



WEST AUSTIN

PROPERTIES

March 2026 Austin Real Estate Market Report

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

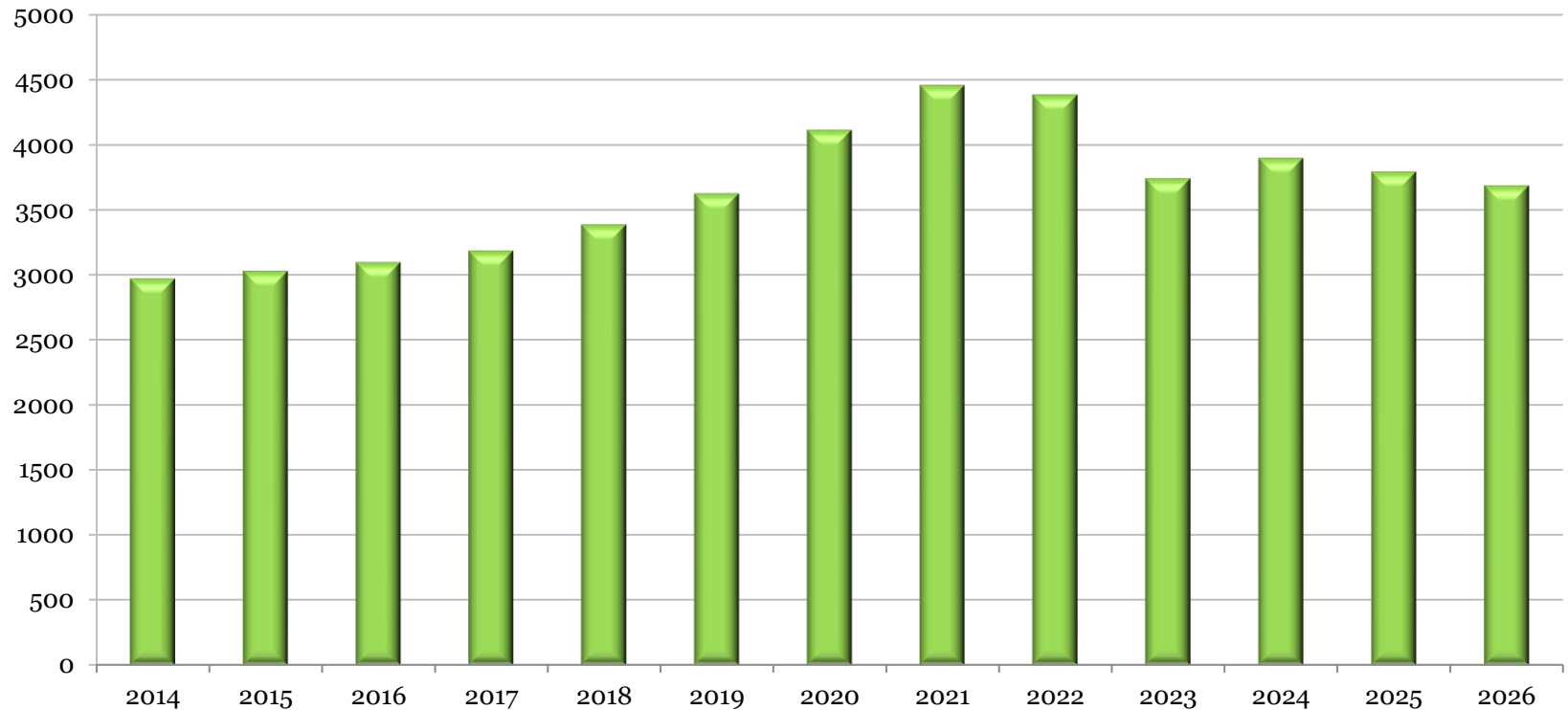
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Year to Date Sales – March 2026

1

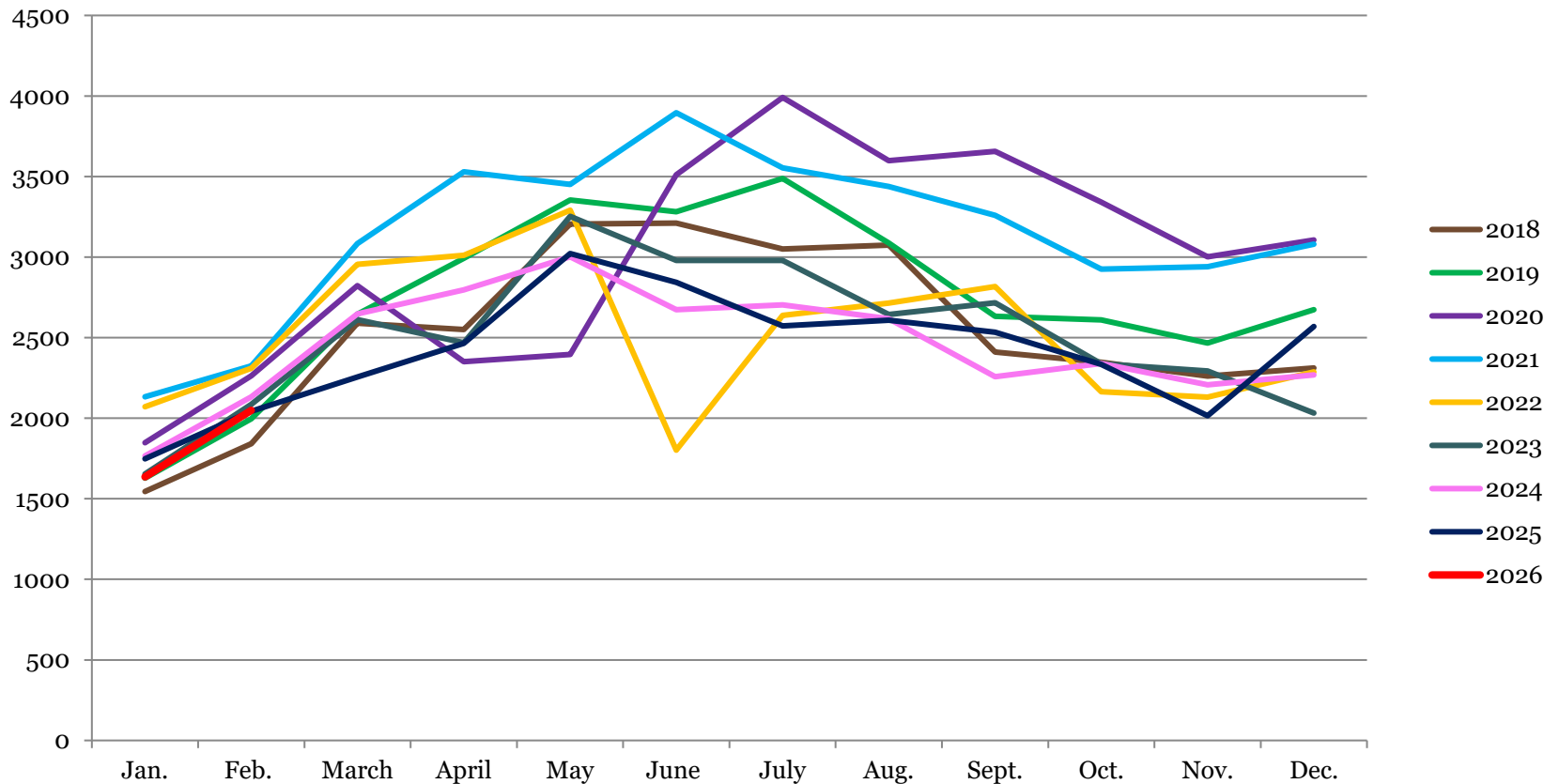
Total year to date sales increased steadily from 2014 to 2019. Sales declined slightly during the first year of Covid. Then increased during the second year. In the summer of 2022, interest rates increased, causing a decline in sales. This year total year to date sales are lower than the last seven years. 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 – February 2026

2

The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,049 homes sold in Austin, Texas. This represents a 0.24% decrease in homes sold last month compared to one year ago.

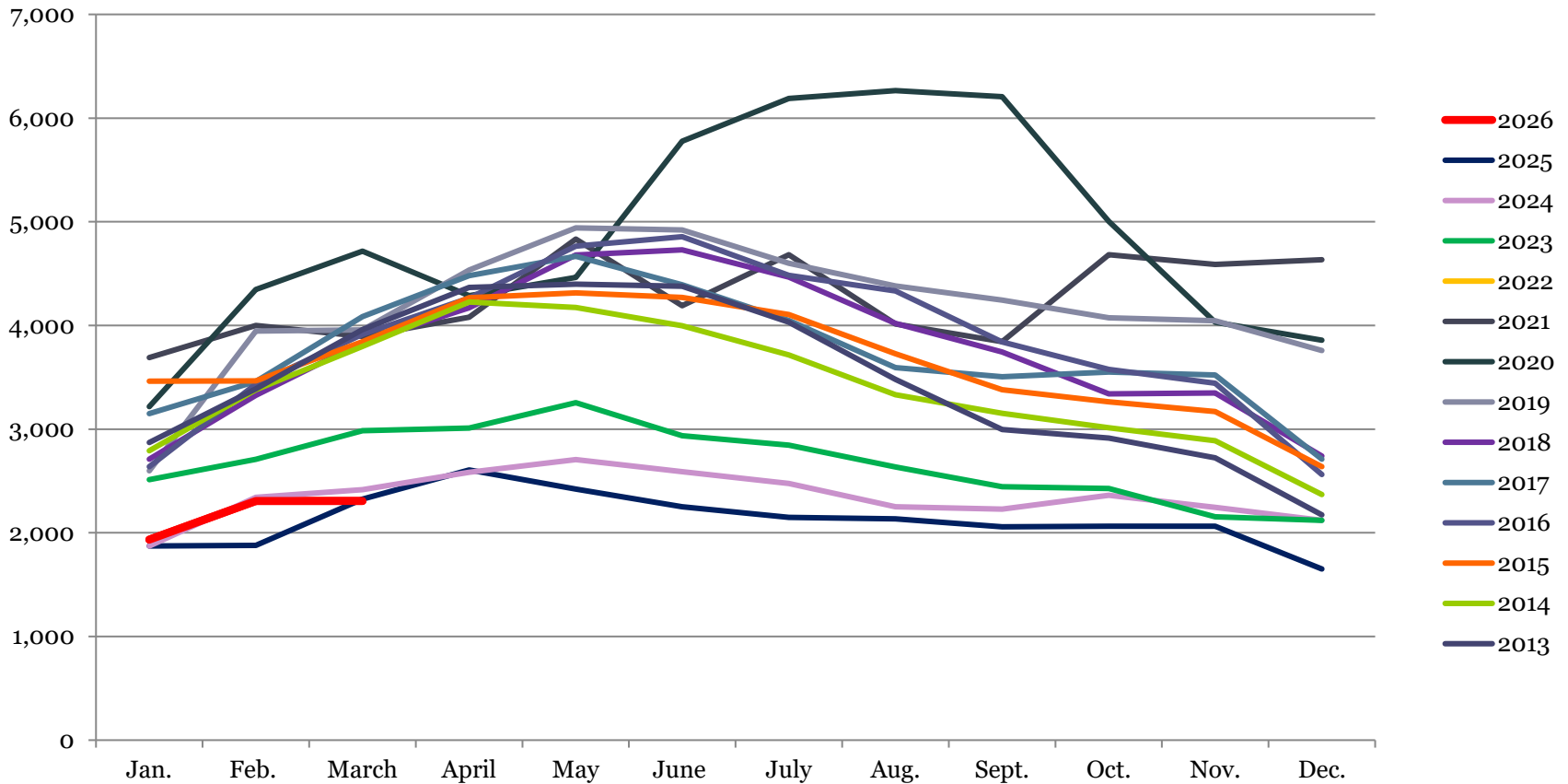


Pending Sales per Month – March 2026



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 2,307 homes Pending in Austin, Texas.



Home Sales by Price Band- February 2026

5

Overall, we are in a Balanced Market with 5.57 months of inventory. On average, home prices are showing 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 \$800,000 are in a Normal Seller's Market.

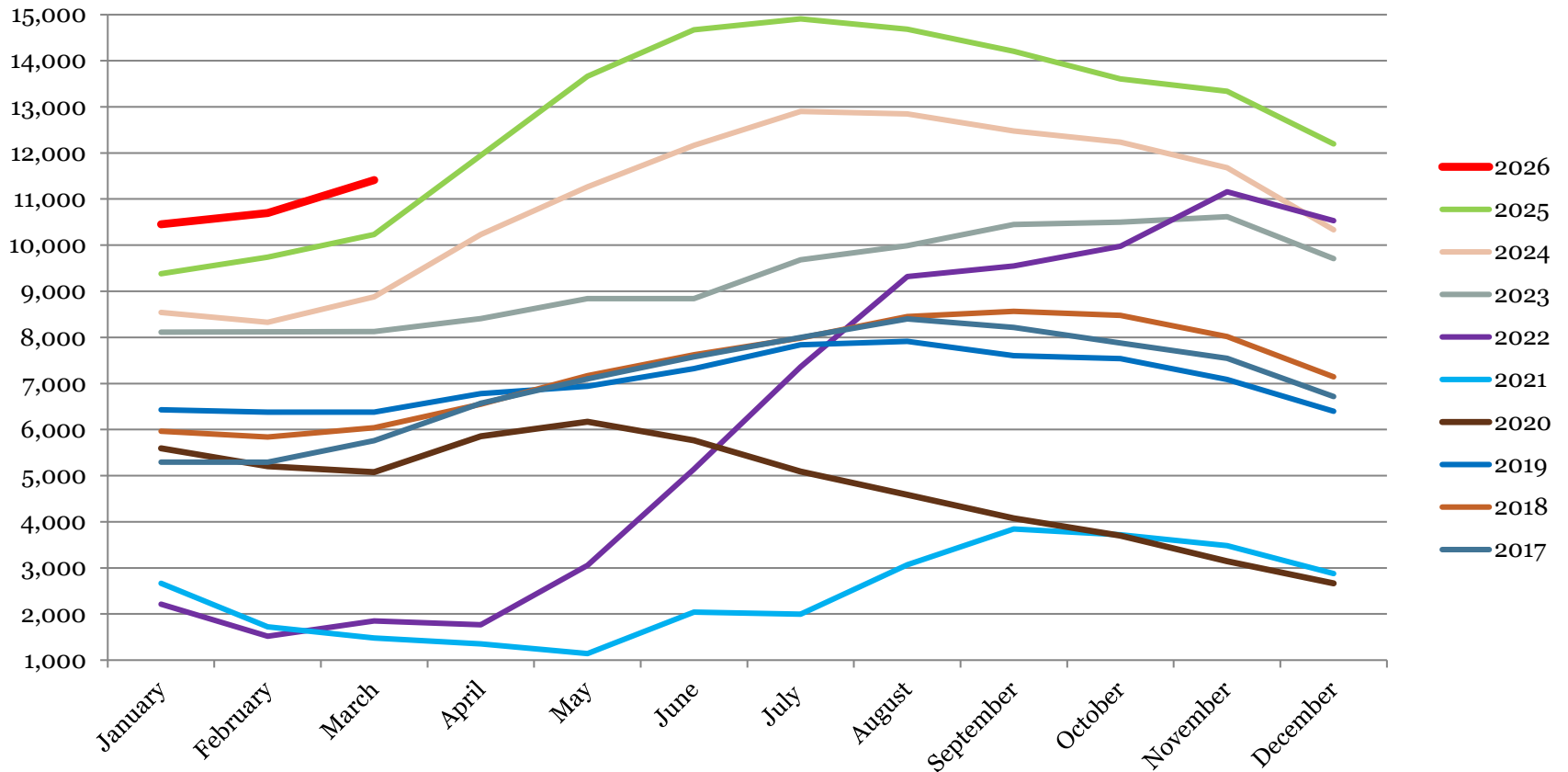
Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	48	229	4.77	88%	Normal Seller's Market
\$200-\$300k	379	1,531	4.04	97%	Normal Seller's Market
\$300-\$400k	580	2,657	4.58	98%	Normal Seller's Market
\$400k-\$500k	310	1,813	5.85	98%	Normal Seller's Market
\$500-\$600k	201	1,205	6.00	97%	Normal Seller's Market
\$600-\$700k	153	826	5.40	97%	Normal Seller's Market
\$700-\$800k	107	600	5.61	97%	Normal Seller's Market
\$800-\$900k	64	476	7.44	96%	Balanced Market
\$900-\$1M	51	376	7.37	97%	Balanced Market
\$1-\$2M	120	1,093	9.11	96%	Normal Buyer's Market
\$2-\$3M	21	312	14.86	95%	Extreme Buyer's Market
\$3-\$4M	5	121	24.20	96%	Extreme Buyer's Market
\$4M<	7	165	23.57	100%	Extreme Buyer's Market
Overall MKT	2046	11404	5.57	96%	Normal Seller's 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 – March 2026



3

The chart below follows the trends of the number of homes for sale during any given month. At the beginning of March there were 11,412 homes for sale in Austin, Texas. **There are 11.52% MORE homes for sale than last year at this time.**



Home Sales by Zip Code – February 2026



Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	13	217	16.69	\$645,000	96%	106
78703	9	65	7.22	\$1,700,000	94%	89
78704	19	121	6.37	\$975,000	94%	102
78705	2	15	7.50	\$1,087,000	89%	66
78717	12	32	2.67	\$698,500	97%	80
78722	6	15	2.50	\$572,250	101%	67
78723	20	84	4.20	\$557,500	96%	88
78727	10	38	3.80	\$467,000	98%	58
78730	7	42	6.00	\$1,300,000	98%	26
78731	12	59	4.92	\$1,147,500	95%	57
78732	13	68	5.23	\$850,000	96%	98
78733	5	21	4.20	\$1,300,000	92%	65
78734	17	158	9.29	\$650,000	95%	88
78735	9	42	4.67	\$830,000	96%	76
78738	17	193	11.35	\$884,500	96%	101
78739	17	24	1.41	\$750,000	99%	60
78746	18	99	5.50	\$2,012,500	100%	120
78749	23	33	1.43	\$889,500	99%	69
78750	21	34	1.62	\$730,000	98%	71
78751	11	35	3.18	\$710,000	97%	80
78757	23	87	3.78	\$849,000	97%	63
78758	17	45	2.65	\$420,000	97%	97
78759	24	52	2.17	\$795,000	96%	26
78613	41	136	3.32	\$487,000	96%	67
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

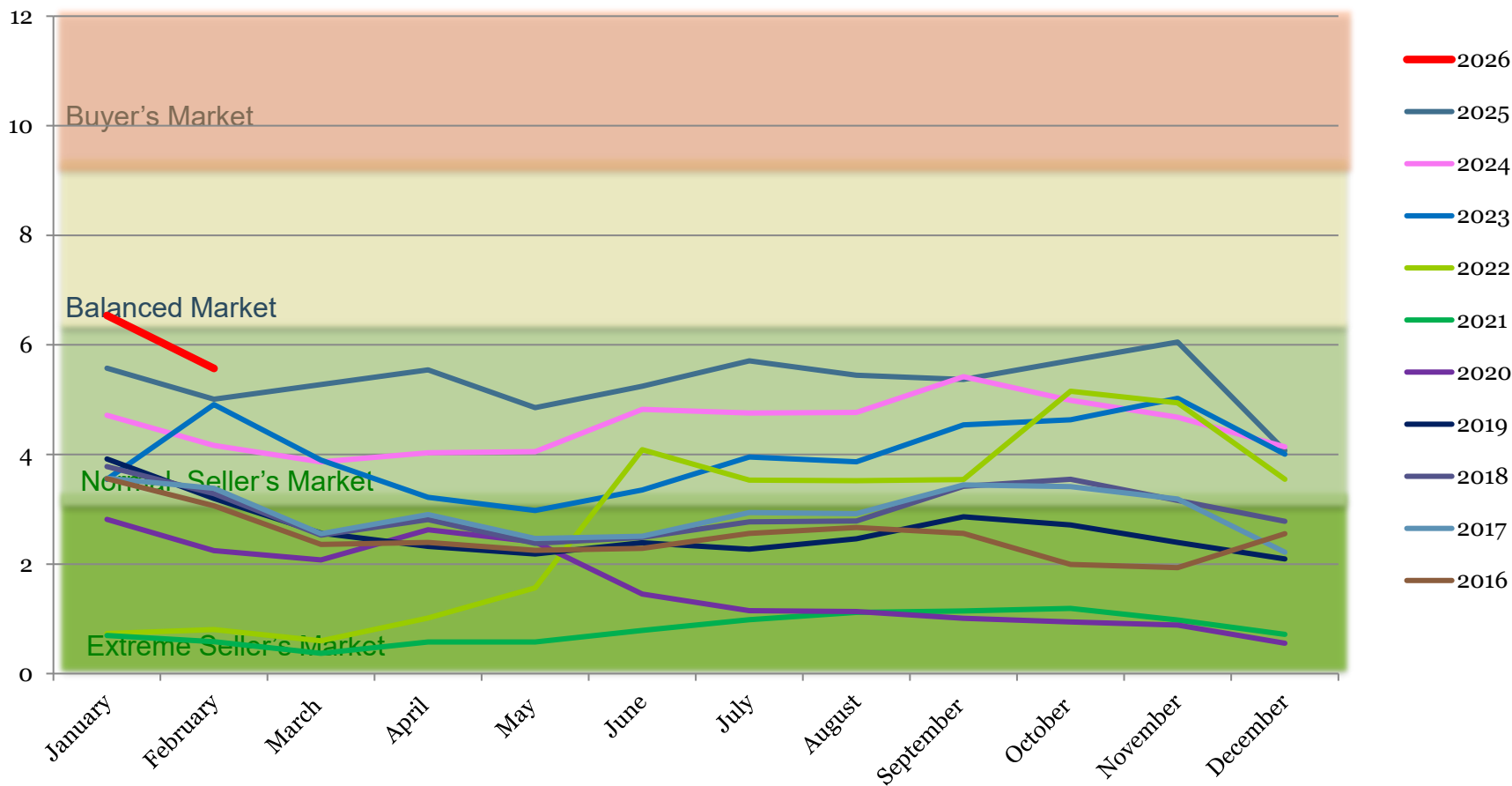
78722
78723

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

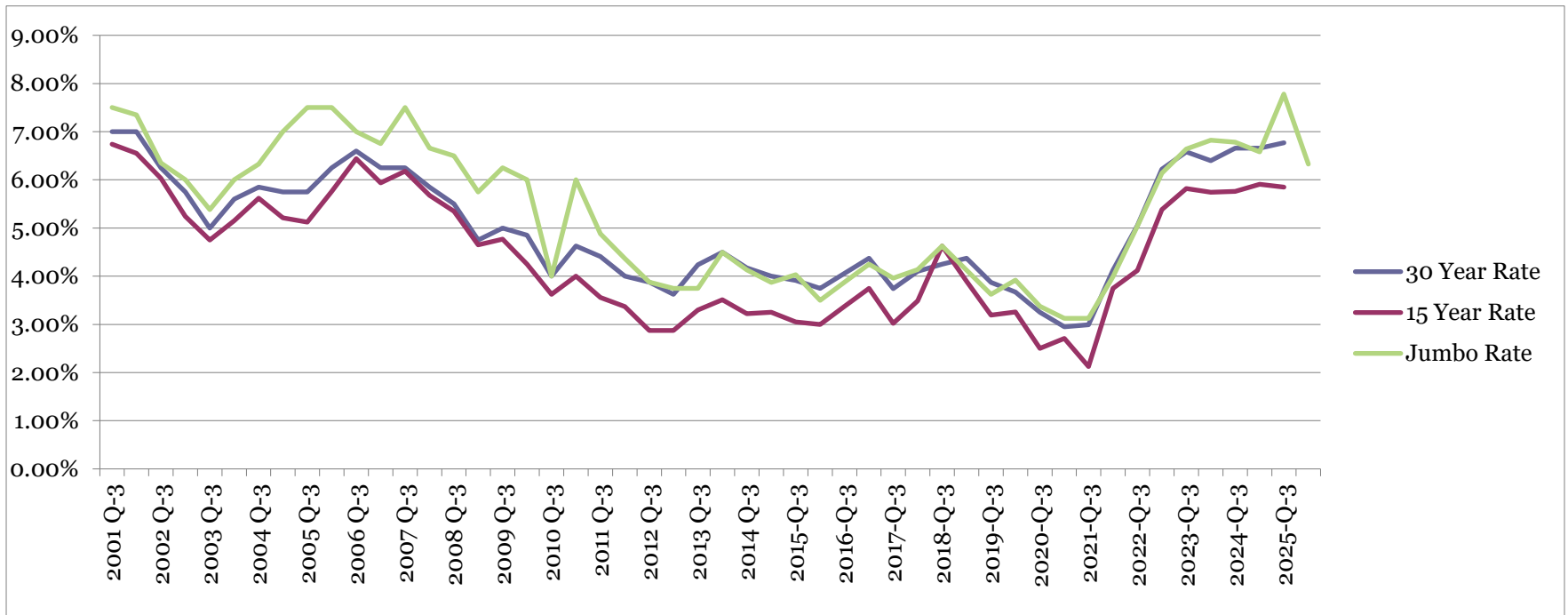


We monitor interest rates because they directly affect buying power. The higher the rate, the more it costs for a buyer to buy. When interest rates rise, it has the same effect as a seller raising his price and fewer homes sell because mortgage payments are higher. Conversely, when rates decrease more 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: 5.870%
Conforming 15 yr: 5.375%

Jumbo* 30 yr: 6.061%
*(over \$806,500 loan amount)



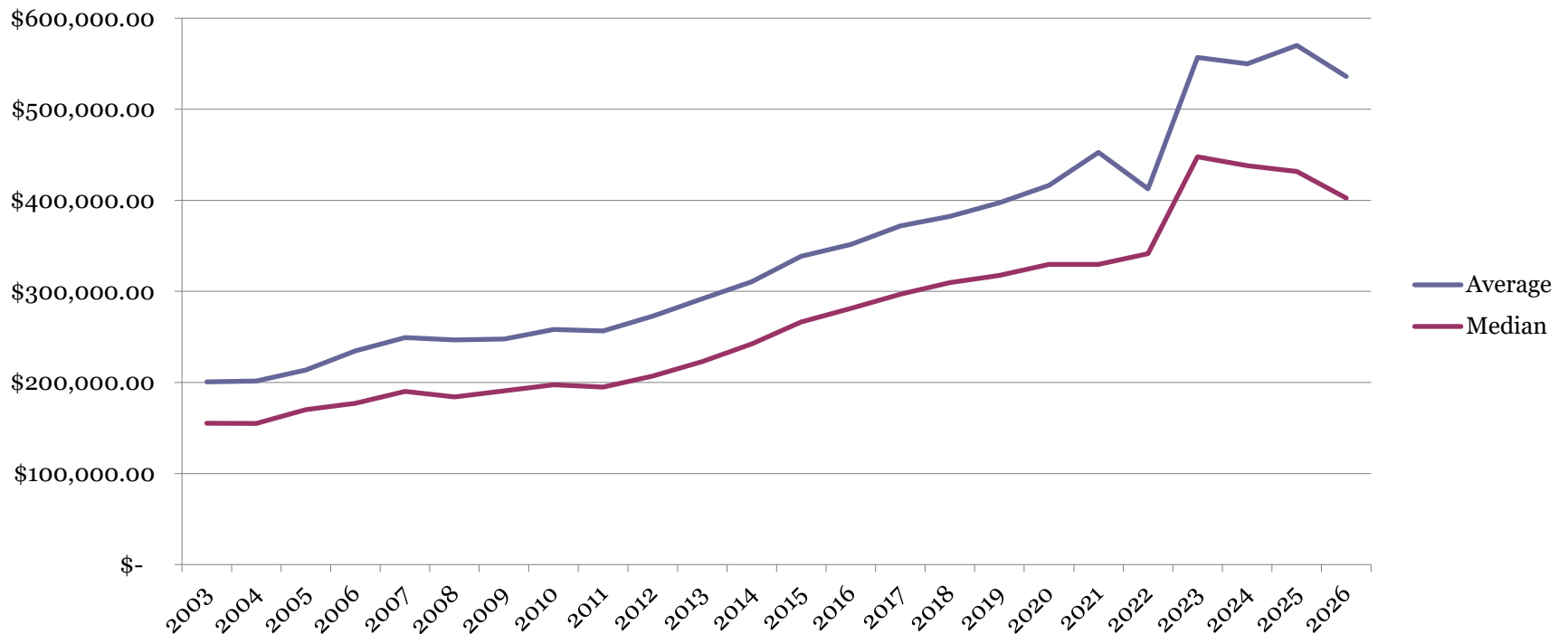
Average and Median Sold 23 Year Summary



8

The chart shows annual average and median sold prices by year. In February, the average sold price was \$538,270 and the median sold price was \$404,995. Compared to February last year, the average is down 2.68% and the median is down 3.80%.

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

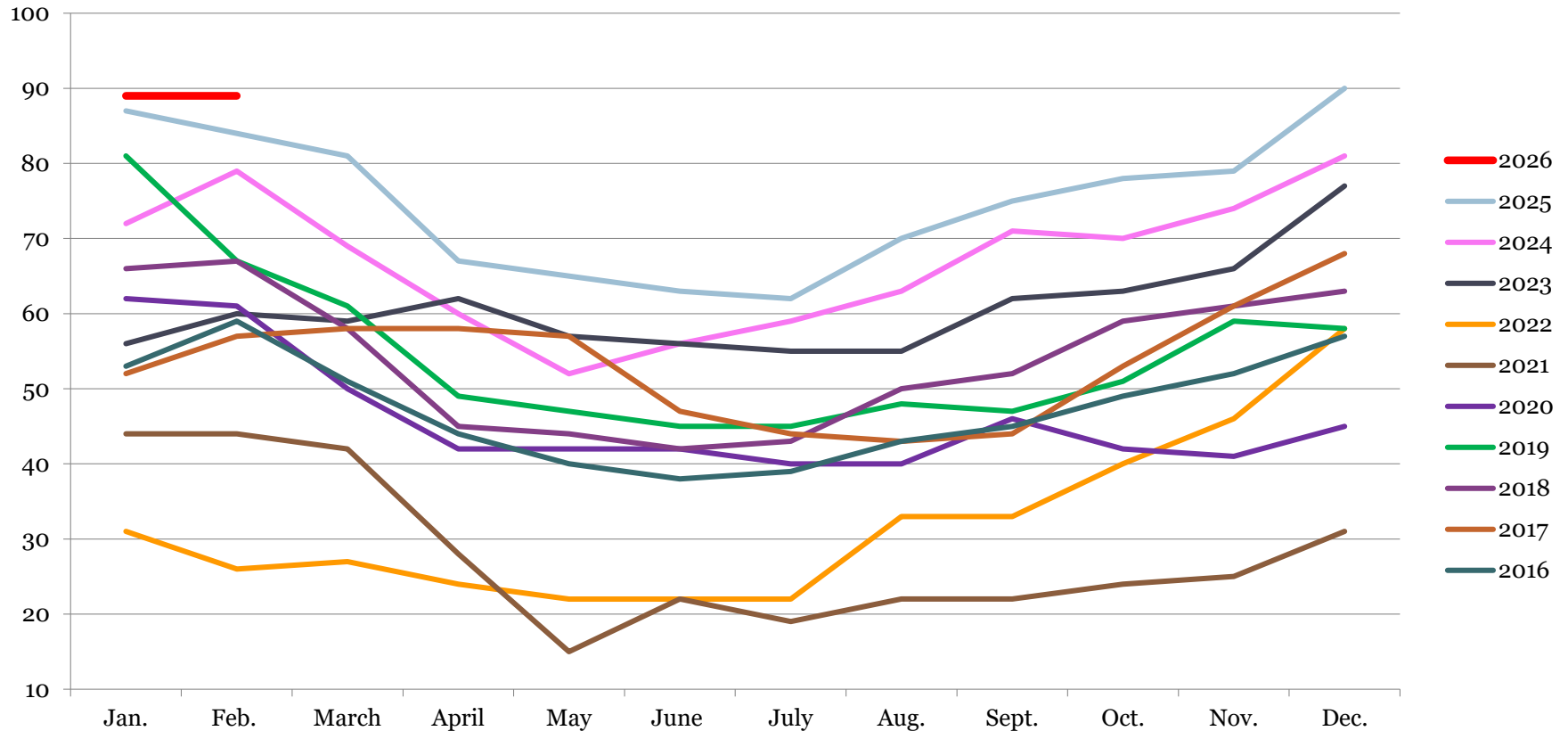


Average Days on Market 2015-2026



9

Of the homes that sold last month, the average amount of days they had been on the market was 89 days. This is 5 days more than one year ago.





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- 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.