



**WEST AUSTIN**  
**PROPERTIES**

# **May 2026 Austin Real Estate Market Report**

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

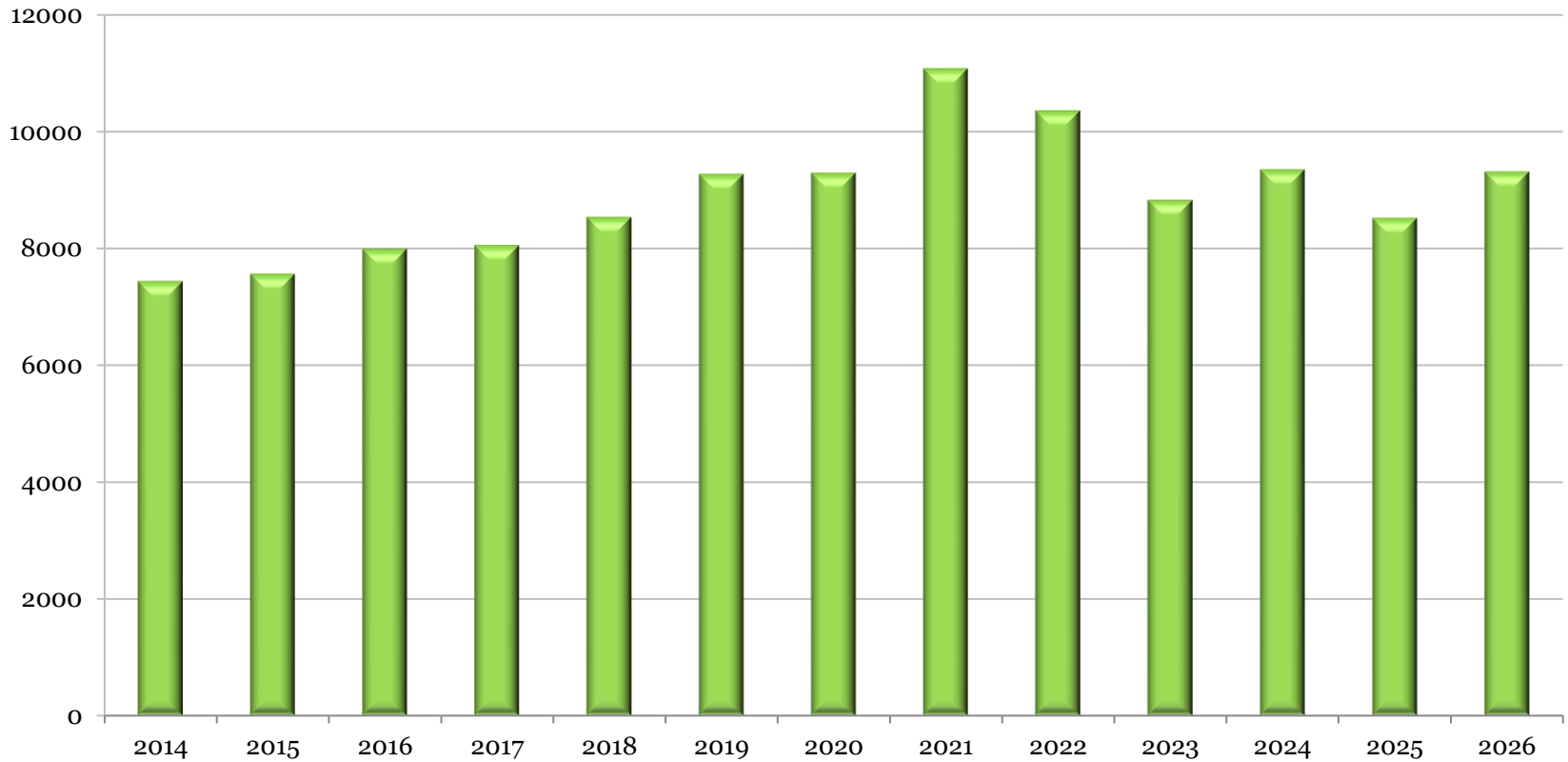
Volume 5, Issue XXI



# Year to Date Sales – May 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.

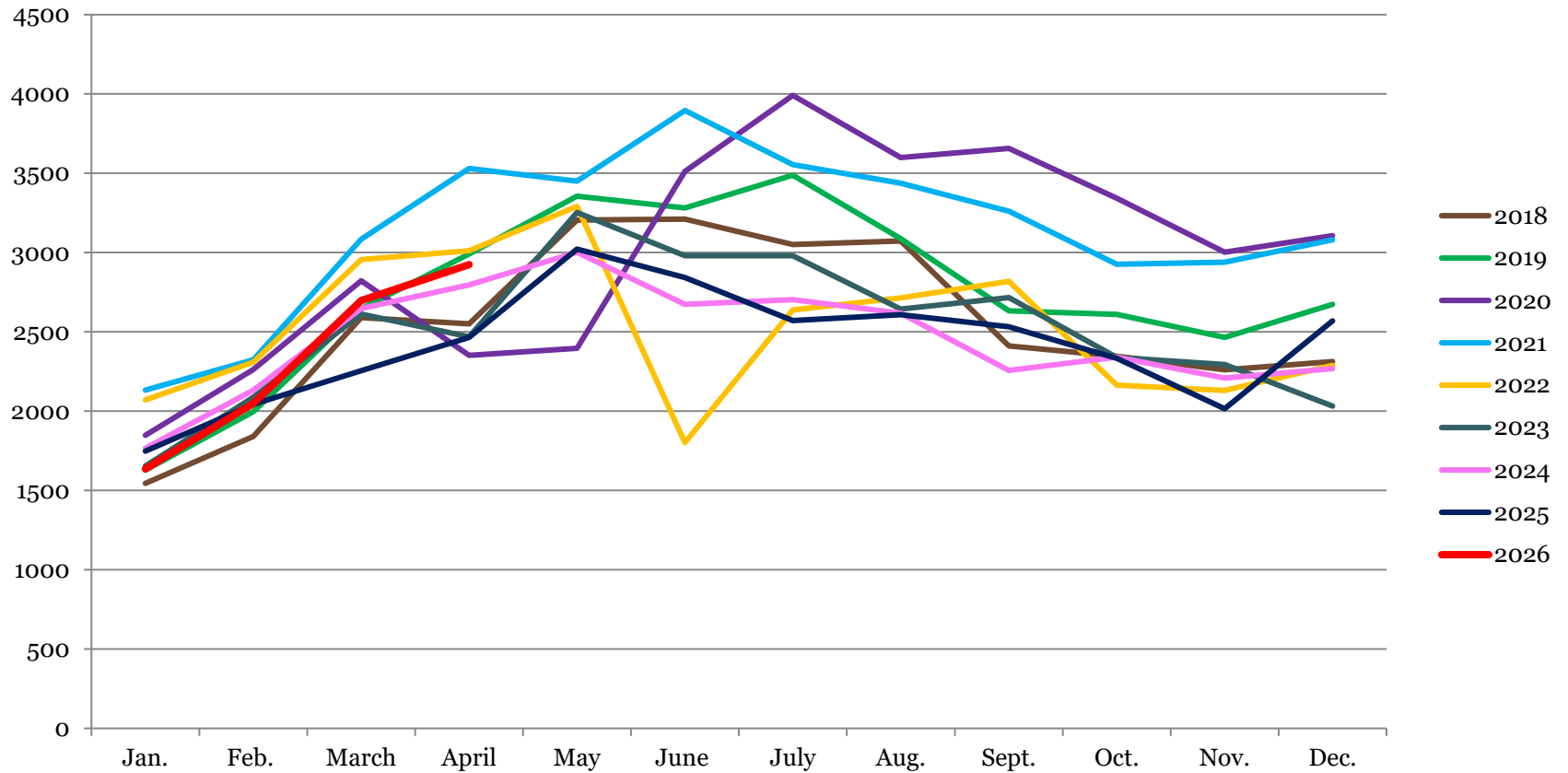


# Homes Sold per Month – April 2026



2

The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,924 homes sold in Austin, Texas. This represents a 18.62% increase in homes sold last month compared to one year ago.

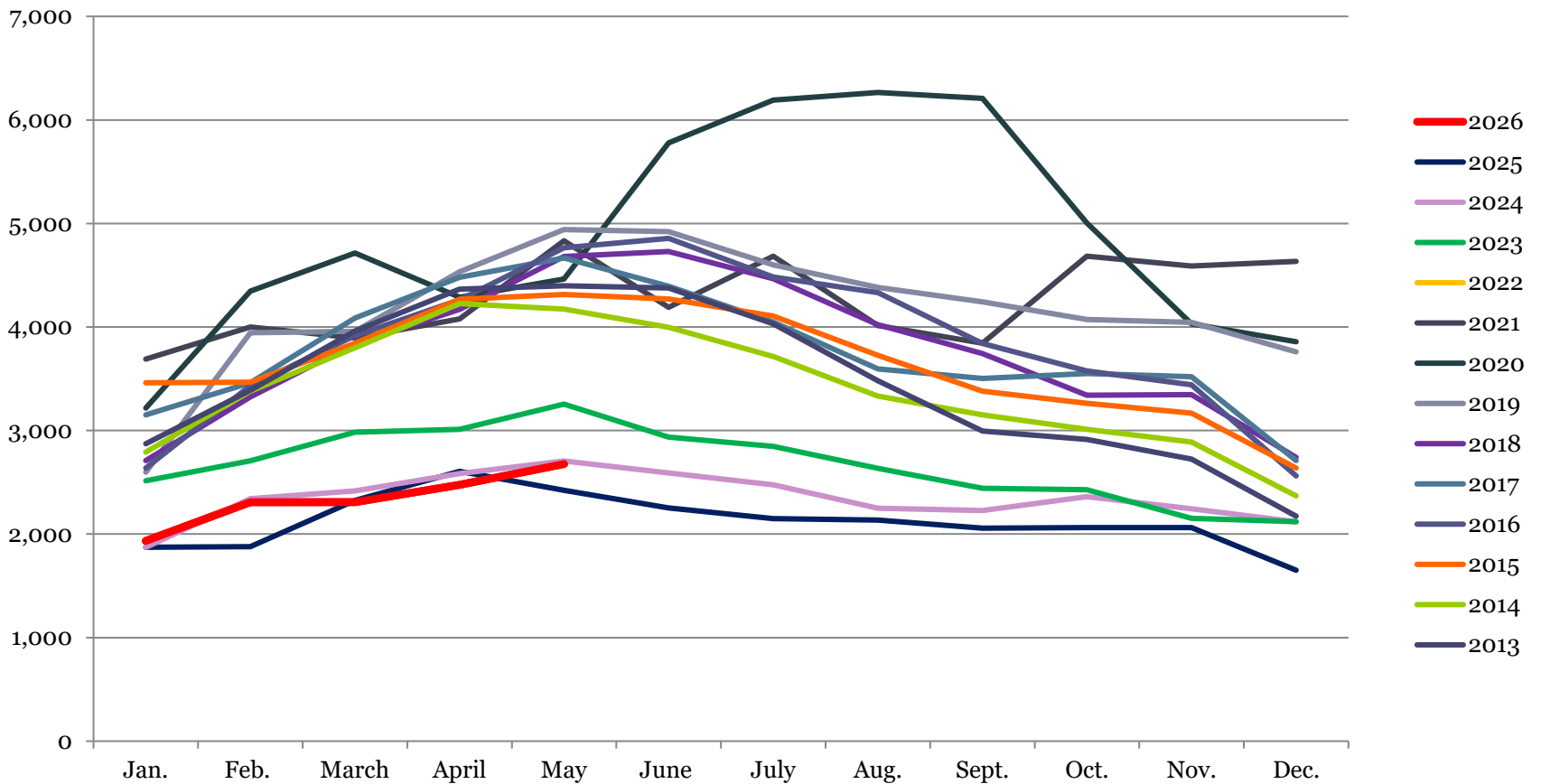


# Pending Sales per Month – May 2026



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 2,677 homes Pending in Austin, Texas.



# Home Sales by Price Band- April 2026

5

Overall, we are in a Normal Seller's Market with 3.85 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.

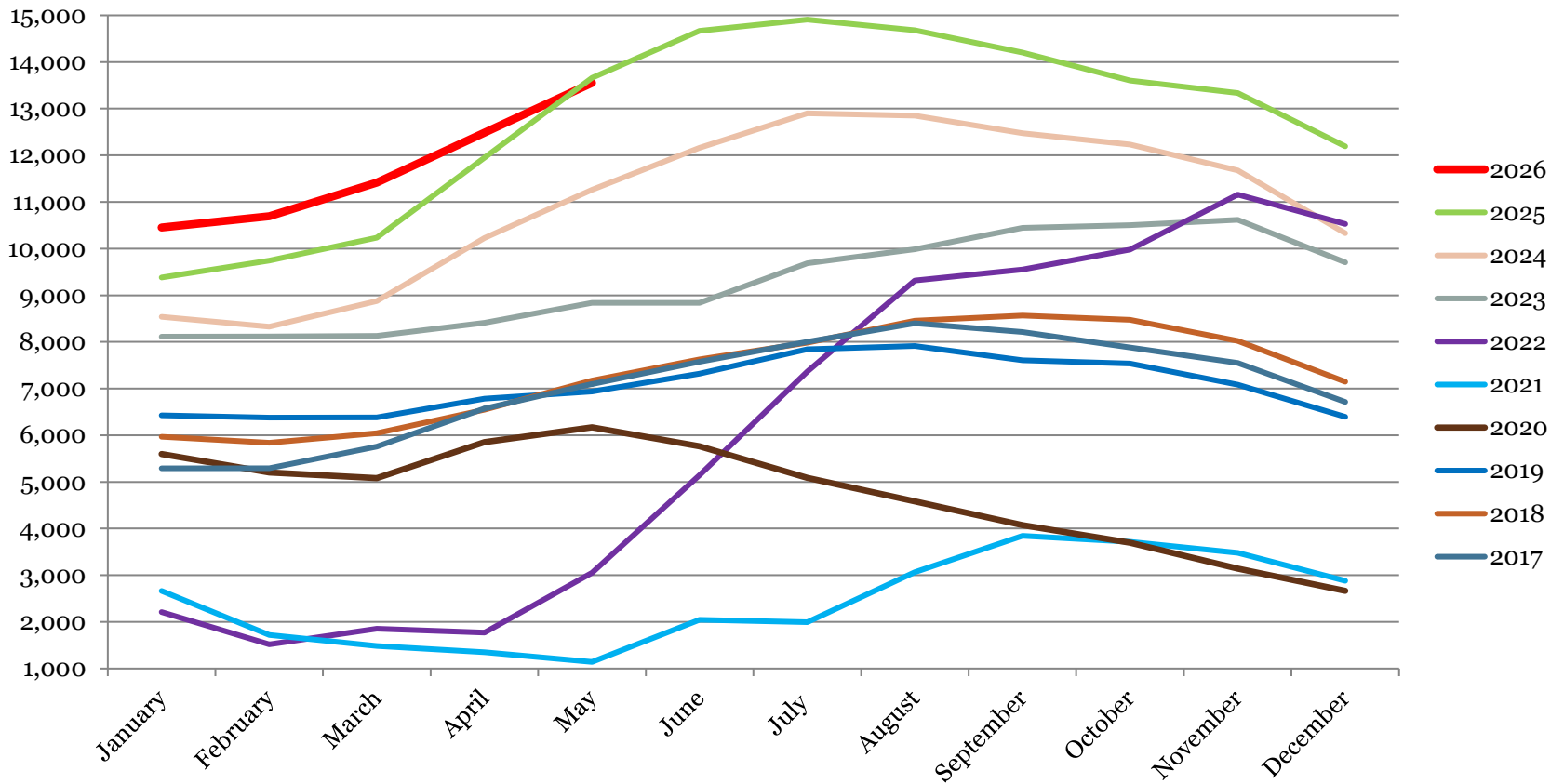
Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	664	237	0.36	93%	Extreme Sellers Market
\$200-\$300k	464	1,632	3.52	98%	Normal Seller's Market
\$300-\$400k	761	3,049	4.01	98%	Normal Seller's Market
\$400k-\$500k	466	2,165	4.65	98%	Normal Seller's Market
\$500-\$600k	336	1,422	4.23	98%	Normal Seller's Market
\$600-\$700k	215	1,035	4.81	98%	Normal Seller's Market
\$700-\$800k	147	752	5.12	98%	Normal Seller's Market
\$800-\$900k	106	607	5.73	98%	Normal Seller's Market
\$900-\$1M	72	458	6.36	97%	Balanced Market
\$1-\$2M	225	1,463	6.50	96%	Balanced Market
\$2-\$3M	46	382	8.30	97%	Balanced Market
\$3-\$4M	10	157	15.70	94%	Extreme Buyer's Market
\$4M<	11	188	17.09	95%	Extreme Buyer's Market
Overall MKT	3523	13547	3.85	97%	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 – May 2026



3

The chart below follows the trends of the number of homes for sale during any given month. At the beginning of May there were 13,552 homes for sale in Austin, Texas. **There are 0.81% LESS homes for sale than last year at this time.**



# Home Sales by Zip Code – April 2026



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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	28	261	9.32	\$579,000	94%	157
78703	15	78	5.20	\$1,640,000	97%	86
78704	28	191	6.82	\$1,396,289	95%	57
78705	2	13	6.50	\$1,528,955	89%	29
78717	27	83	3.07	\$666,000	98%	17
78722	8	16	2.00	\$865,000	95%	102
78723	42	89	2.12	\$529,500	99%	48
78727	24	52	2.17	\$572,000	98%	53
78730	6	46	7.67	\$1,180,000	98%	14
78731	23	72	3.13	\$1,145,000	98%	25
78732	26	98	3.77	\$1,000,000	96%	41
78733	11	32	2.91	\$1,340,000	96%	72
78734	21	207	9.86	\$640,000	96%	71
78735	10	37	3.70	\$880,650	96%	39
78738	57	244	4.28	\$868,000	97%	51
78739	33	47	1.42	\$894,500	99%	14
78746	26	125	4.81	\$2,160,000	93%	56
78749	36	53	1.47	\$650,000	99%	19
78750	25	32	1.28	\$550,000	97%	21
78751	11	44	4.00	\$848,465	98%	31
78757	21	88	4.19	\$625,000	99%	57
78758	21	57	2.71	\$491,000	97%	27
78759	36	70	1.94	\$643,250	99%	40
78613	72	191	2.65	\$517,000	99%	38
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**

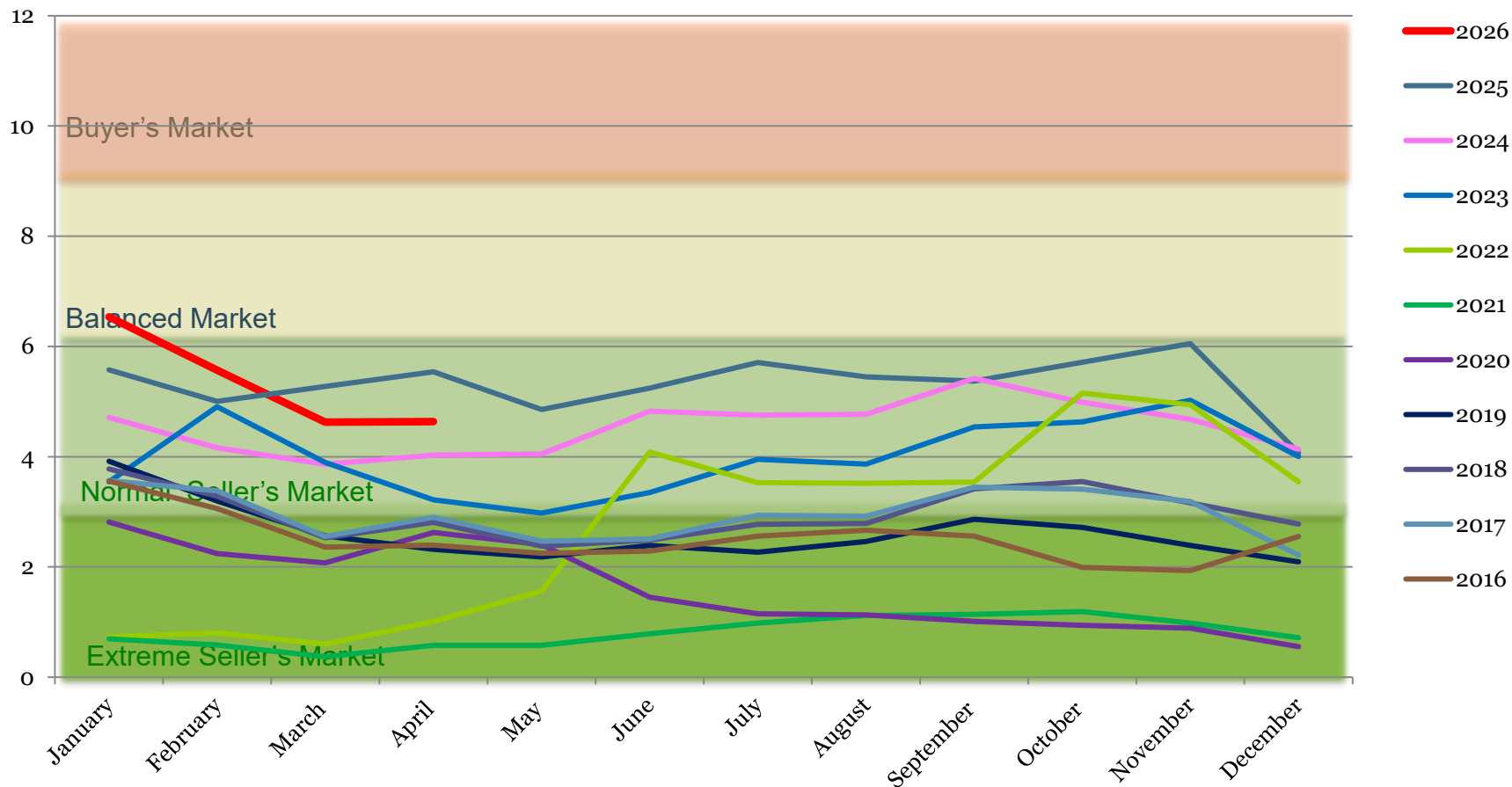
78722  
78723

**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

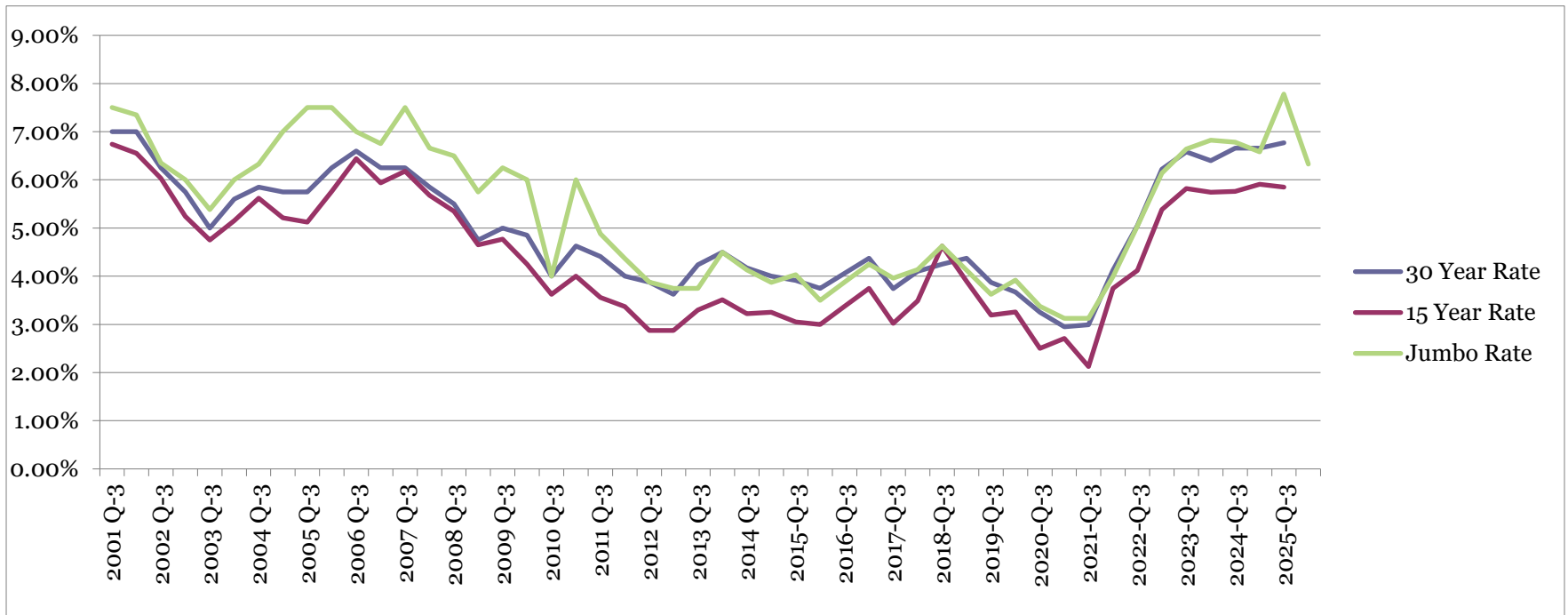


We monitor interest rates because they directly affect buying power. The higher the rate, the more it costs for a buyer to buy. When interest rates rise, it has the same effect as a seller raising his price and fewer homes sell because mortgage payments are higher. Conversely, when rates decrease more 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: 6.31%  
Conforming 15 yr: 5.79%

Jumbo\* 30 yr: 6.40%  
\*(over \$806,500 loan amount)



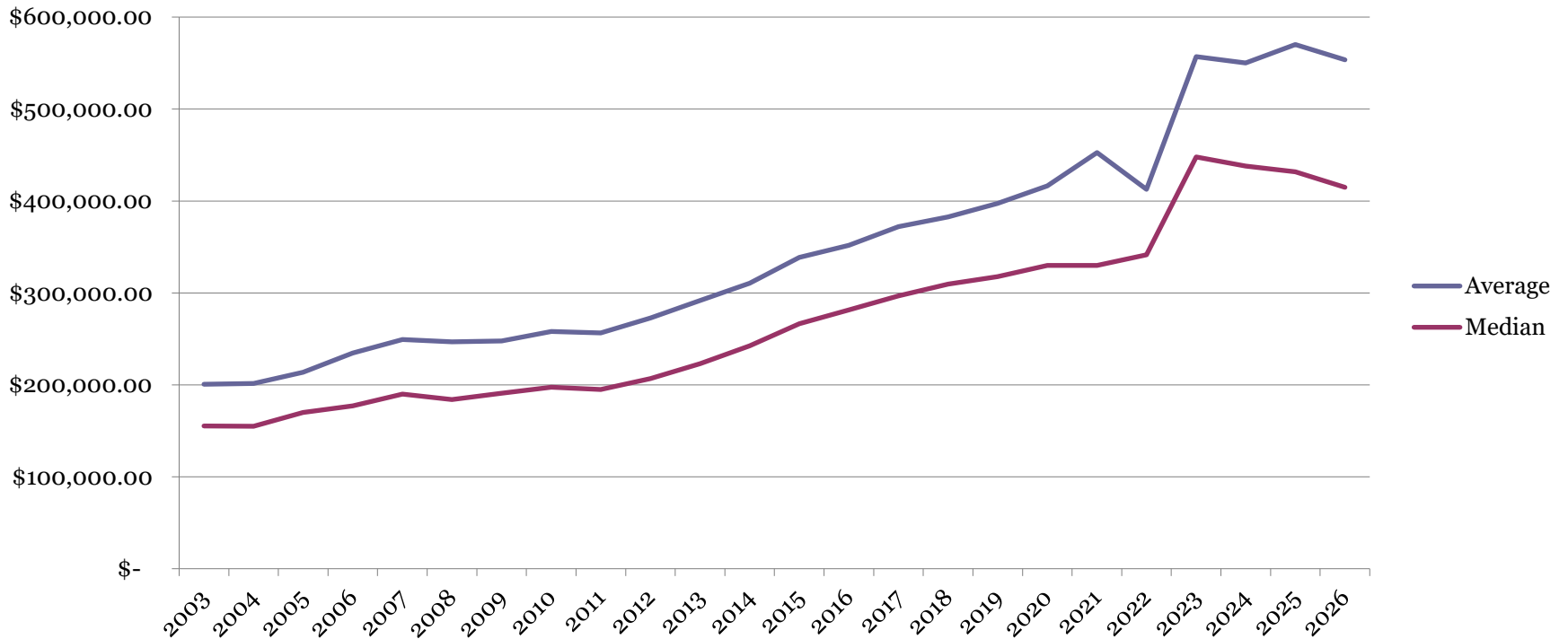
# Average and Median Sold 23 Year Summary



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The chart shows annual average and median sold prices by year. In April, the average sold price was \$579,440 and the median sold price was \$430,000. Compared to last year, the average is down 0.80% and the median is down 3.73%.

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

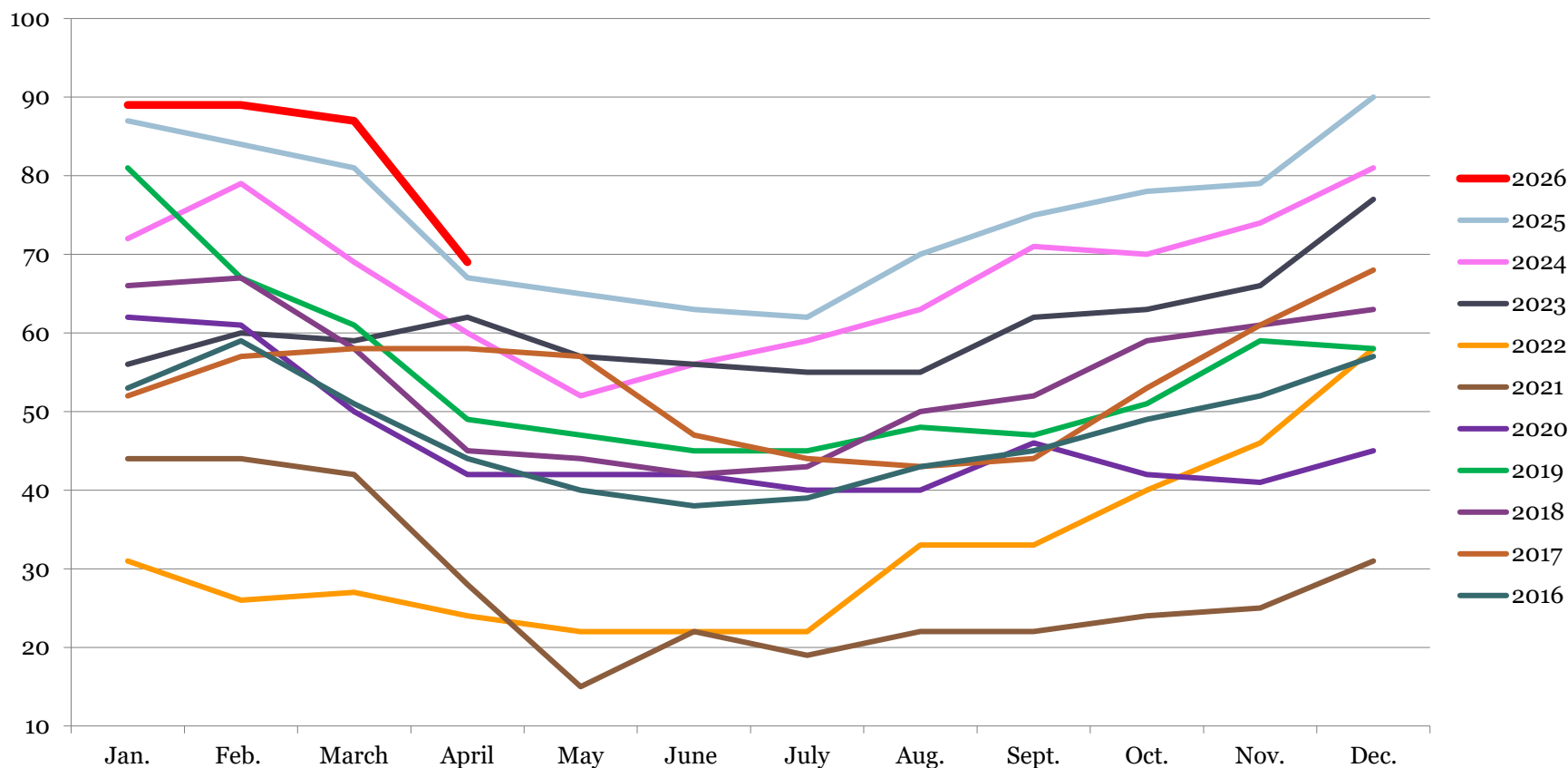


# Average Days on Market 2015-2026



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Of the homes that sold last month, the average amount of days they had been on the market was 69 days. This is 2 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.