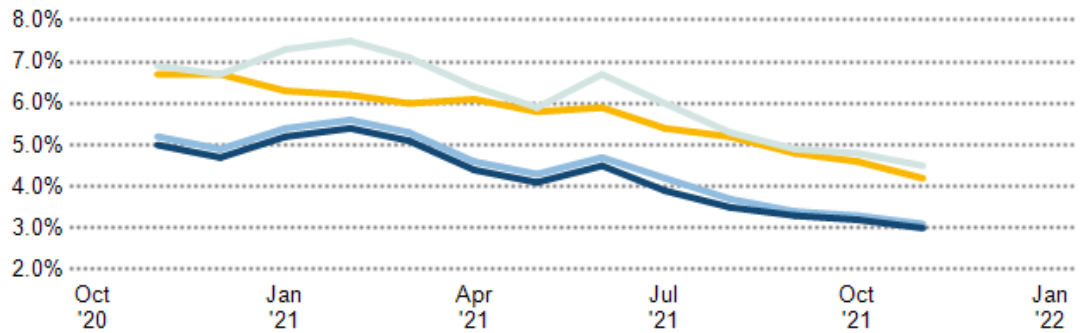
Occupational Categories

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

- Old West Austin

Category	Value
Professional, Scientific and Technical	1,031
Education	443
Retail Trade	358
Health Care and Social Assistance	263
Manufacturing	200
Accommodation and Food	194
Information	188
Real Estate, Rental and Leasing	176
Construction	166
Arts, Entertainment and Recreation	165
Other	153
Public Administration	127
Finance and Insurance	119
Wholesale Trade	56
Administrative Support and Waste Management	55
Transportation and Warehousing	49
Agriculture, Forestry, Fishing and Hunting	25
Mining	9
Utilities	0 or no data
Business Management	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Old West Austin	Austin	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)	19	25	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	Yes	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

■ Old West Austin

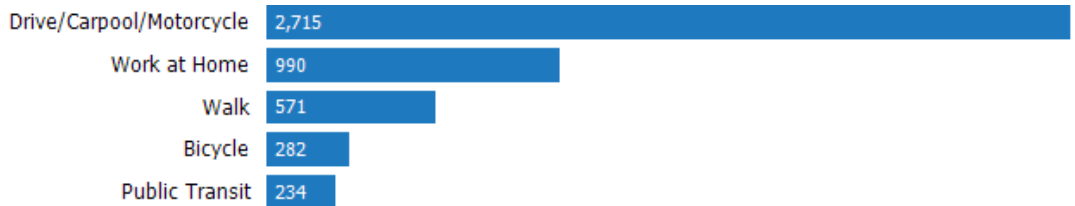|	
<15 Minutes	40.1%
15-30 Minutes	40.9%
30-45 Minutes	12.1%
45-60 Minutes	1.6%
>1 Hour	5.4%

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	2,715
Work at Home	990
Walk	571
Bicycle	282
Public Transit	234

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

Overall Score
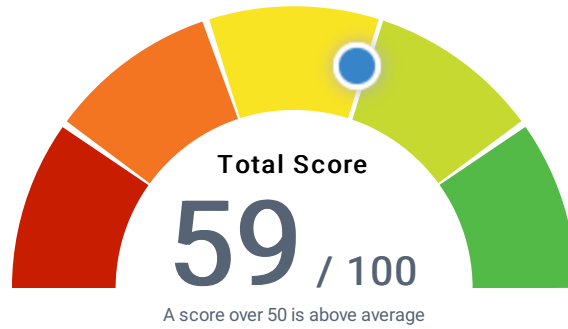3.5

Amenity Score
3.5

Leisure Score
3.9

1/31/2022
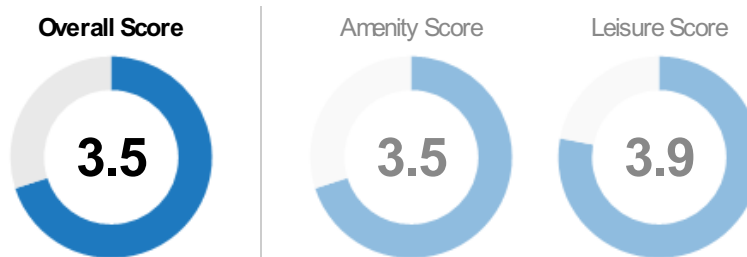
AARP Livability™ Index for 78703

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

59 / 100

A score over 50 is above average

Housing Affordability & Access		**43**
Neighborhood Access to Life, Work & Play		**67**
Transportation Safe & Convenient Options		**51**
Environment Clean Air & Water		**52**
Health Prevention, Access & Quality		**79**
Engagement Civic & Social Involvement		**65**
Opportunity Inclusion & Possibilities		**55**

1/31/2022

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