



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

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

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

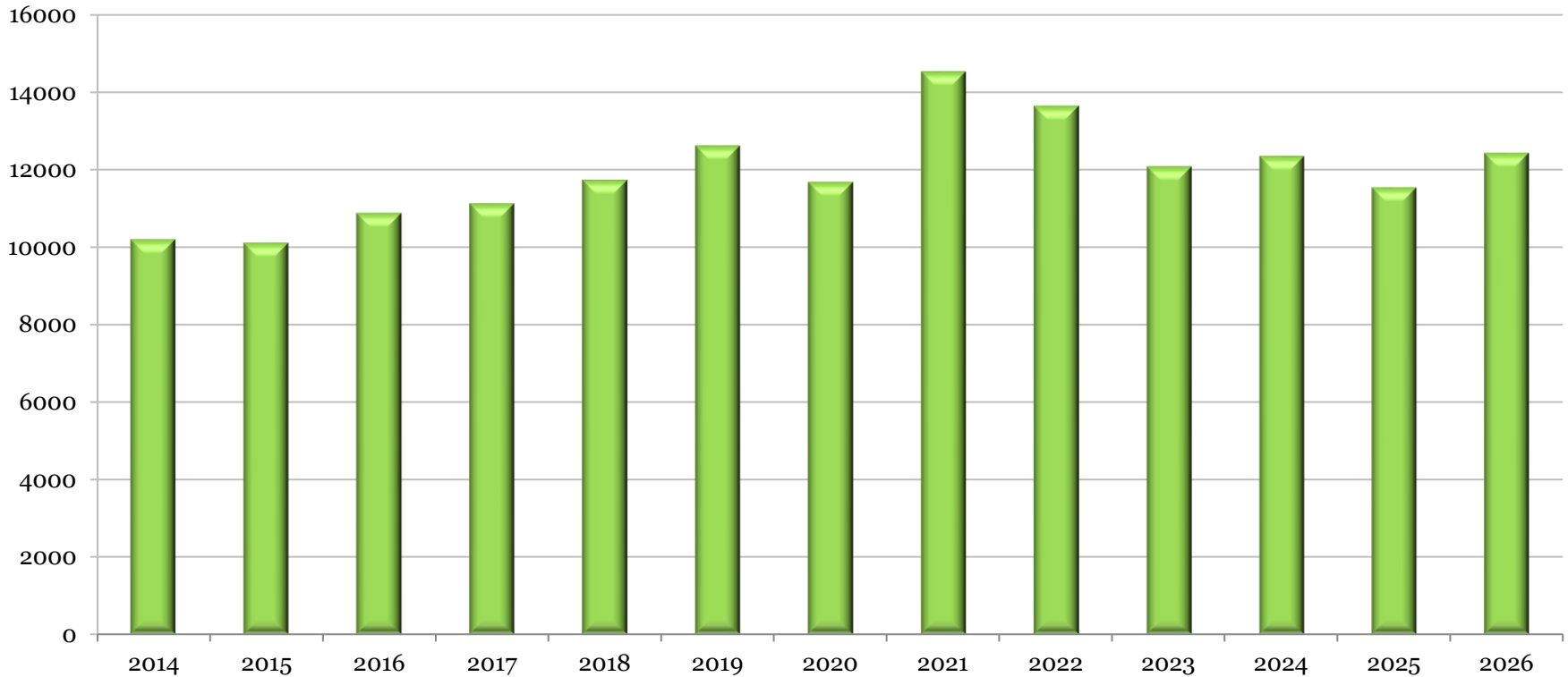
Volume 6, Issue XXI



# Year to Date Sales – June 2026

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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.

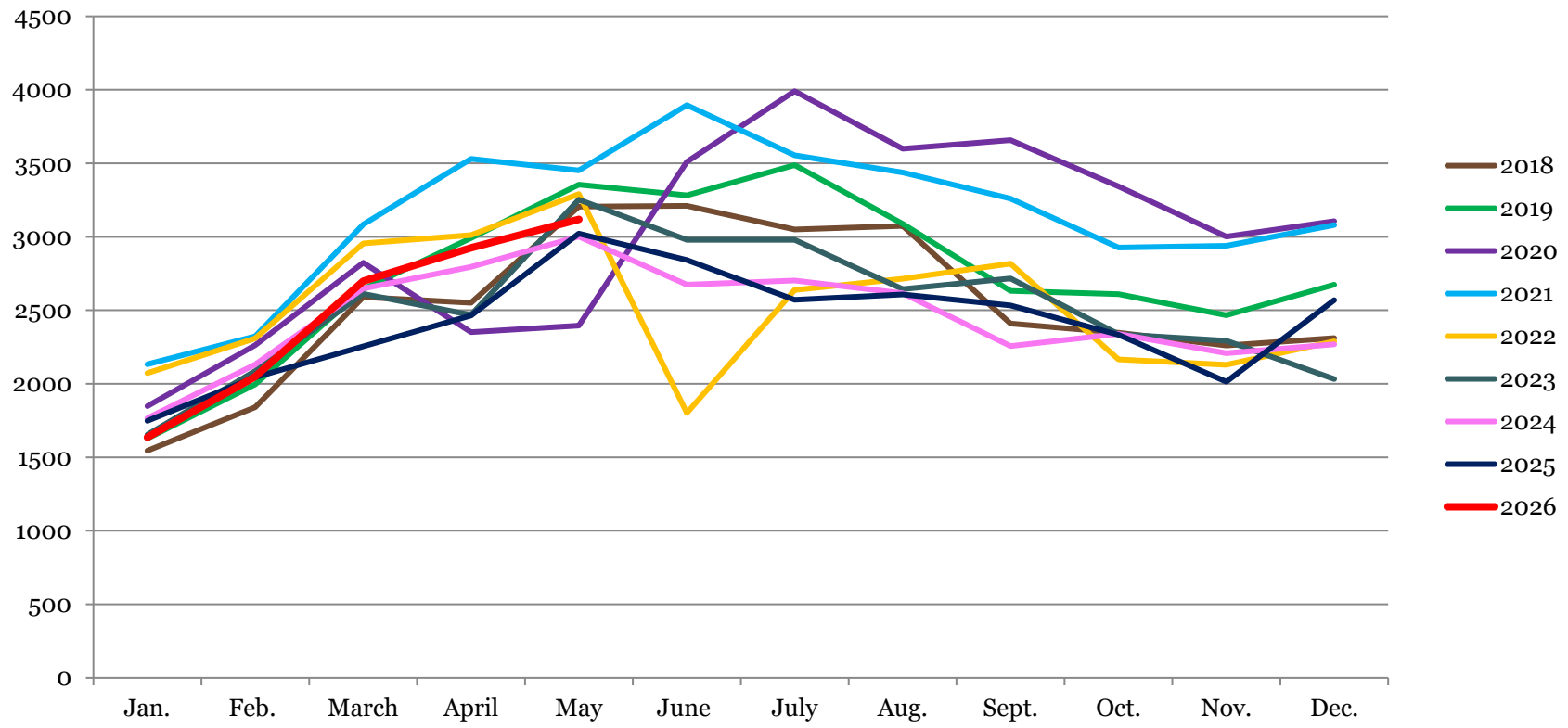


# Homes Sold per Month –May 2026



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The chart below follows the trends of numbers of homes sold during any given month. Last month there were 3,119 homes sold in Austin, Texas. This represents a 3.21% increase in homes sold last month compared to one year ago.

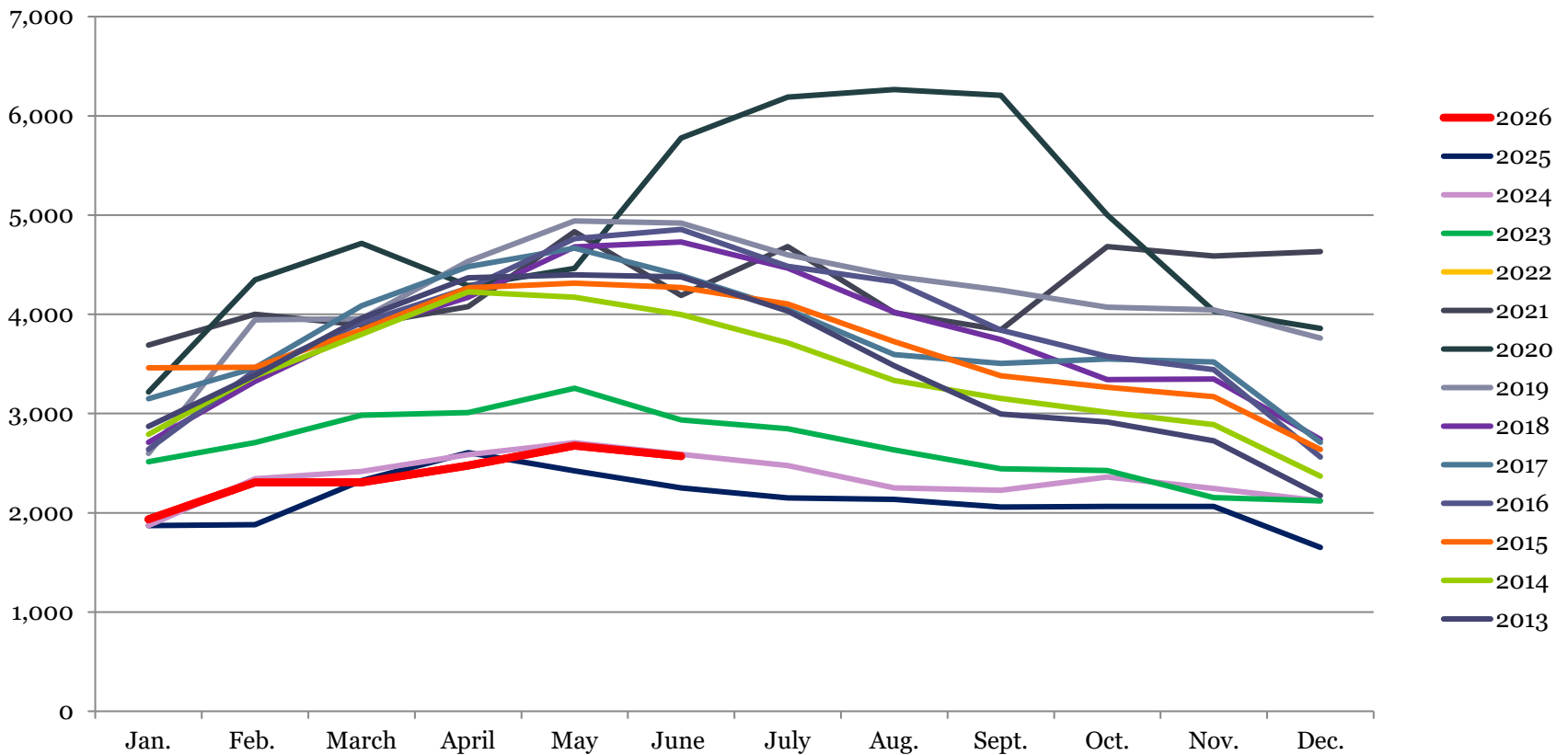


# Pending Sales per Month – June 2026



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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 2,572 homes Pending in Austin, Texas.



# Home Sales by Price Band- May 2026

Overall, we are in a Balanced Market with 6.21 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 \$2,000,000 are in a Normal Seller's Market.

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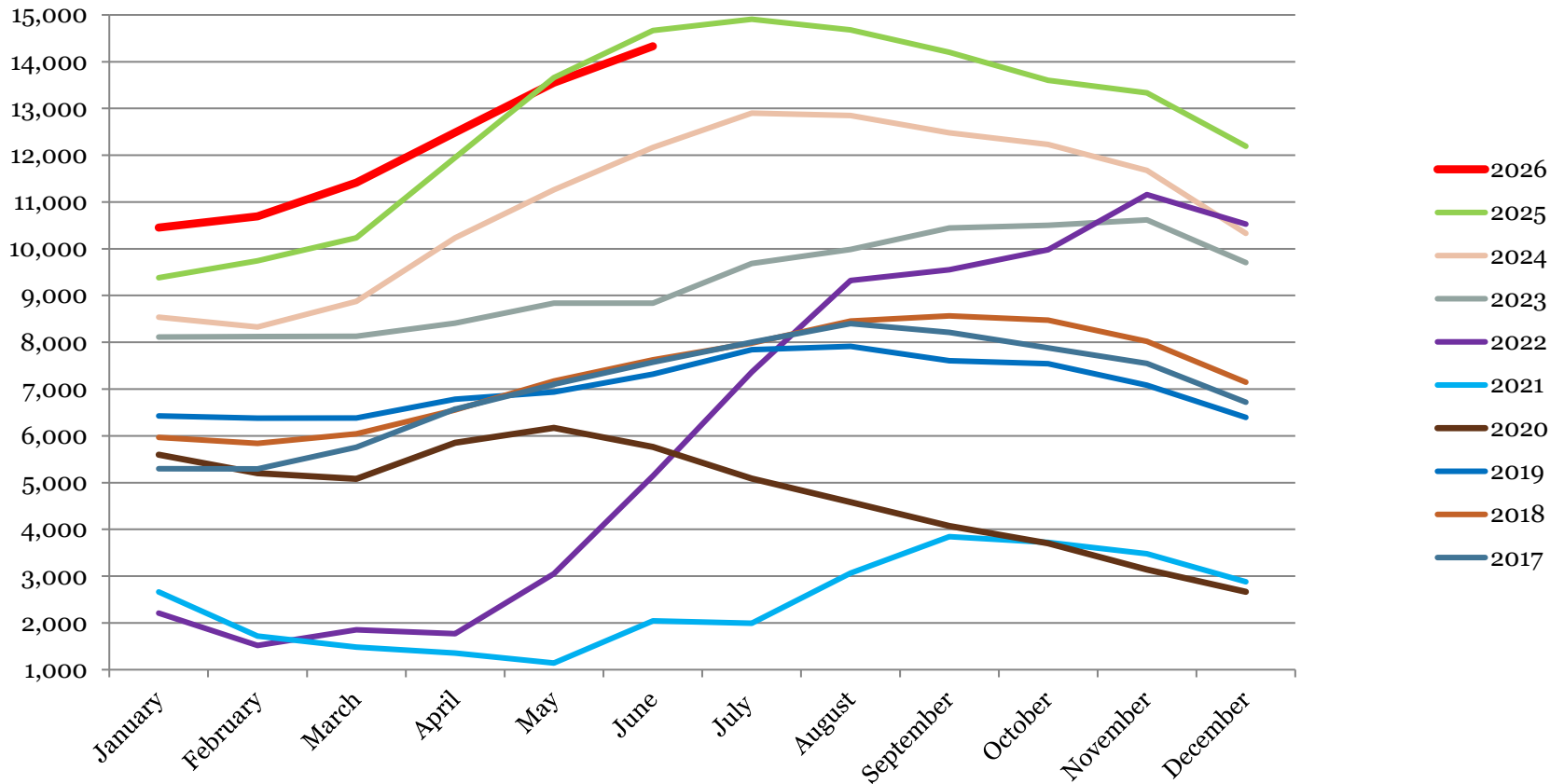
Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	73	265	3.63	92%	Normal Seller's Market
\$200-\$300k	475	1780	3.75	98%	Normal Seller's Market
\$300-\$400k	783	3259	4.16	98%	Normal Seller's Market
\$400k-\$500k	501	2318	4.63	98%	Normal Seller's Market
\$500-\$600k	341	1500	4.40	98%	Normal Seller's Market
\$600-\$700k	253	1096	4.33	98%	Normal Seller's Market
\$700-\$800k	162	783	4.83	98%	Normal Seller's Market
\$800-\$900k	116	658	5.67	98%	Normal Seller's Market
\$900-\$1M	81	468	5.78	98%	Normal Seller's Market
\$1-\$2M	249	1458	5.86	97%	Normal Seller's Market
\$2-\$3M	46	391	8.50	95%	Balanced Market
\$3-\$4M	20	173	8.65	95%	Balanced Market
\$4M<	9	172	19.11	95%	Extreme Buyer's Market
Overall MKT	3109	19321	6.21	97%	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 – June 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 June there were 14,330 homes for sale in Austin, Texas. **There are 2.30% LESS homes for sale than last year at this time.**



# Home Sales by Zip Code – May 2026



Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	18	246	13.67	528500	96%	77
78703	16	68	4.25	1782500	96%	46
78704	34	197	5.79	1322500	97%	44
78705	3	15	5.00	770000	97%	129
78717	29	87	3.00	700000	99%	54
78722	8	17	2.13	574000	100%	32
78723	29	92	3.17	635000	99%	26
78727	23	65	2.83	460000	99%	41
78730	11	45	4.09	1600000	95%	107
78731	32	75	2.34	1512500	99%	34
78732	27	98	3.63	835000	97%	24
78733	7	36	5.14	1547000	98%	12
78734	44	302	6.86	738250	96%	82
78735	18	38	2.11	855000	96%	54
78738	70	253	3.61	848000	92%	42
78739	30	59	1.97	810000	99%	16
78746	26	117	4.50	3320000	94%	49
78749	37	63	1.70	594800	99%	15
78750	26	43	1.65	804000	100%	17
78751	17	53	3.12	680000	98%	42
78757	36	90	2.50	911000	96%	37
78758	14	58	4.14	465950	99%	46
78759	34	70	2.06	765000	99%	30
78613	77	228	2.96	327000	100%	43
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

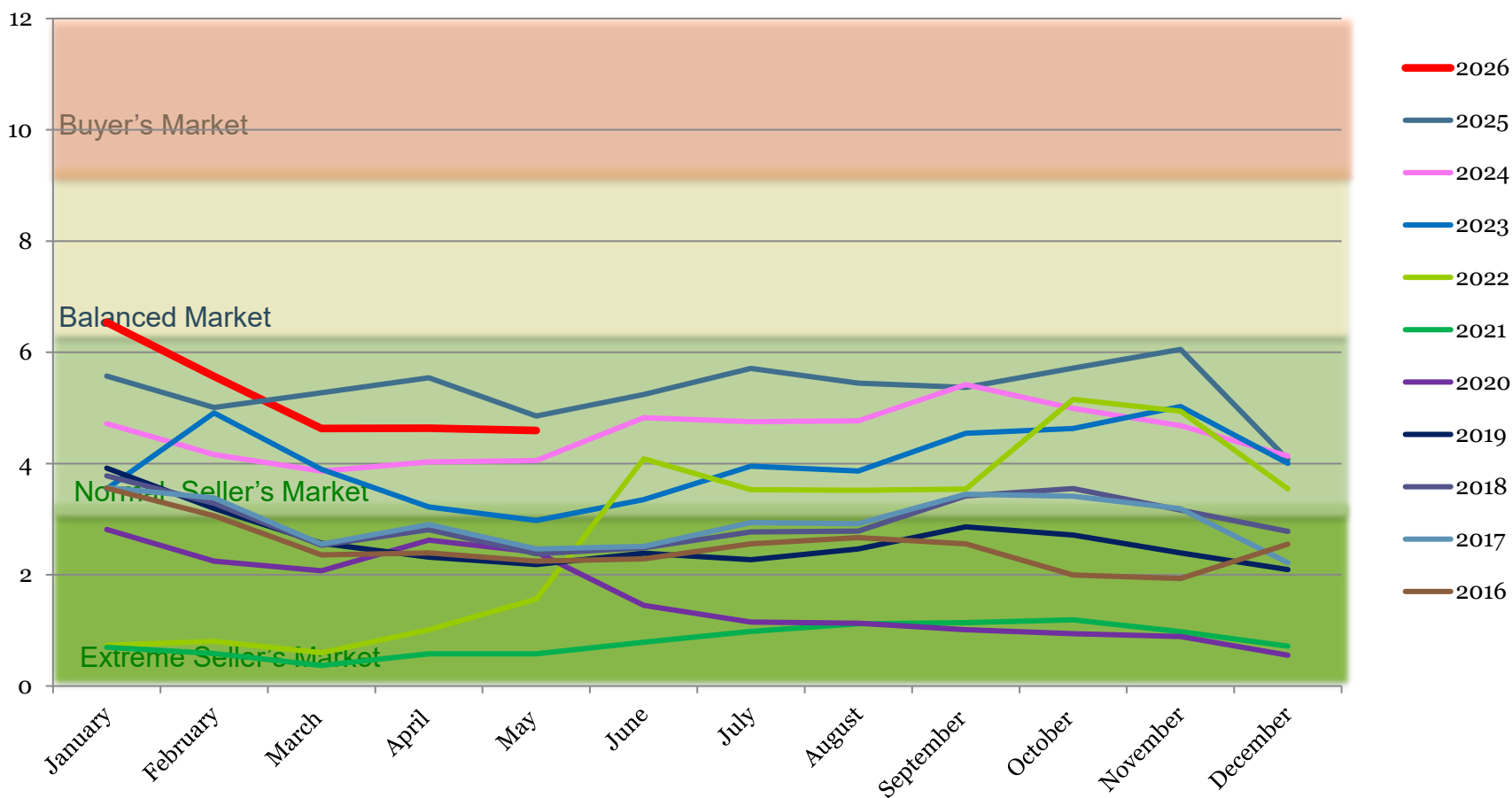
78722  
78723

### 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: 6.48%  
Conforming 15 yr: 5.76%

Jumbo\* 30 yr: 6.625%  
\*(over \$806,500 loan amount)



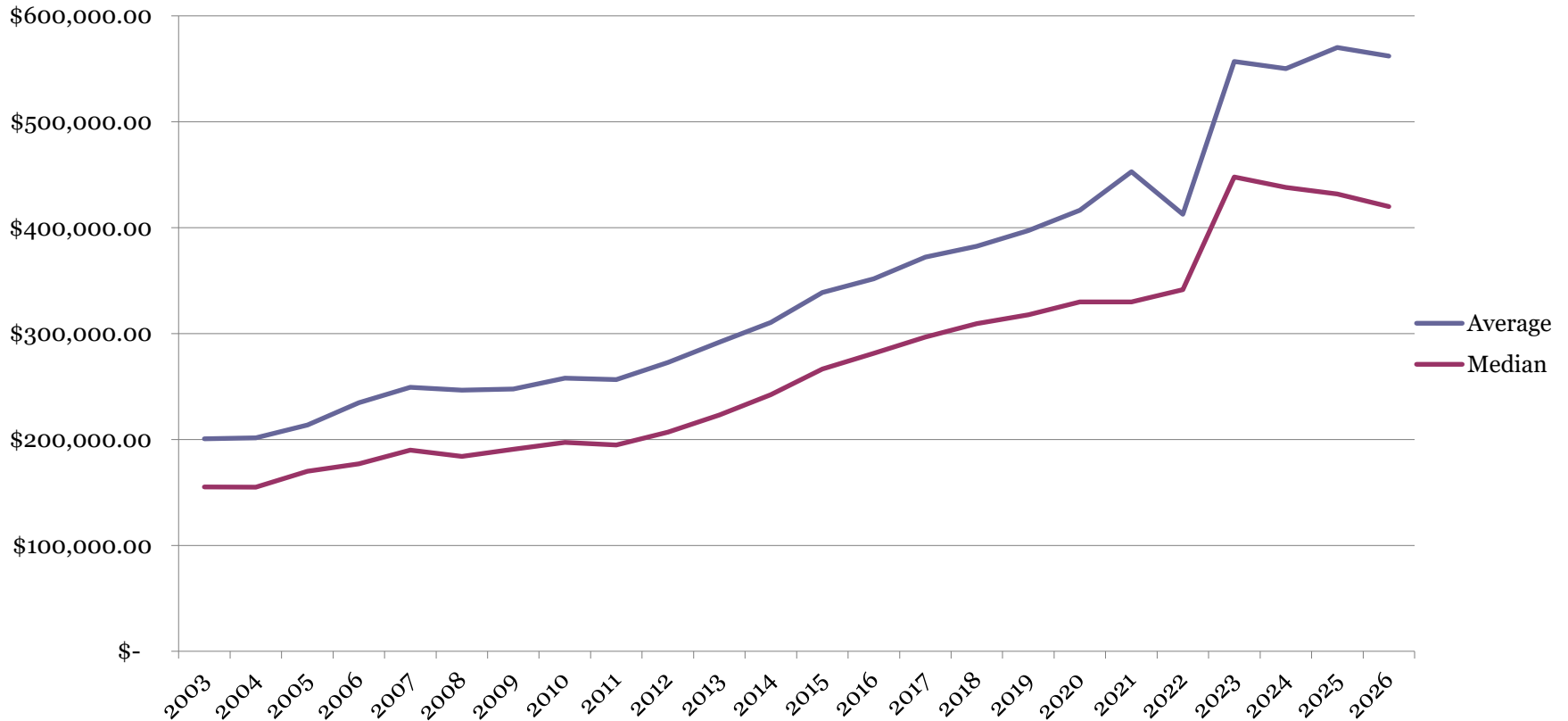
# Average and Median Sold 23 Year Summary



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The chart shows annual average and median sold prices by year. In May, the average sold price was \$595,779 and the median sold price was \$440,000. Compared to last May, the average is up 2.36% and the median is unchanged.

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

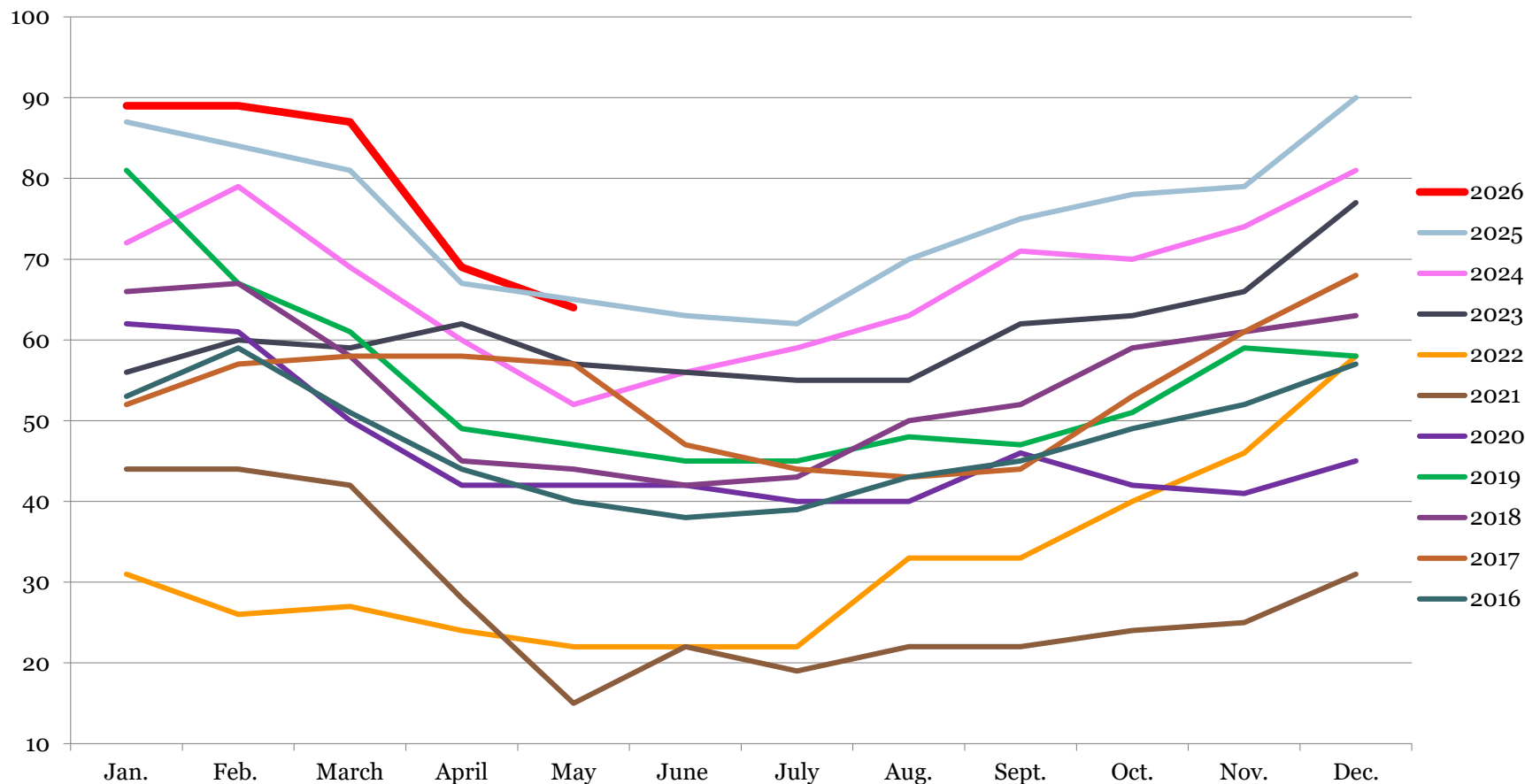


# Average Days on Market 2015-2026



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Of the homes that sold last month, the average amount of days they had been on the market was 64 days. This is 1 day less than one year ago.





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- 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.