



WEST AUSTIN
P R O P E R T I E S

February 2026 Austin Real Estate Market Report

A comprehensive report on the
Austin and Central Texas real estate market.

Volume 2, Issue XXI



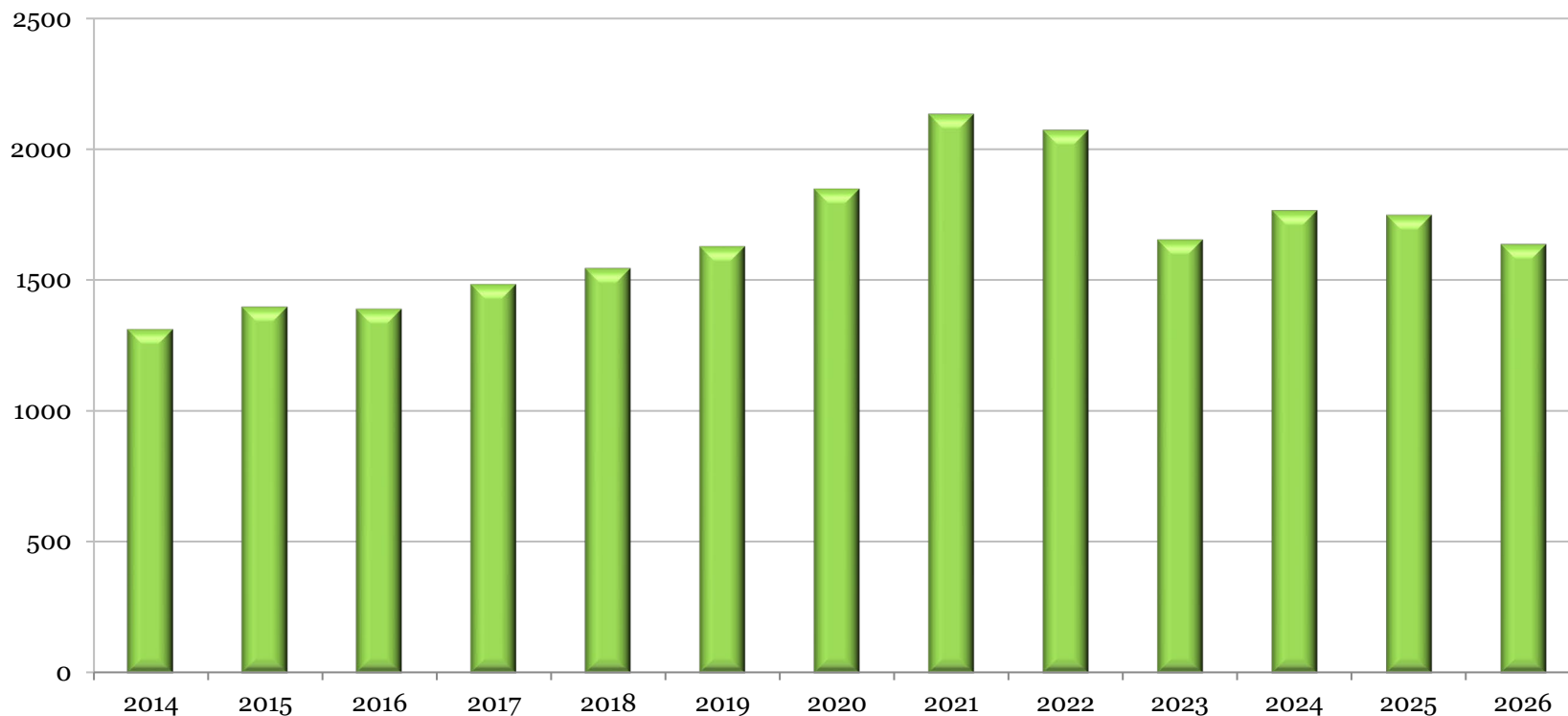


Year to Date Sales – February 2026



1

Total year to date sales increased steadily from 2014 to 2019. Sales declined slightly during the first year of Covid. Then increased during the second year. In the summer of 2022, interest rates increased, causing a decline in sales. This year total year to date sales are lower than the last seven years. The recent lowering of interest rates, the decline in home prices in the Austin area, the increase in rental costs and the large number of homes on the market to choose from will impact the real estate market.





Homes Sold per Month – January 2026

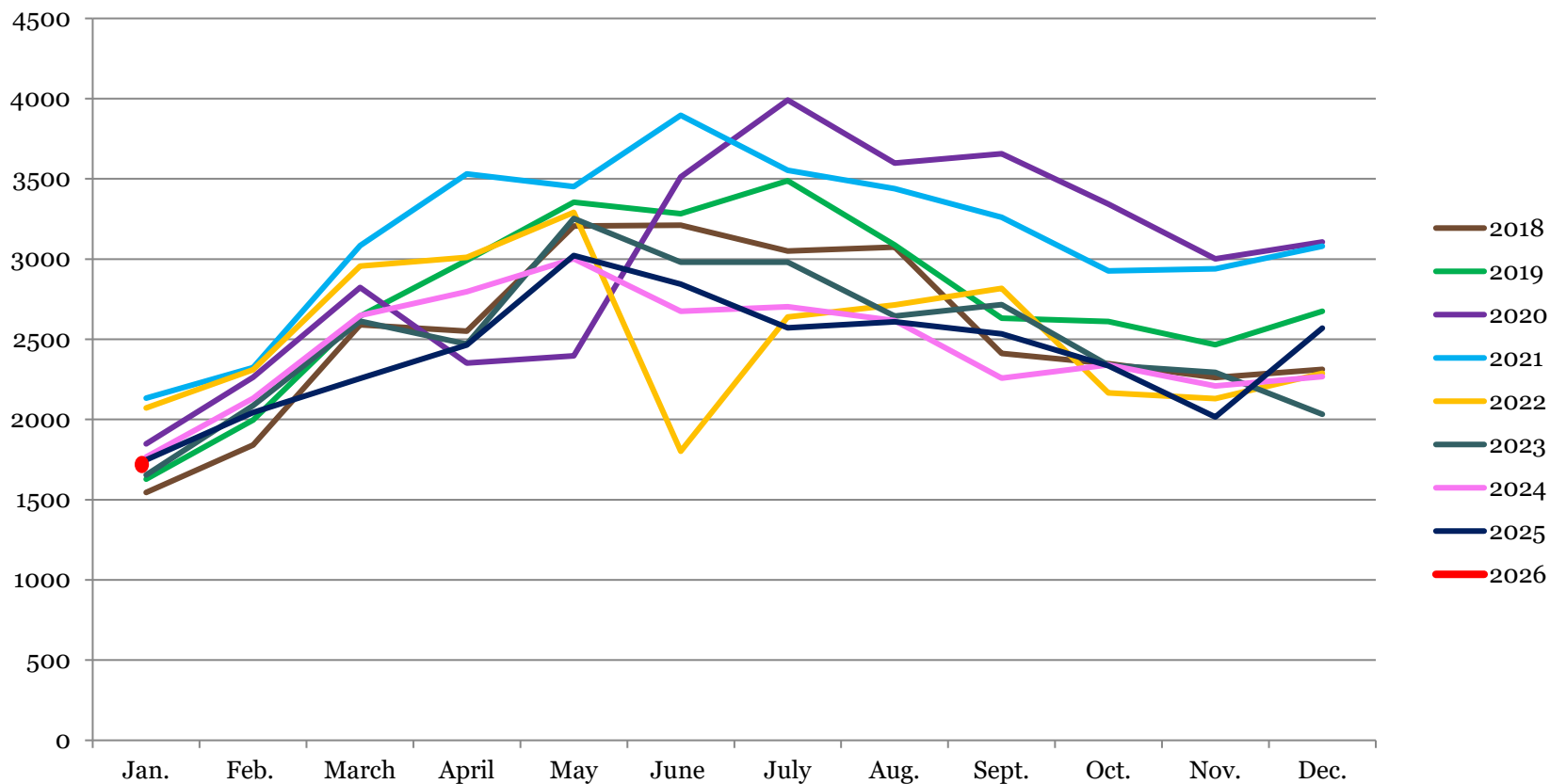


WEST AUSTIN
PROPERTIES

3

2

The chart below follows the trends of numbers of homes sold during any given month. Last month there were 1,636 homes sold in Austin, Texas. This represents a 1.02% decrease in homes sold last month compared to one year ago.



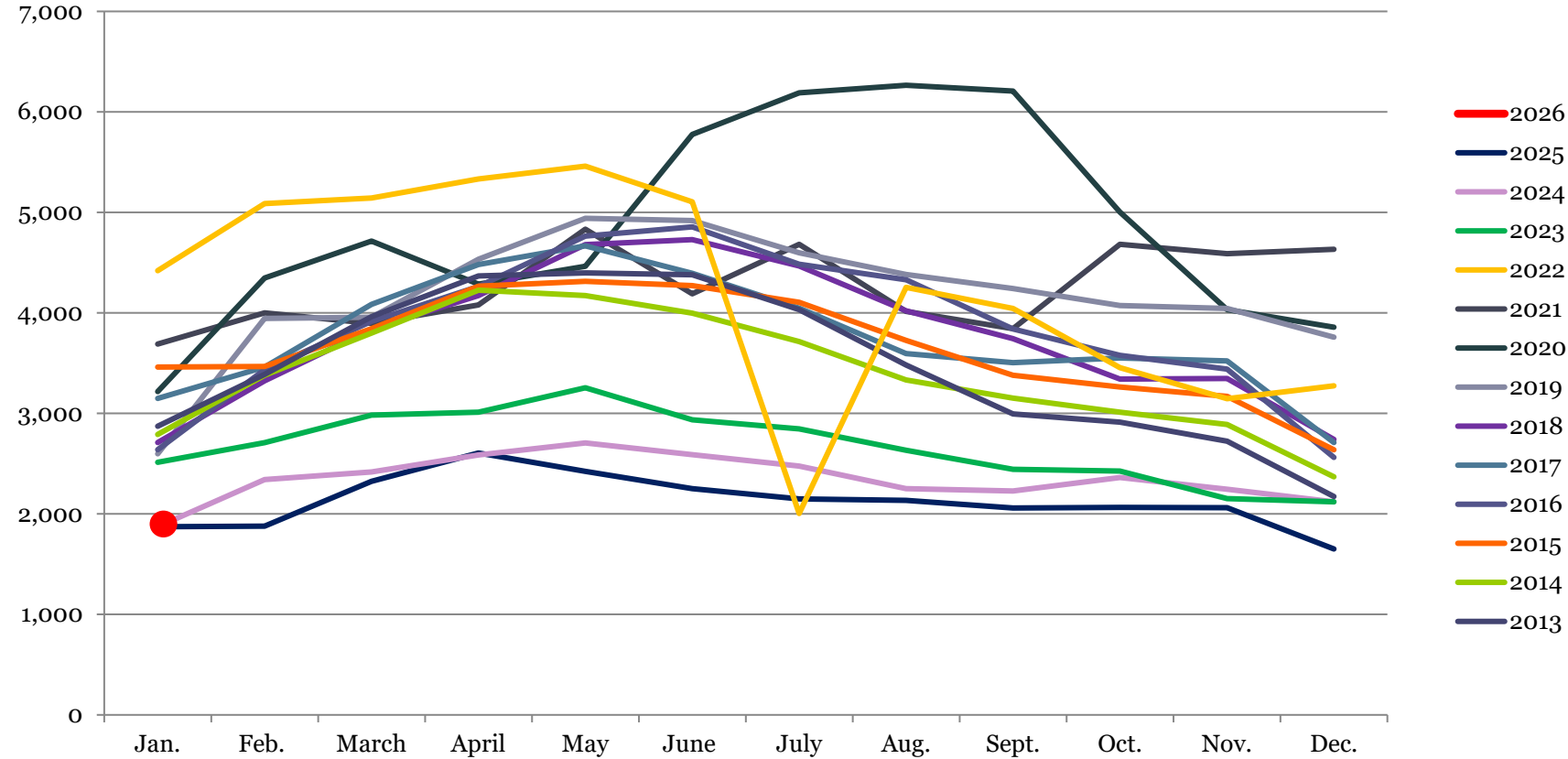


Pending Sales per Month – February 2026



4

The chart below tracks the number of Pending Sales in the market. These are homes that are Under Contract that have yet to close. This month there are 1,934 homes Pending in Austin, Texas.





Home Sales by Price Band- January 2026



WEST AUSTIN
PROPERTIES

5

5

Overall, we are in a Balanced Market with 6.57 months of inventory. On average, home prices are showing Flat/Moderate Appreciation for the year. However, the Market is different based on demand and the number of homes for sale in each price range. Homes under \$300,000 are in a Normal Seller's Market.

Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	69	210	3.04	95%	Normal Seller's Market
\$200-\$300k	328	1,528	4.66	97%	Normal Seller's Market
\$300-\$400k	420	2,583	6.15	98%	Balanced Market
\$400k-\$500k	278	1,736	6.24	97%	Balanced Market
\$500-\$600k	135	1,122	8.31	92%	Balanced Market
\$600-\$700k	107	779	7.28	97%	Balanced Market
\$700-\$800k	73	548	7.51	96%	Balanced Market
\$800-\$900k	61	460	7.54	97%	Balanced Market
\$900-\$1M	27	310	11.48	96%	Normal Buyer's Market
\$1-\$2M	110	948	8.62	95%	Balanced Market
\$2-\$3M	13	276	21.23	93%	Extreme Buyer's Market
\$3-\$4M	5	90	18.00	90%	Extreme Buyer's Market
\$4M<	6	140	23.33	96%	Extreme Buyer's Market
Overall MKT	1632	10730	6.57	95%	Balanced Market
12+ Months of Inventory		Extreme Buyer's Market			High Depreciation
9-12 Months of Inventory		Normal Buyer's Market			Moderate Depreciation
6-9 Months of Inventory		Balanced Market			Flat/Moderate Depreciation
3-6 Months of Inventory		Normal Seller's Market			Moderate Appreciation
0-3 Months of Inventory		Extreme Sellers Market			High Appreciation

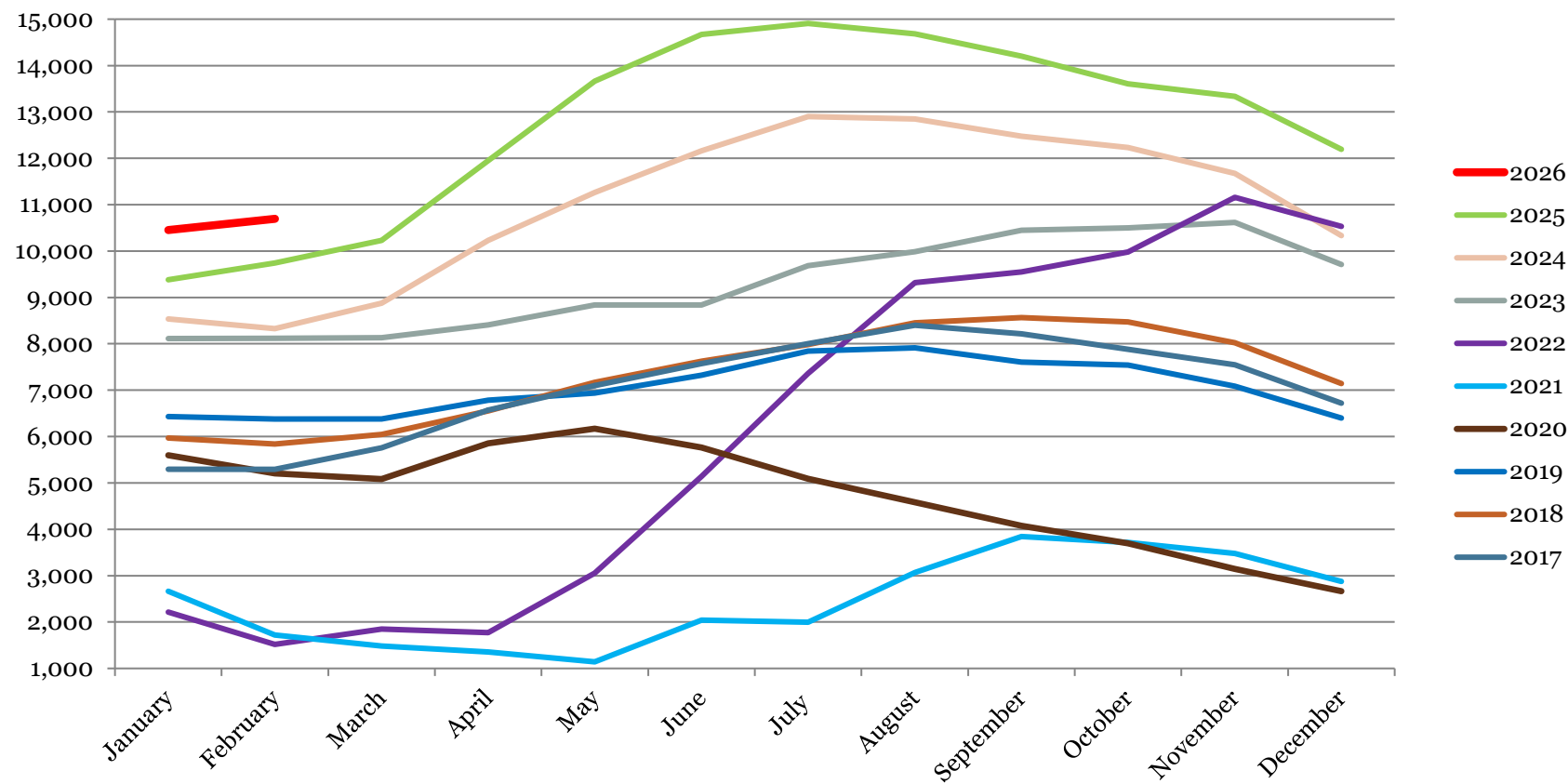


Homes For Sale – February 2026



3

The chart below follows the trends of the number of homes for sale during any given month. At the beginning of February there were 10,695 homes for sale in Austin, Texas. **There are 9.77% MORE homes for sale than last year at this time.**



Home Sales by Zip Code – January 2026



WEST AUSTIN
PROPERTIES

Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	8	186	23.25	\$893,500	96%	82
78703	10	51	5.10	\$1,435,000	94%	79
78704	22	105	4.77	\$1,025,000	94%	100
78705	2	11	5.50	\$1,077,000	93%	54
78717	14	39	2.79	\$626,500	98%	40
78722	6	16	2.67	\$478,950	88%	69
78723	15	68	4.53	\$565,000	94%	126
78727	9	32	3.56	\$480,000	95%	55
78730	5	30	6.00	\$1,225,000	97%	44
78731	10	44	4.40	\$1,292,600	96%	98
78732	4	54	13.50	\$650,000	98%	173
78733	3	15	5.00	\$800,000	95%	85
78734	15	127	8.47	\$630,000	97%	122
78735	6	33	5.50	\$1,725,500	97%	44
78738	21	185	8.81	\$870,000	97%	59
78739	9	19	2.11	\$850,500	99%	44
78746	9	89	9.89	\$1,895,000	92%	82
78749	15	29	1.93	\$540,000	98%	53
78750	5	32	6.40	\$785,000	97%	82
78751	7	24	3.43	\$880,000	96%	100
78757	17	80	4.71	\$735,000	97%	73
78758	17	38	2.24	\$460,000	96%	73
78759	13	47	3.62	\$748,800	92%	69
78613	35	118	3.37	\$489,500	98%	80
12+ Months of Inventory			Extreme Buyer's Market		High Depreciation	
9-12 Months of Inventory			Normal Buyer's Market		Moderate Depreciation	
6-9 Months of Inventory			Balanced Market		Flat/Moderate Depreciation	
3-6 Months of Inventory			Normal Seller's Market		Moderate Appreciation	
0-3 Months of Inventory			Extreme Sellers Market		High Appreciation	

Central Austin

78701
78704
78705

West Austin/Westlake

78703
78733
78735
78746

Northwest Austin

78717
78727
78731
78750
78759
78613

North Austin

78751
78757
78758

Southwest Austin

78749
78739

East Austin

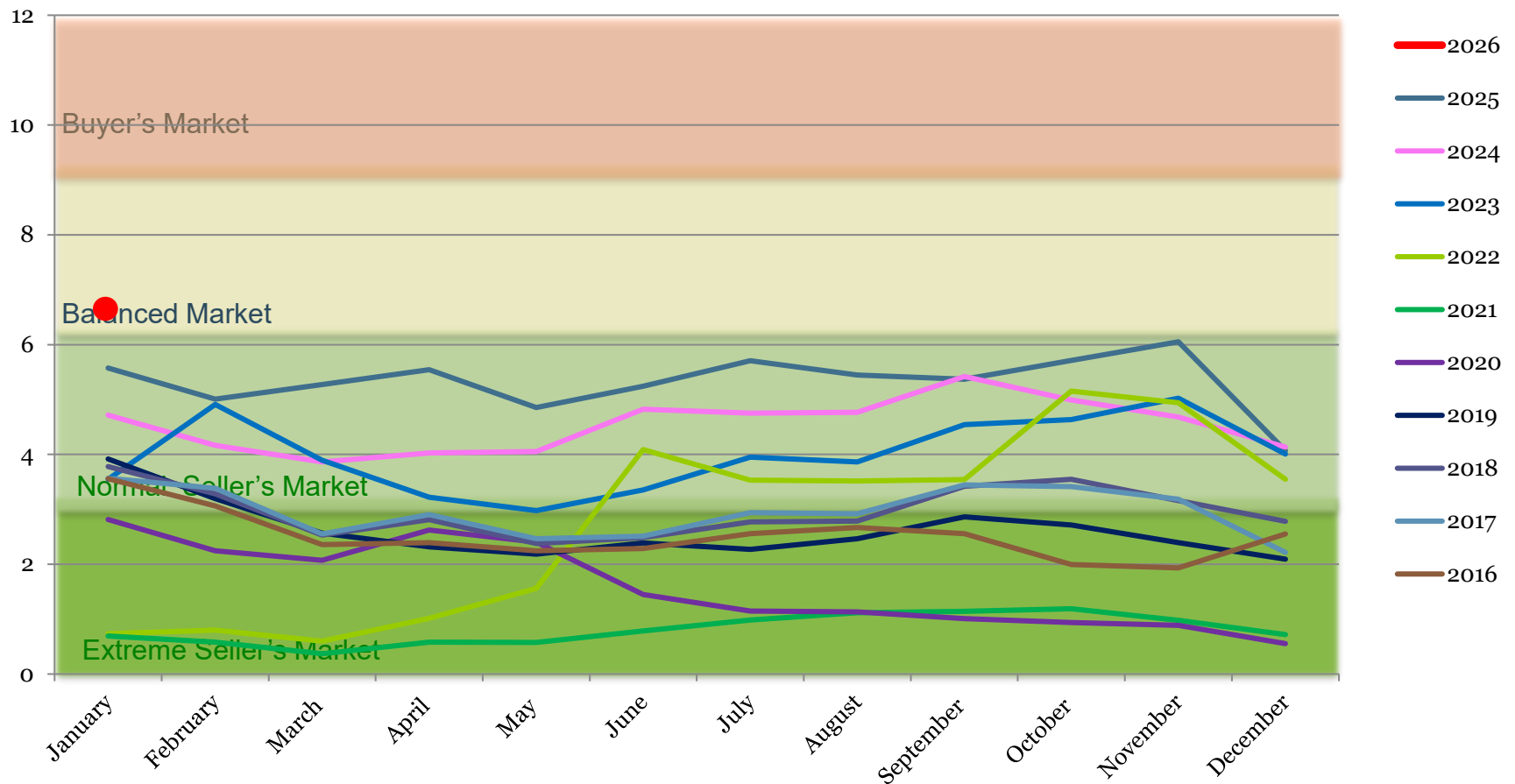
78722
78723

Northwest Travis Co.

78730
78732
78734
78738

Absorption Rate: Months of Inventory in Austin 2016-2026

The **Absorption Rate**, also called “Months of Inventory,” is the best indicator of how fast or slow home values are moving up or down. The formula is the number of homes on the market divided by the number of homes sold in the prior month. With 6 to 9 months of inventory, the market is called **Balanced**, and home values remain stable with slight decreases or increases possible. Below 6 months is called a **Seller's Market**, as home prices slightly increase due to demand.





Mortgage Rates - 25 Year Summary



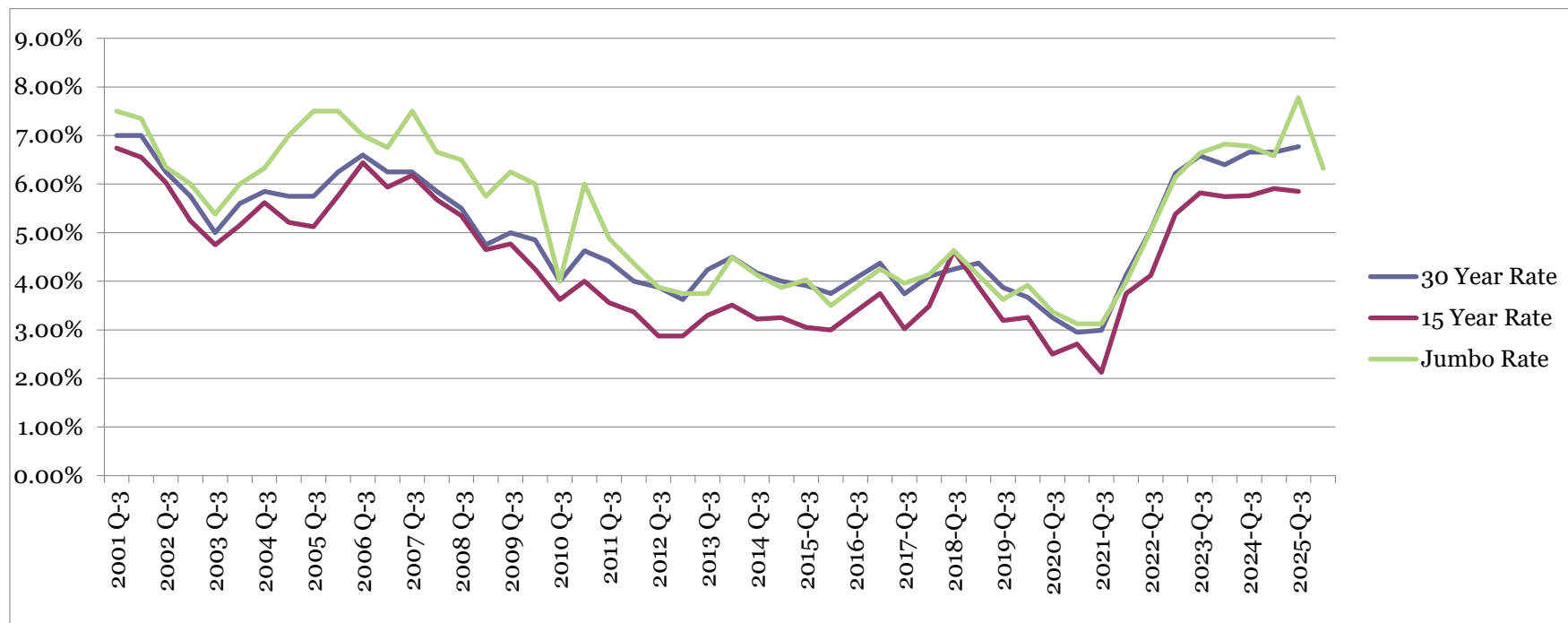
WEST AUSTIN
PROPERTIES

We monitor interest rates because they directly affect buying power. The higher the rate, the more it costs for a buyer to buy. When interest rates rise, it has the same effect as a seller raising his price and fewer homes sell because mortgage payments are higher. Conversely, when rates decrease more buyers qualify to purchase and home sales usually increase. The chart below tracks mortgage rates for the past 25 years.

Current Rates

Conforming 30 yr: 5.99%
Conforming 15 yr: 5.37%

Jumbo* 30 yr: 6.65%
*(over \$806,500 loan amount)





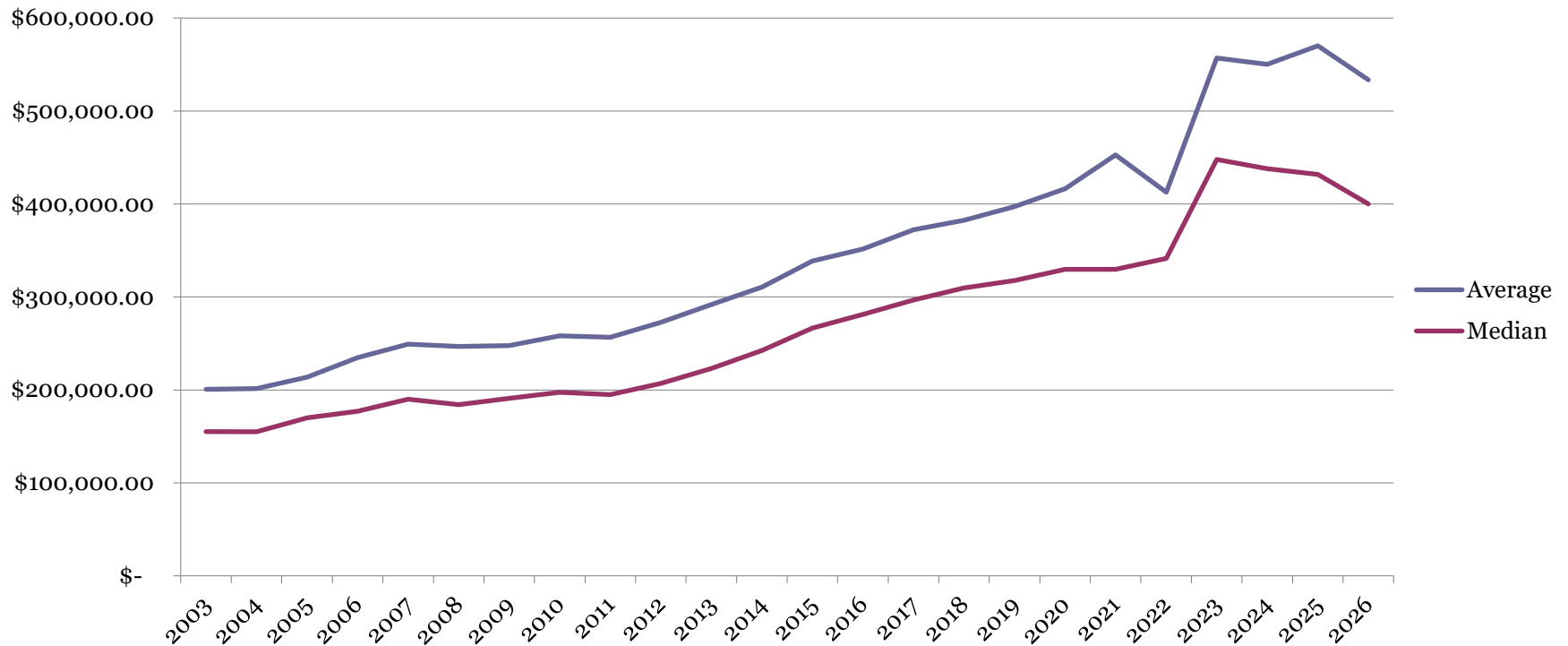
Average and Median Sold 23 Year Summary



8

The chart shows annual average and median sold prices by year. Values for 2026 are year-to-date (January only) and will change as additional months are reported. In January, the average sold price was \$533,426 and the median sold price was \$400,000. Compared to January last year, the average is up 1.19% and the median is down 1.23%.

The chart below shows the annual average and median Austin home sold.



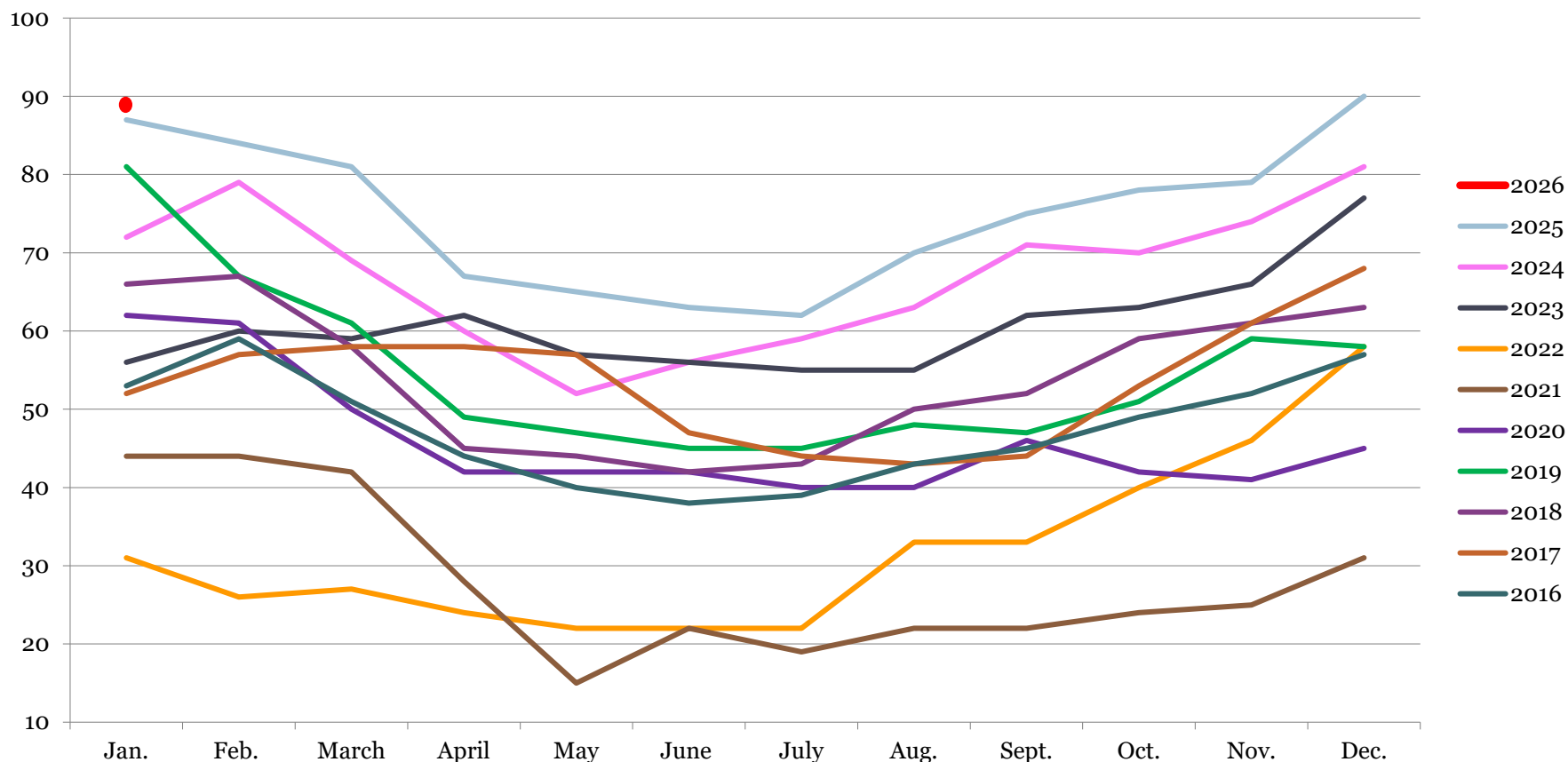
Average Days on Market 2015-2026



WEST AUSTIN
PROPERTIES

9

Of the homes that sold last month, the average amount of days they had been on the market was 89 days. This is 2 days more than one year ago.





Laura Duggan,

Broker/Owner

REALTOR® CRB, CRS,
 CIPS, CLHMS
 MILLION DOLLAR GUILD
 AUSTIN NATIVE
Direct: (512) 750-2425
Email: laura@westaustin.com



Kimberly Kohlhaas,

REALTOR®

Licensed Architect
Direct: (512) 947-1007
Email: krkohlhaas@gmail.com



Caroline Woods, GRI

REALTOR®

Direct: (512) 591-4228
Email: caroline@westaustin.com



Katy Duggan- Rymer,

Associate Broker

REALTOR® CRS, CLHMS
 MILLION DOLLAR GUILD
Direct: (512) 826-4316
Email: katy@westaustin.com

For five decades and three generations, West Austin Properties has been passionately committed to the core values that guide it.

- Highest integrity in every relationship.
- Unsurpassed knowledge of Austin and the ever-changing real estate market.
- Educating and empowering our clients so that they can make decisions that best meet their unique needs.
- Focus on the people and not the real estate; the quality of our service not the volume of our business.
- Build on the strengths and talents of our team's generational blend.
- Improving our community through service and mentorship.