



WEST AUSTIN

PROPERTIES

April 2026 Austin Real Estate Market Report

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

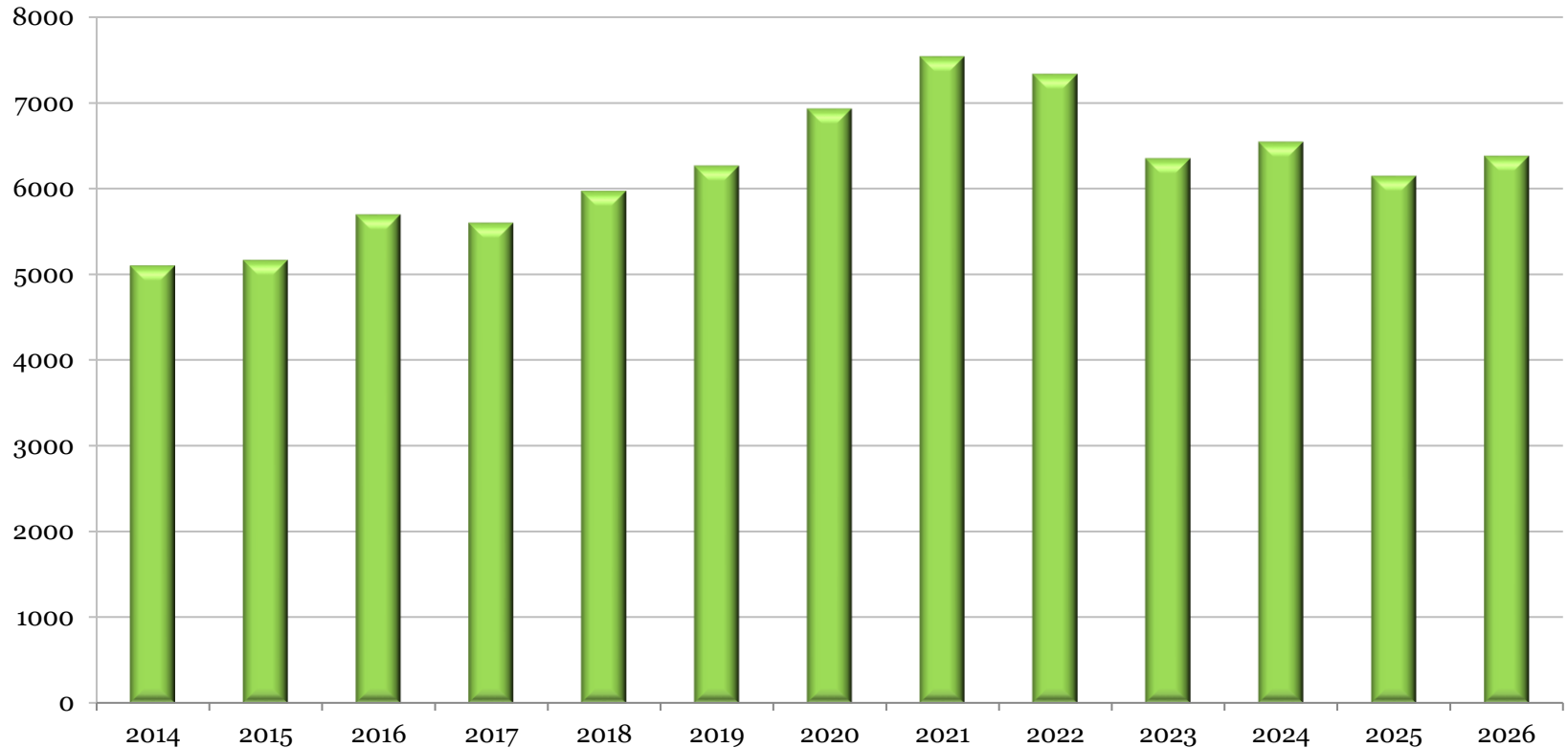
Volume 4, Issue XXI



Year to Date Sales – April 2026

1

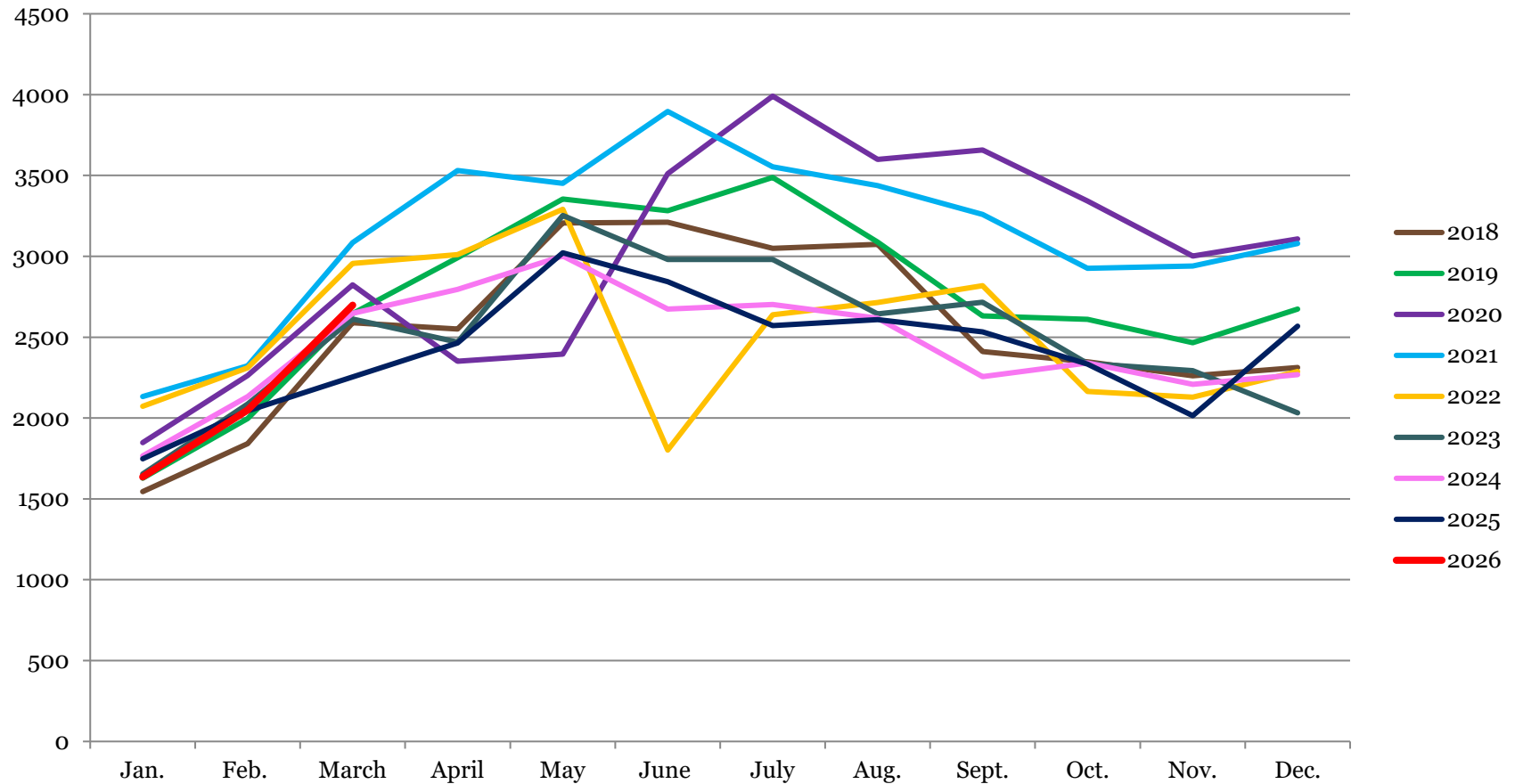
Total year to date sales increased steadily from 2014 to 2019. Sales declined slightly during the first year of Covid. Then increased during the second year. In the summer of 2022, interest rates increased, causing a decline in sales. This year total year to date sales are lower than the last seven years.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

2

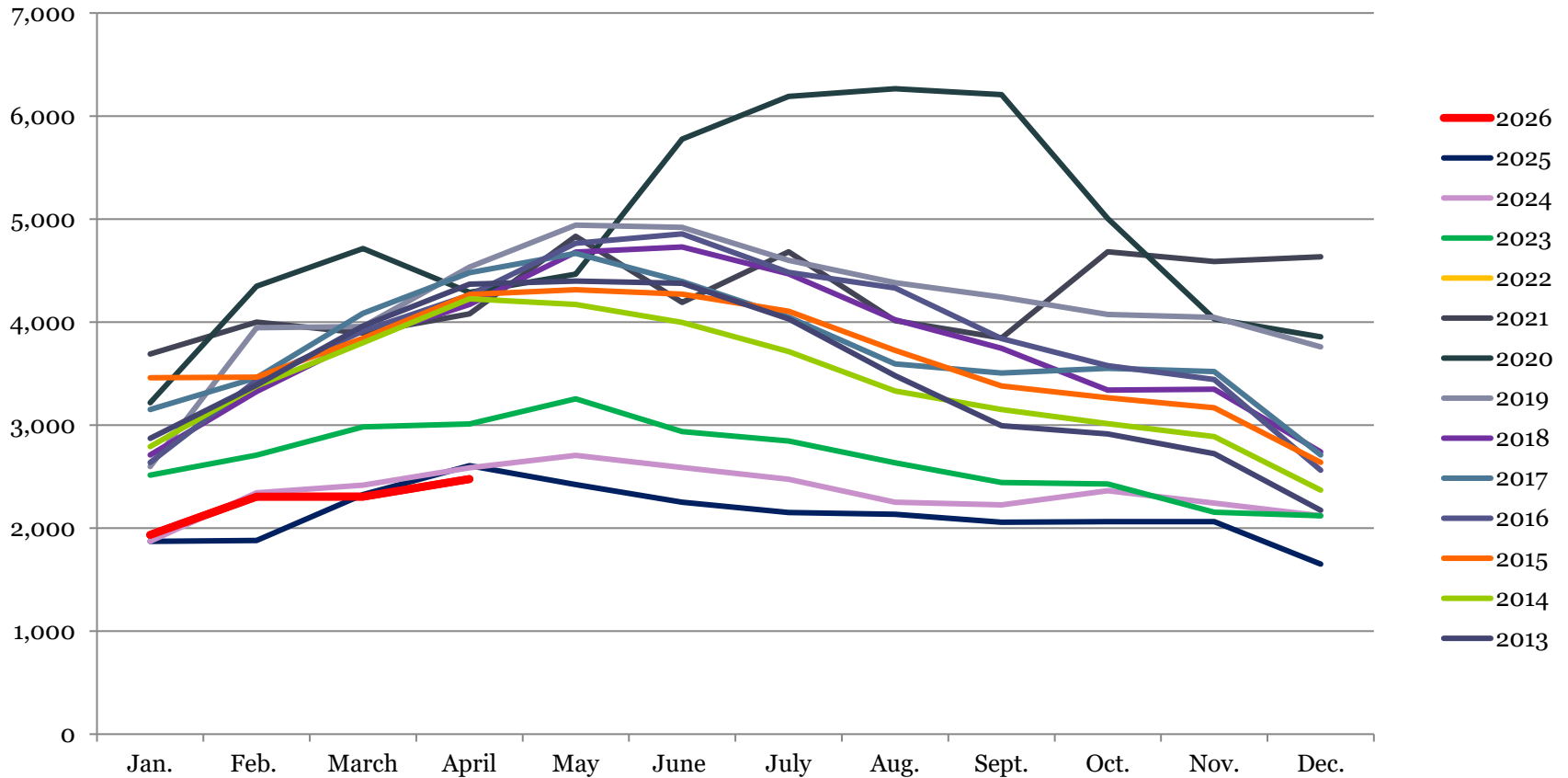
The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,698 homes sold in Austin, Texas. This represents a 19.65% increase in homes sold last month compared to one year ago.



Pending Sales per Month – April 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 2,476 homes Pending in Austin, Texas.



Home Sales by Price Band- March 2026

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Overall, we are in a Normal Seller's Market with 4.63 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 \$900,000 are in a Normal Seller's Market.

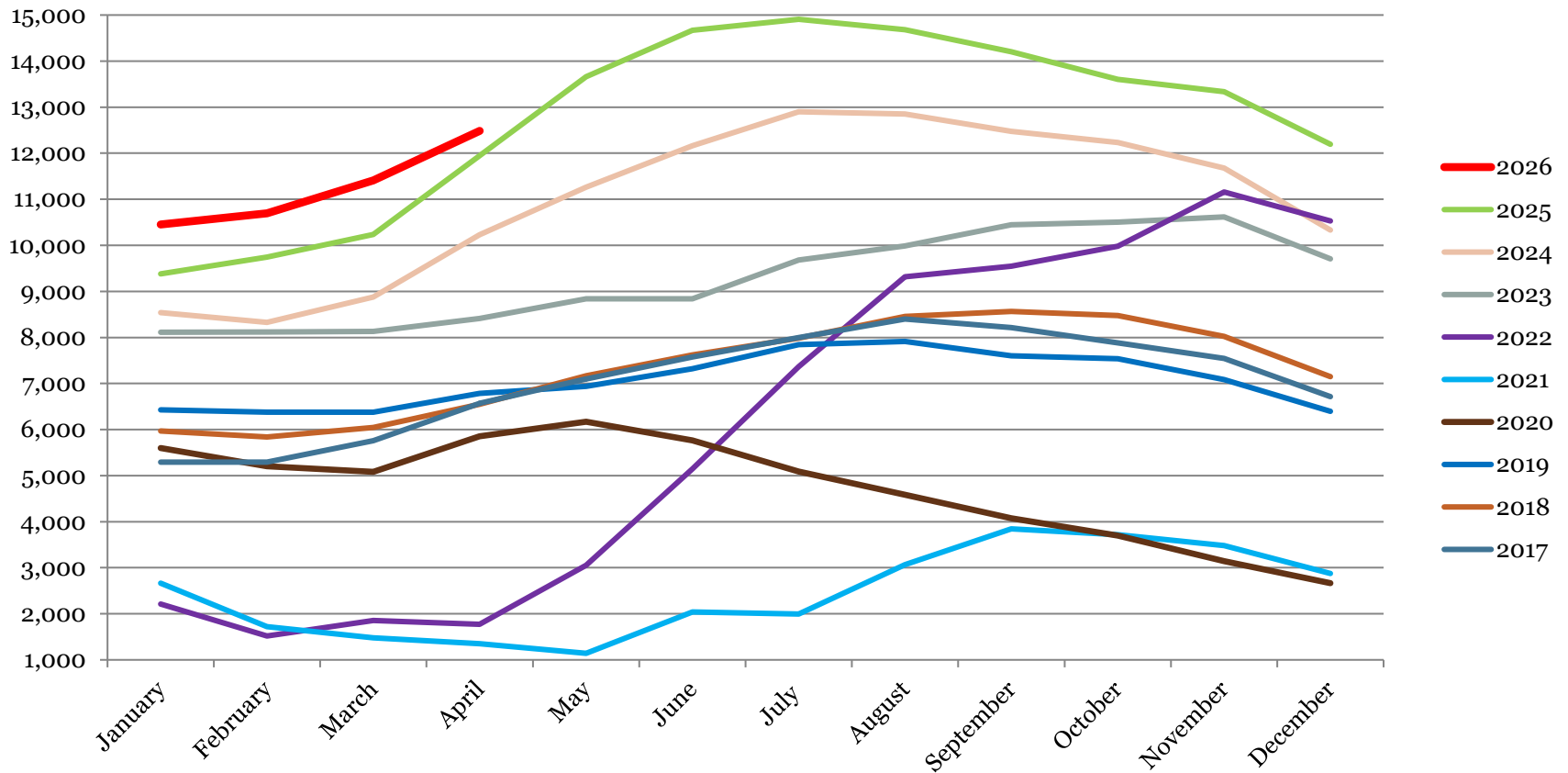
Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	68	245	3.60	92%	Normal Seller's Market
\$200-\$300k	425	1605	3.78	98%	Normal Seller's Market
\$300-\$400k	718	2804	3.91	98%	Normal Seller's Market
\$400k-\$500k	444	2004	4.51	98%	Normal Seller's Market
\$500-\$600k	300	1265	4.22	98%	Normal Seller's Market
\$600-\$700k	216	919	4.25	98%	Normal Seller's Market
\$700-\$800k	127	687	5.41	97%	Normal Seller's Market
\$800-\$900k	98	550	5.61	97%	Normal Seller's Market
\$900-\$1M	60	409	6.82	96%	Balanced Market
\$1-\$2M	178	1323	7.43	96%	Balanced Market
\$2-\$3M	37	359	9.70	96%	Normal Buyer's Market
\$3-\$4M	13	134	10.31	96%	Normal Buyer's Market
\$4M<	9	174	19.33	92%	Extreme Buyer's Market
Overall MKT	2693	12478	4.63	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 – April 2026



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The chart below follows the trends of the number of homes for sale during any given month. At the beginning of April there were 12,485 homes for sale in Austin, Texas. **There are 4.5% MORE homes for sale than last year at this time.**



Home Sales by Zip Code – March 2026



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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	26	236	9.08	\$ 582,500	0.95	134
78703	15	74	4.93	\$ 1,625,000	0.96	61
78704	33	159	4.82	\$ 1,200,000	0.96	70
78705	-	-	-	-	-	-
78717	19	52	2.74	\$ 553,000	0.98	64
78722	6	19	3.17	\$ 450,000	0.88	131
78723	17	94	5.53	\$ 590,000	0.98	56
78727	11	31	2.82	\$ 480,000	0.99	108
78730	8	50	6.25	\$ 1,495,000	0.97	33
78731	22	67	3.05	\$ 1,257,428	0.96	69
78732	16	75	4.69	\$ 762,500	0.97	64
78733	5	23	4.60	\$ 1,270,000	0.97	24
78734	24	188	7.83	\$ 645,000	0.97	78
78735	11	44	4.00	\$ 950,000	0.98	64
78738	59	202	3.42	\$ 864,686	0.97	52
78739	21	28	1.33	\$ 875,000	0.98	51
78746	22	110	5.00	\$ 2,642,500	0.96	93
78749	26	39	1.50	\$ 585,000	0.99	28
78750	24	34	1.42	\$ 745,250	0.99	36
78751	15	38	2.53	\$ 651,000	0.97	63
78757	37	107	2.89	\$ 810,000	0.97	43
78758	18	50	2.78	\$ 441,500	0.98	78
78759	26	56	2.15	\$ 725,000	0.92	46
78613	54	161	2.98	\$ 507,500	0.98	78
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

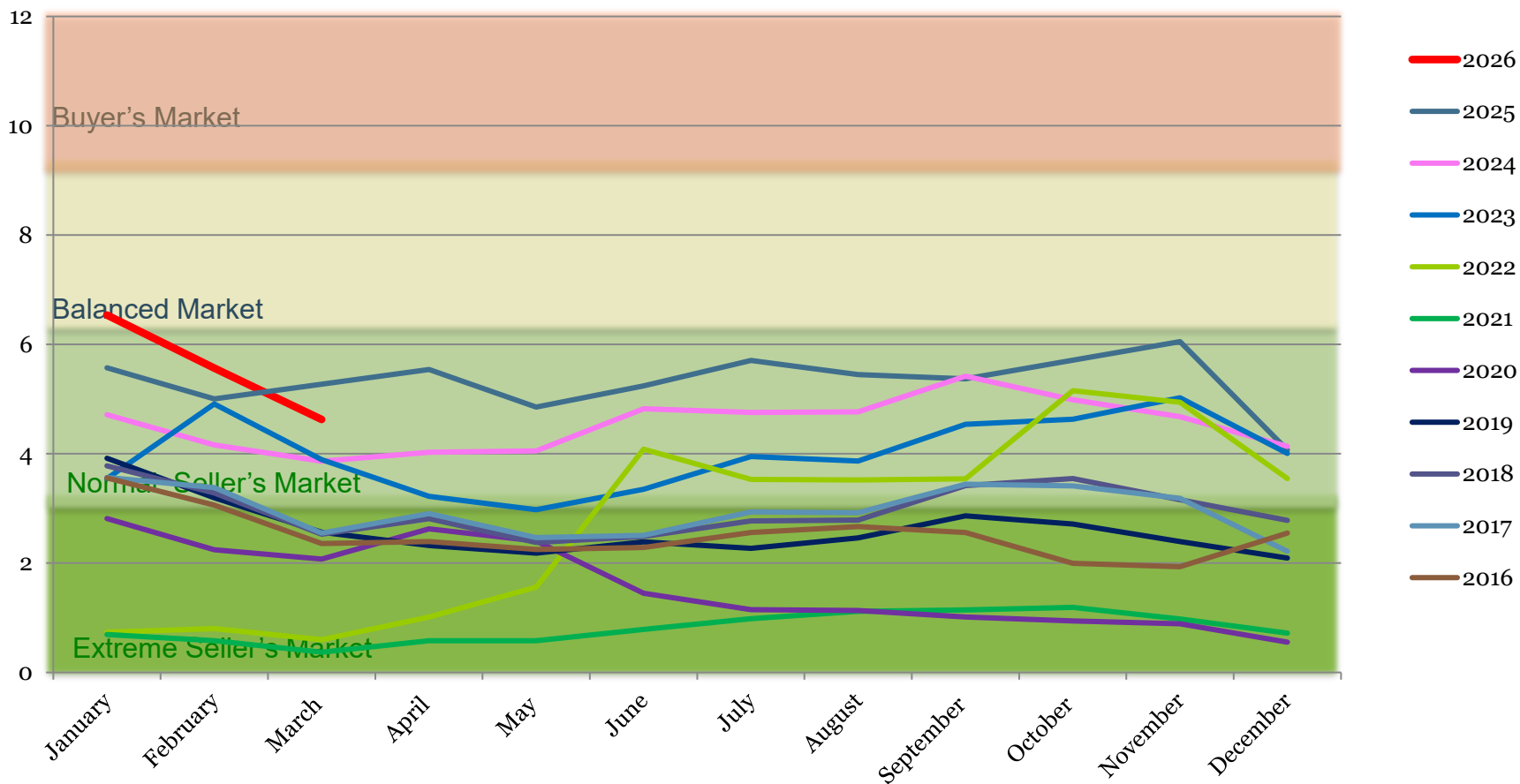
78722
78723

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

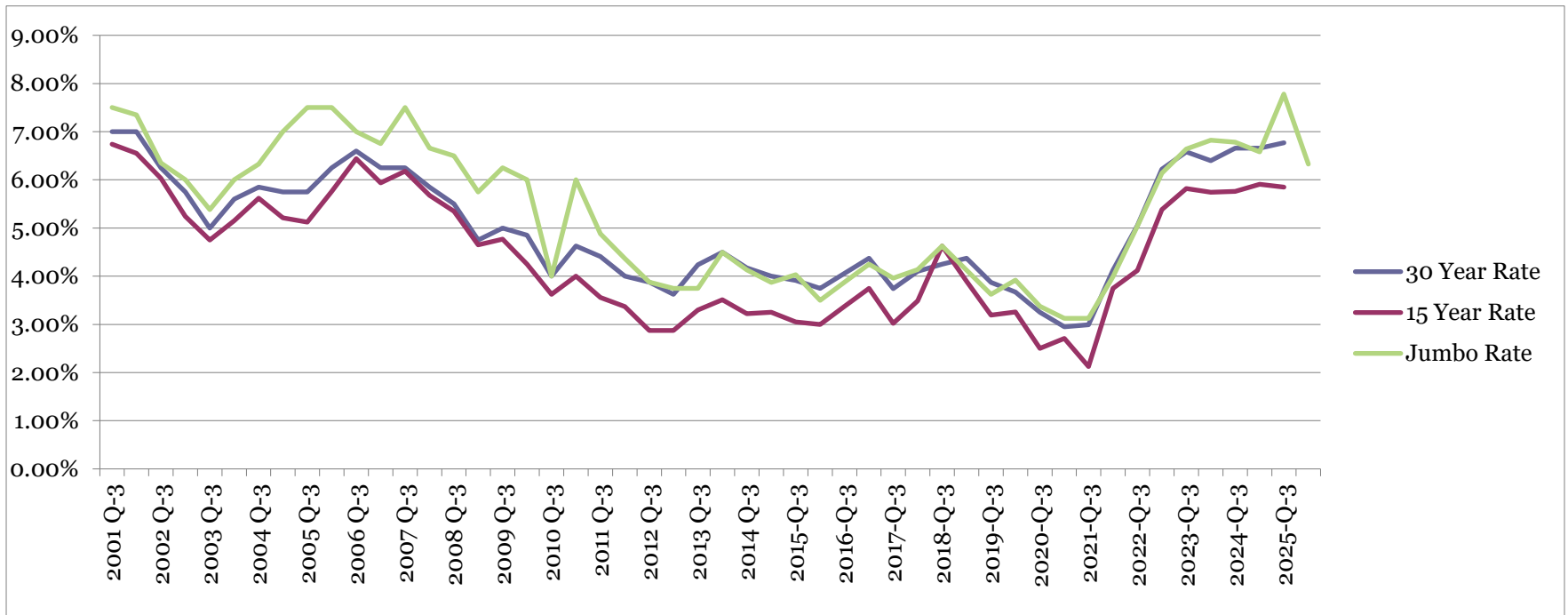


We monitor interest rates because they directly affect buying power. The higher the rate, the more it costs for a buyer to buy. When interest rates rise, it has the same effect as a seller raising his price and fewer homes sell because mortgage payments are higher. Conversely, when rates decrease more 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: 6.000%
Conforming 15 yr: 5.500%

Jumbo* 30 yr: 6.125%
*(over \$806,500 loan amount)



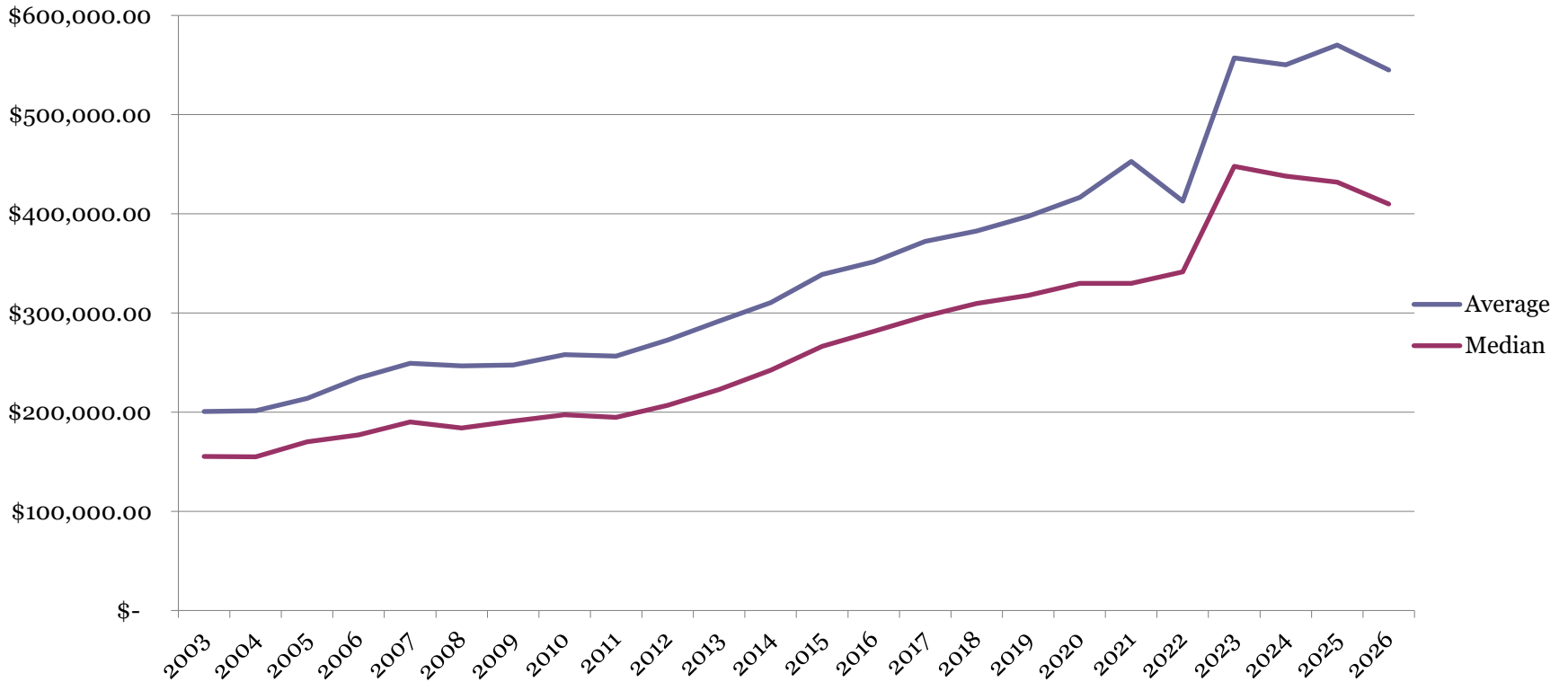
Average and Median Sold 23 Year Summary



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The chart shows annual average and median sold prices by year. In March, the average sold price was \$563,376 and the median sold price was \$425,000. Compared to last year, the average is down 2.09% and the median is down 1.95%.

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

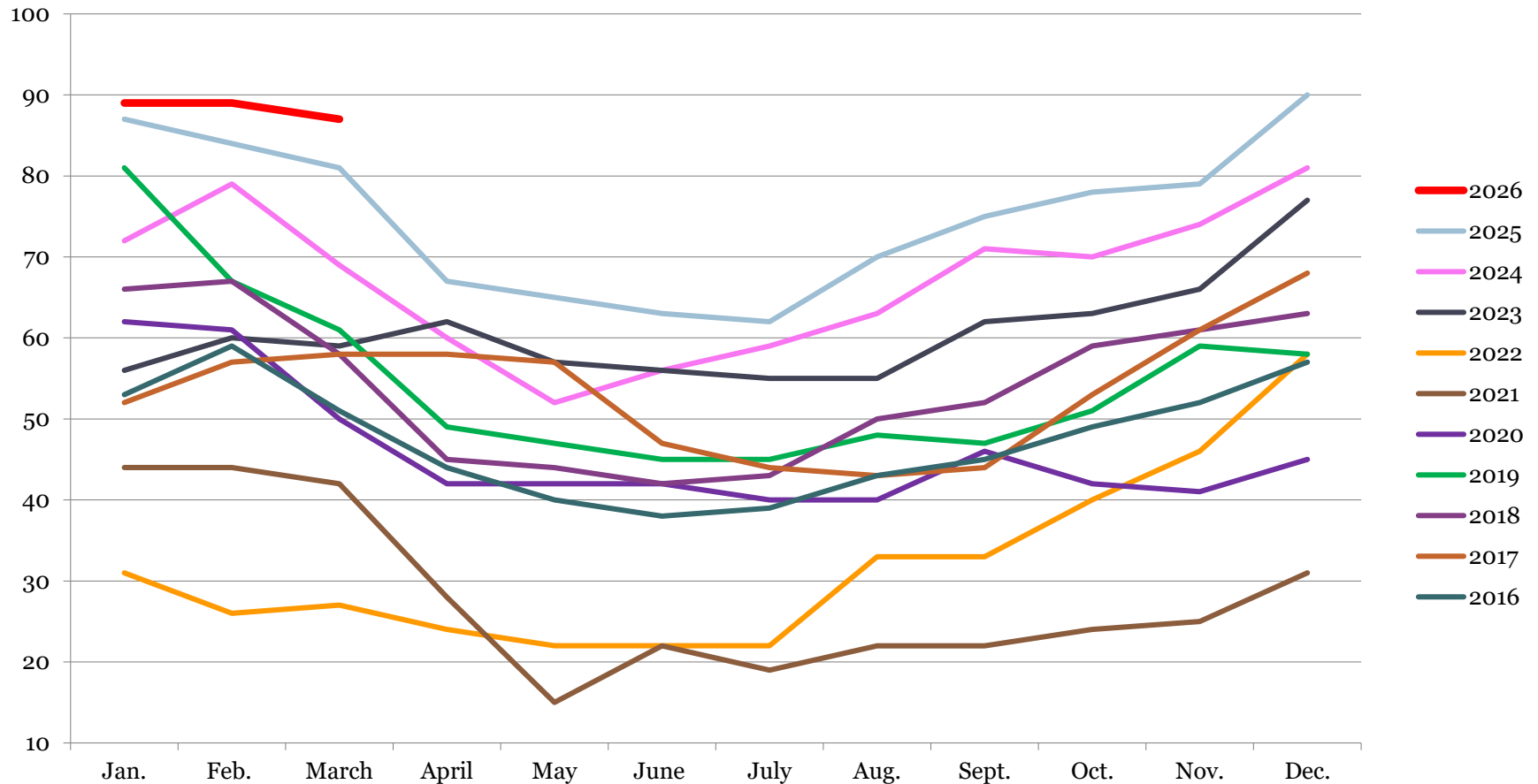


Average Days on Market 2015-2026



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Of the homes that sold last month, the average amount of days they had been on the market was 87 days. This is 6 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.