

Cottonwood Shores, Texas



Robbie English

Broker, National Real Estate Instructor | GRI, CRB, SRS

📞 Mobile (512) 400-3082

✉️ robbie@robbieenglish.com

🌐 robbieenglish.com

Robbie English
educated experienced entrusted

Uncommon Realty

5114 Balcones Woods Drive, Suite 307-292



ABOUT uncommonREALTY

Welcome to Uncommon Realty, where the ordinary becomes extraordinary and your home-buying journey in Austin, Texas, is transformed into a seamless, empowering experience. We are not just another real estate firm—we are a revolution in the industry, offering buyers a unique blend of expertise, innovation, and personalized service that sets us apart in the Austin market.

THE UNCOMMON APPROACH

At Uncommon Realty, we believe that every client deserves a tailored experience. Our approach is refreshing and distinctive—we prioritize your needs, listen to your desires, and work tirelessly to find the perfect property that matches your vision. Our team of expert agents understands that buying a home is more than just a transaction; it's about finding a place that inspires you, a home that resonates with your lifestyle and aspirations.

UNPARALLELED MARKET INSIGHT

Austin's real estate market is dynamic and ever-changing. Navigating it requires not just knowledge, but insight and foresight. Uncommon Realty offers buyers an unmatched understanding of the Austin market. We stay ahead of trends, ensuring that you have access to the latest listings, off-market opportunities, and cutting-edge data that empowers you to make informed decisions. With us, you're not just buying a house; you're securing an investment in one of the nation's most sought-after cities.

PERSONALIZED SERVICE WITH A CUTTING-EDGE EDGE

What truly makes Uncommon Realty stand out is our commitment to personalized service. We know that no two buyers are the same, and we tailor our strategies to meet your individual needs. From your first consultation to closing day, our agents are dedicated to providing a seamless, stress-free experience. We use advanced technology to streamline the process, offering virtual tours, real-time updates, and a digital-first approach that keeps you in the loop, no matter where you are.

DISCOVER THE UNCOMMON DIFFERENCE

Buying a home in Austin, Texas, should be an exciting and fulfilling experience. At Uncommon Realty, we make that possible by combining passion, innovation, and an unwavering commitment to your success. Whether you're a first-time buyer or a seasoned investor, we invite you to discover what it means to work with a real estate firm that truly is uncommon.

Housing

Housing Facts & Stats

	Cottonwood...	Burnet County	Texas	USA
Median Estimated Home Value	\$294K	\$378K	\$334K	\$370K
Est. Home Value 12-Mo. Change	-1.9%	-8.1%	-1.1%	+2.5%
Median List Price	\$327K	\$599K	\$375K	–
List Price 1-Month Change	+3.9%	-0.1%	+4.1%	–
List Price 12-Month Change	-6.2%	-11.3%	+2.4%	–
Median Home Age	24	26	34	44
Own	72%	77%	63%	65%
Rent	28%	23%	37%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$433.97M	\$50.83B	\$365.37B
% Change in permits (for all buildings)	–	+19%	-3%	-6%
% Change in \$ value (for all buildings)	–	+46%	-4%	-5%

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Single Family + Condo/Townhouse/Apt.

March 2025

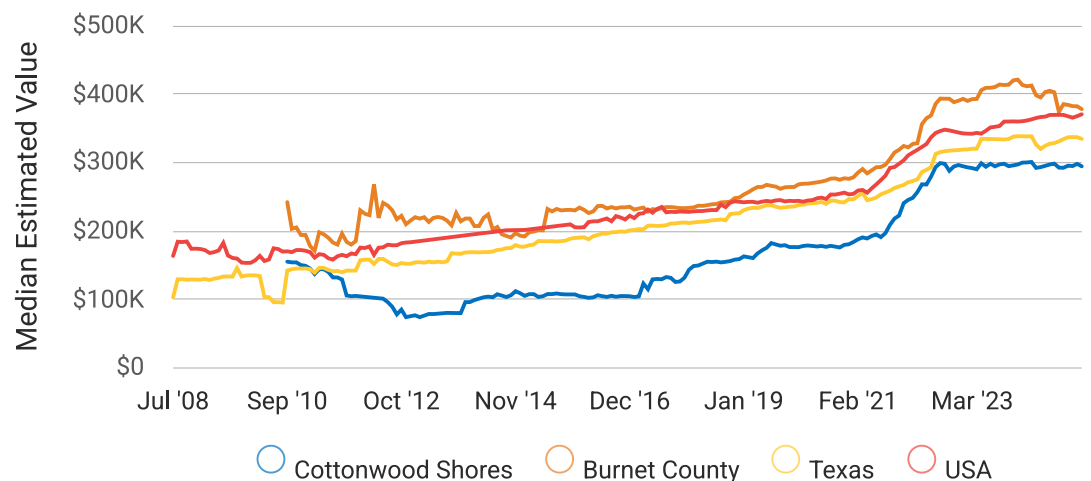
Seller's Market Balanced Market Buyer's Market

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
6.97	100.1%	88	\$309,450
↑ 21.22% MoM	↑ 2.8% MoM	↑ 238.46% MoM	↑ 15.04% MoM

Single Family + Condo/Townhouse/Apt.

Update Frequency: Monthly

12 Month Change
-1.9%



Cottonwood Shores, Texas

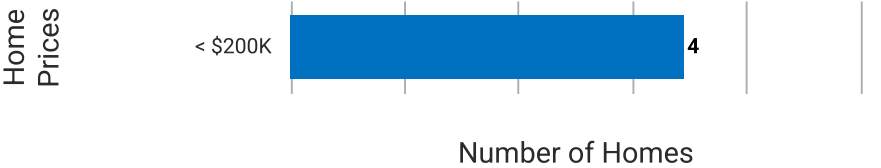
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three 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 is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

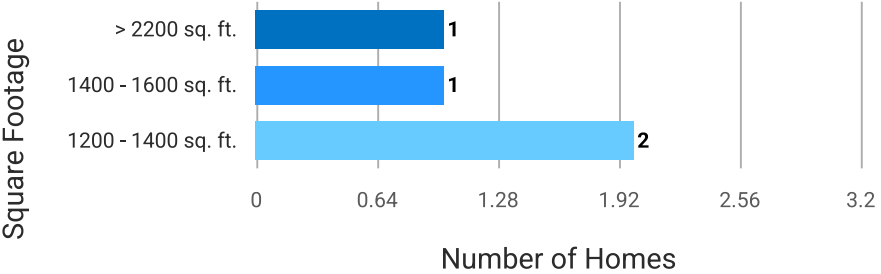


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

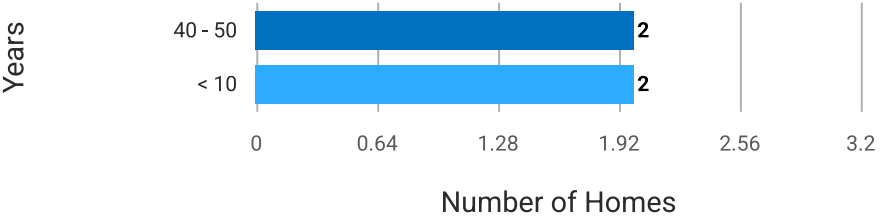


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

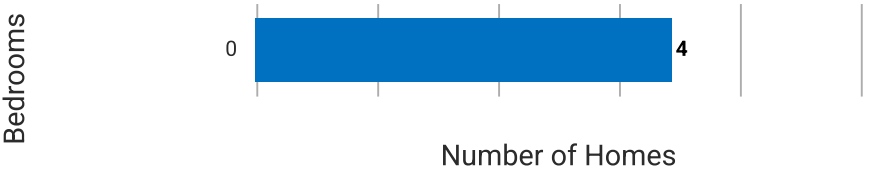


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Cottonwood...	Burnet County	Texas	USA
Population	2K	51K	29.64M	332.39M
Population Density per Sq Mi	1.52K	51	113	94
Pop Change since 2020	+15.3%	+0%	+5.9%	+2.1%
Median Age	34	45	36	39
Male / Female Ratio	48%	49%	50%	50%

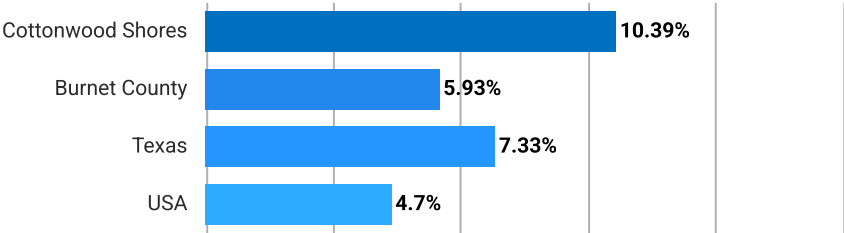
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



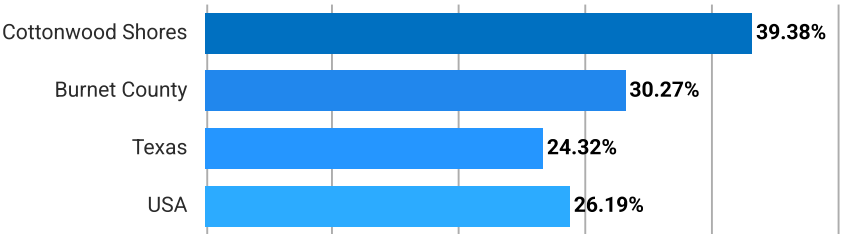
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Cottonwood Shores, Texas

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



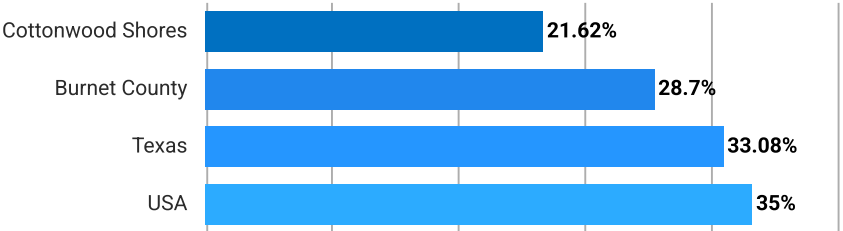
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



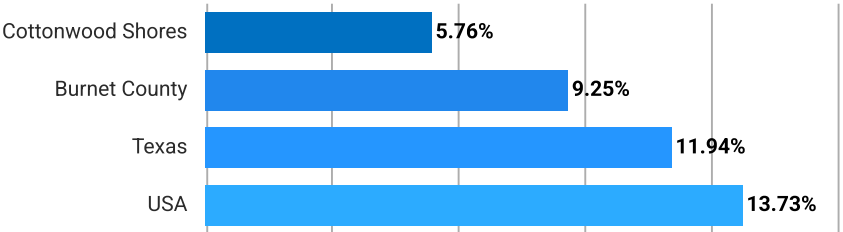
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



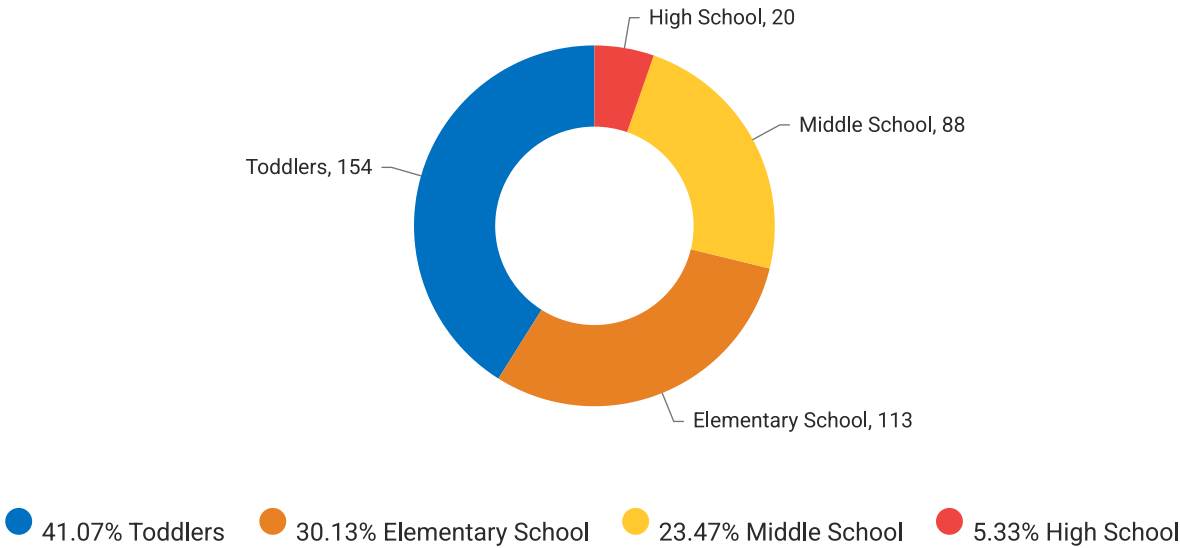
Cottonwood Shores, Texas

Population of Children by Age Group in Cottonwood Shores

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

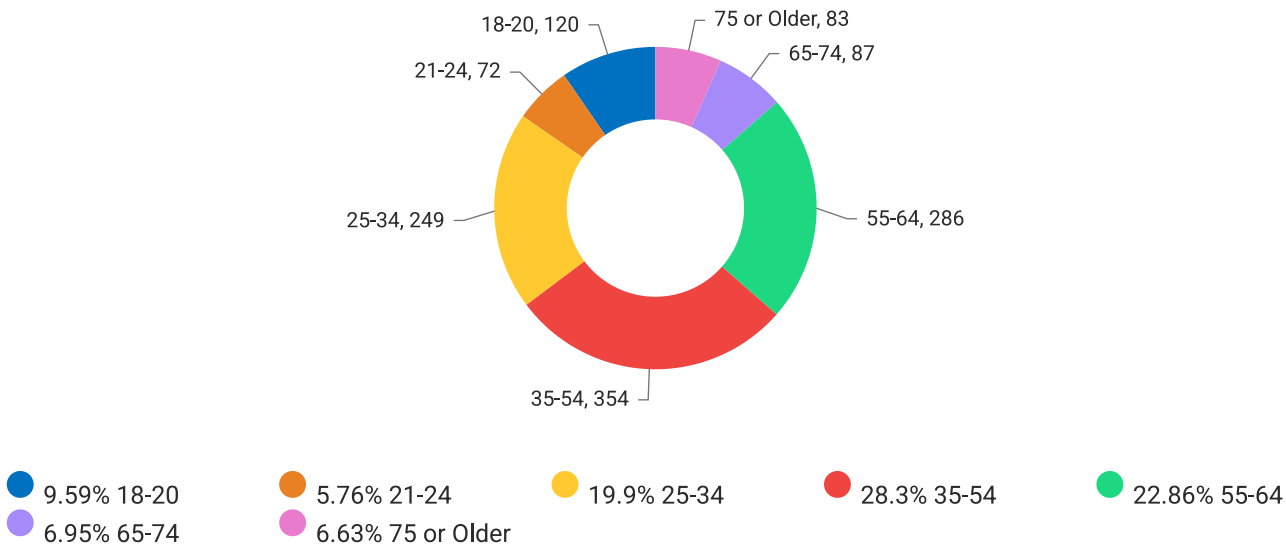


Population of Adults by Age Group in Cottonwood Shores

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

Source: U.S. Census

Update Frequency: Annually



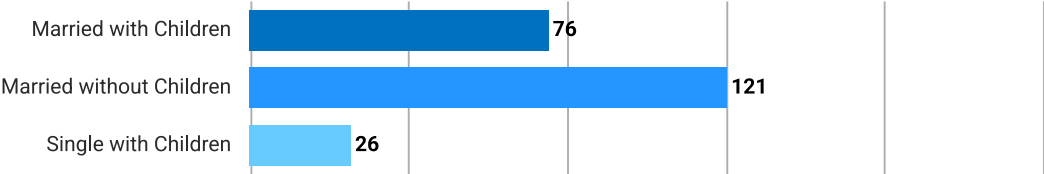
Cottonwood Shores, Texas

Households With Children in Cottonwood Shores

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

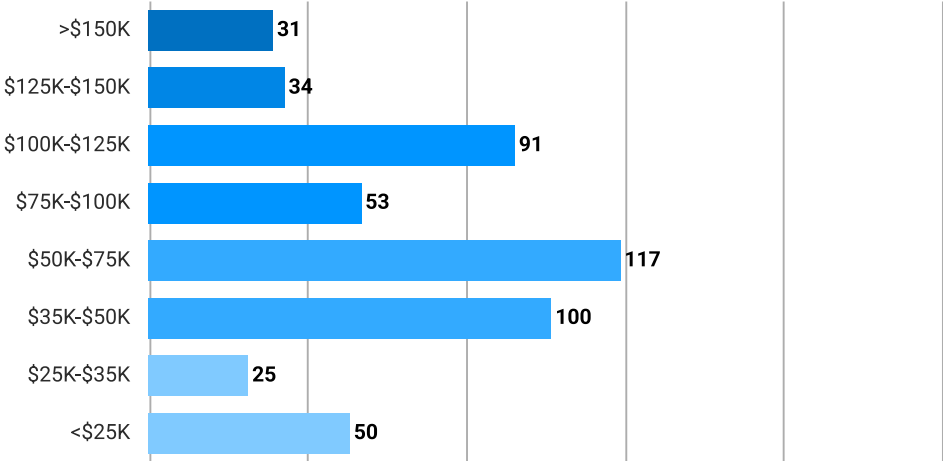


Household Income Brackets in Cottonwood Shores

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



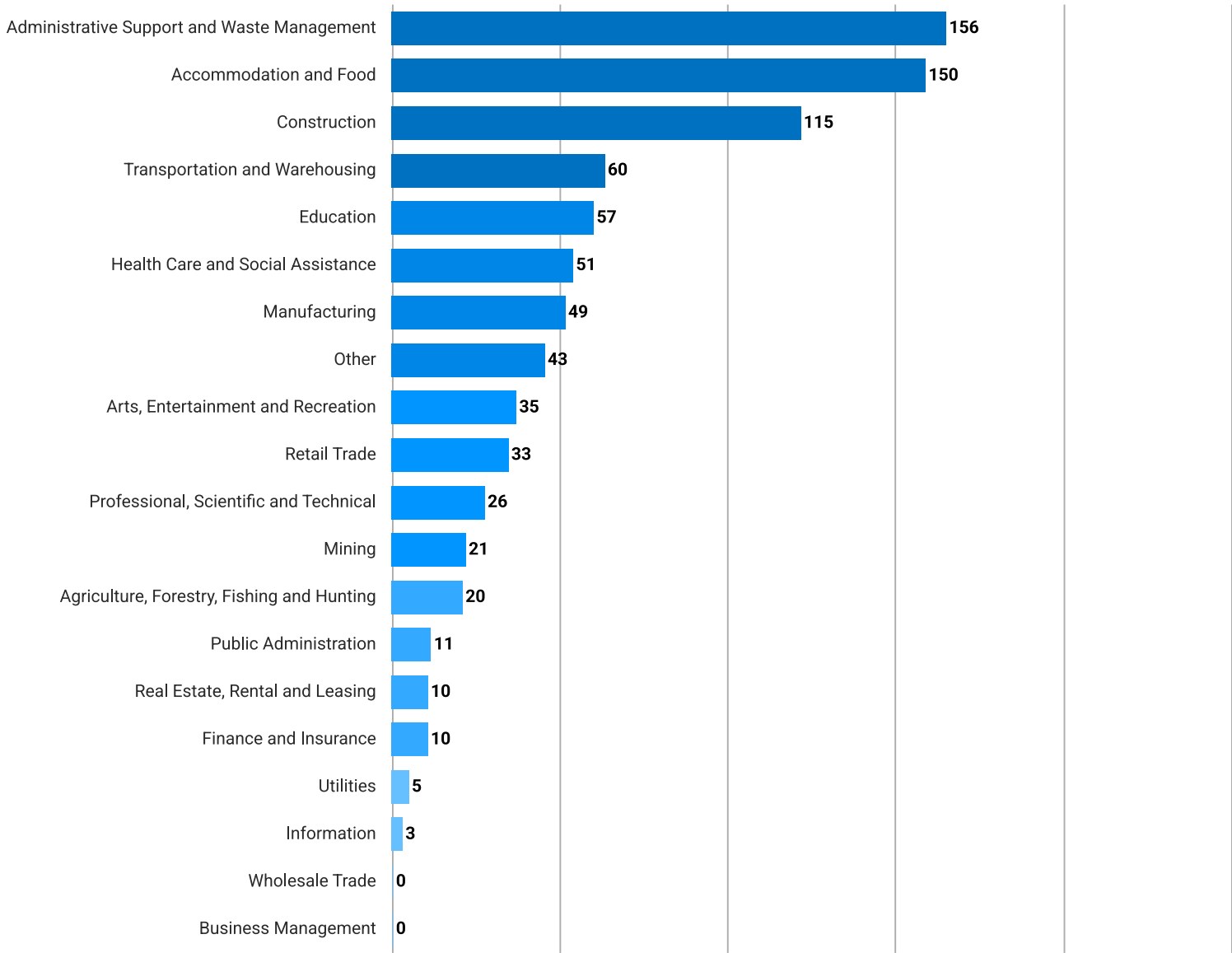
Cottonwood Shores, Texas

Occupational Categories in Cottonwood Shores

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

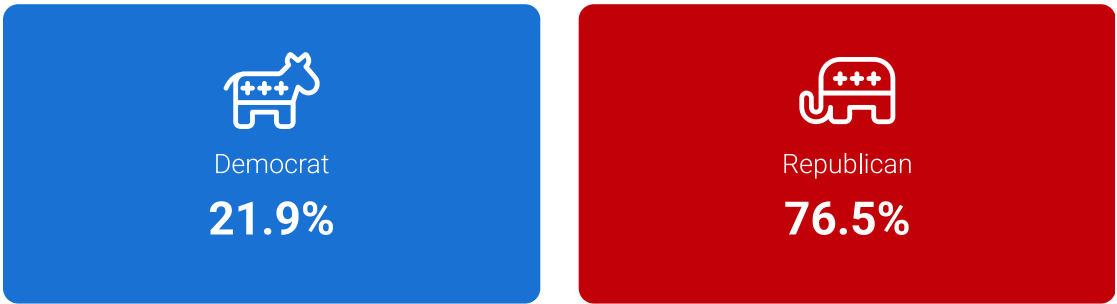


Presidential Voting Pattern in Burnet County

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

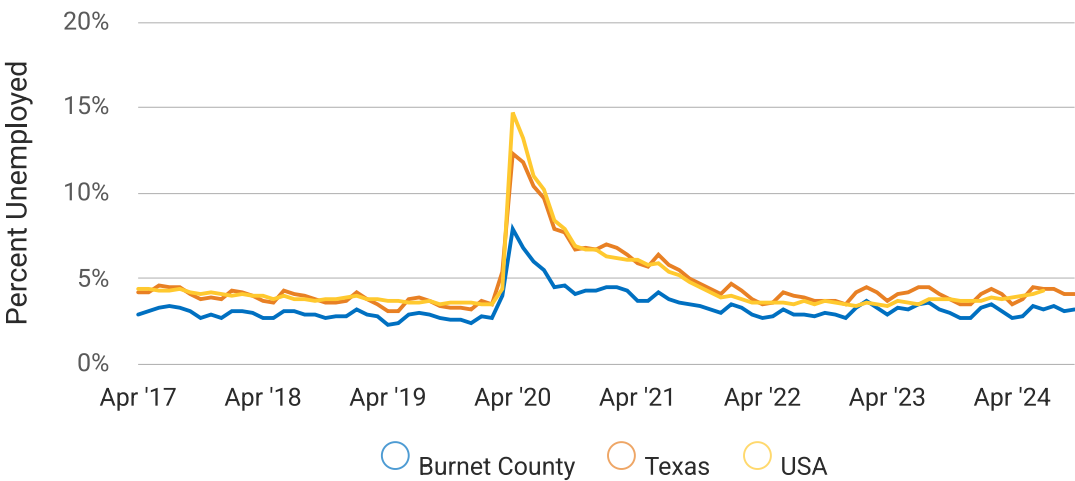
	Cottonwood...	Burnet County	Texas	USA
Income Per Capita	\$24,822	\$43,180	\$39,446	\$43,289
Median Household Income	\$64,716	\$77,158	\$76,292	\$78,538
Unemployment Rate	–	3.2%	4.1%	4.3%
Number Unemployed	–	889	642K	7.16M
Number Employed	–	27K	14.93M	–
Number in Labor Force	–	28K	15.57M	168.43M

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.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

Quality of Life Facts & Stats

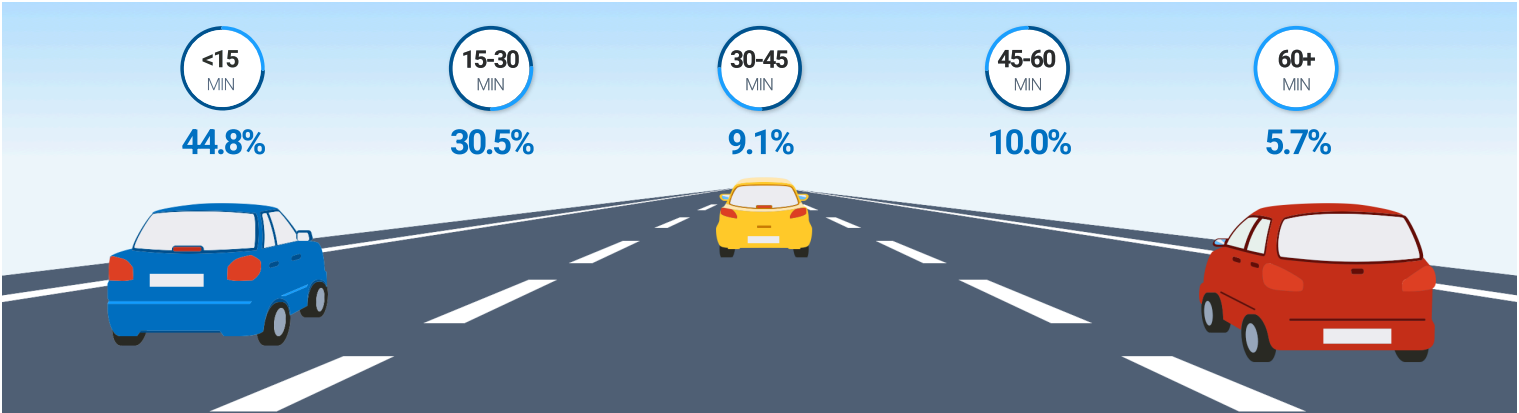
	Cottonwood...	Burnet County	Texas	USA
Elevation (in feet)	1,010	1,133	1,625	—
Annual Rainfall (in inches)	25.01	32.08	28.2	—
Annual Snowfall (in inches)	1.55	1.55	3.41	—
Days of Full Sun (per year)	113	115	127	—
Travel Time to Work (in minutes)	—	28	27	27
Water Quality (Health Violations)	—	4	—	—
Water Quality (Monitoring and Report Violations)	—	5	—	—
Superfund Sites	—	1	78	2,466
Brownfield Sites	No	No	Yes	No

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



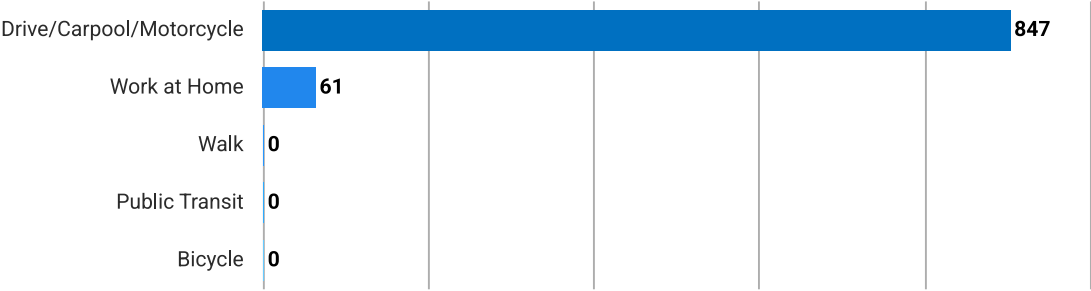
Cottonwood Shores, Texas

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



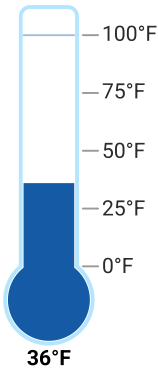
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

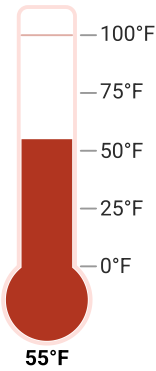
Source: NOAA

Update Frequency: Annually

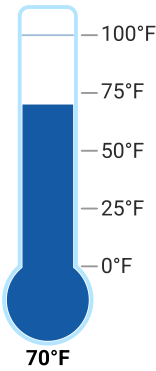
Avg. January Min. Temp



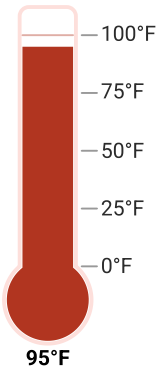
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near Cottonwood Shores, Texas

Meadowlakes, Texas

Median Estimate Home Value	\$455,080
Number of Homes	922
Total Population	2,113

Marble Falls, Texas

Median Estimate Home Value	\$398,350
Number of Homes	3,707
Total Population	7,255

Horseshoe Bay, Texas

Median Estimate Home Value	\$744,000
Number of Homes	4,165
Total Population	4,534

Granite Shoals, Texas

Median Estimate Home Value	\$311,360
Number of Homes	1,499
Total Population	5,247