July 2026
Austin Real Estate Market Report

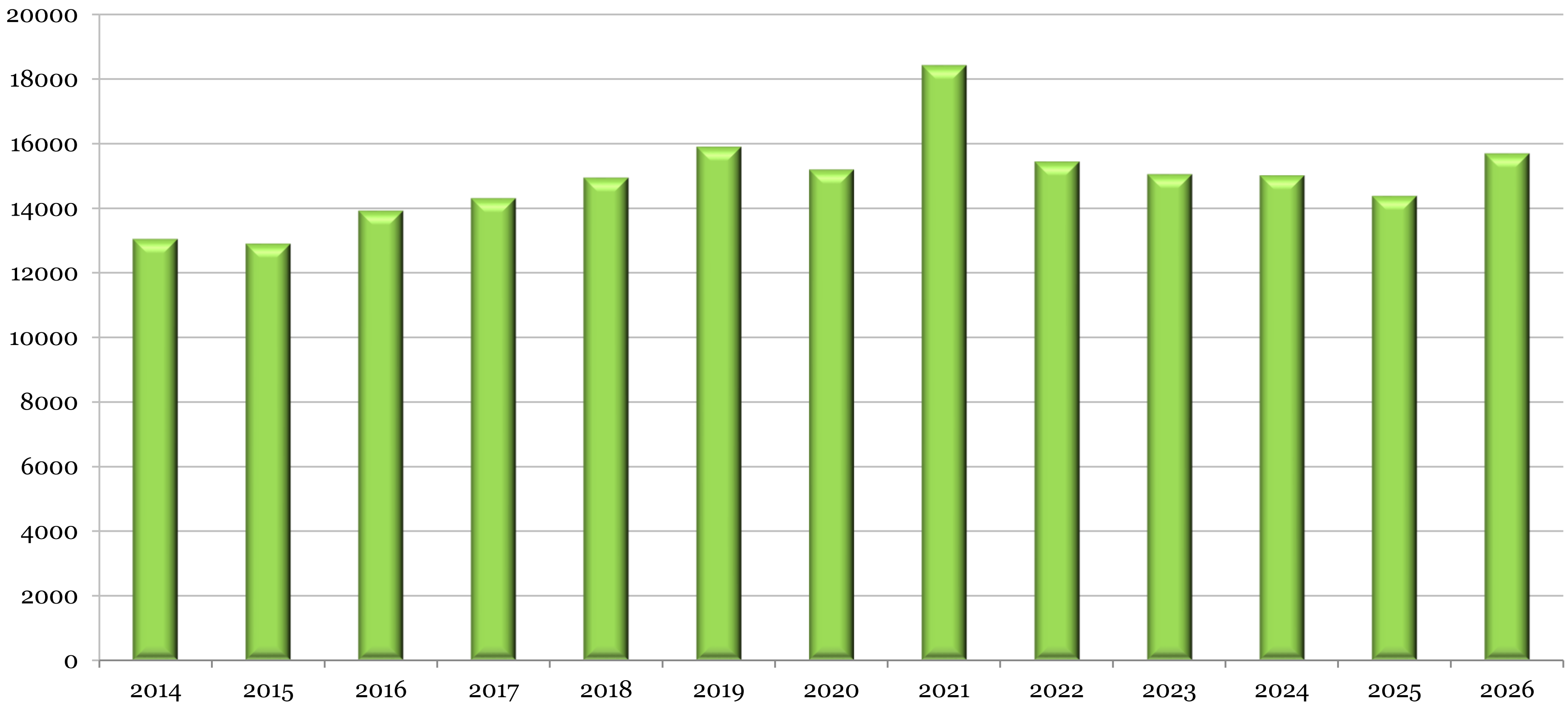
A comprehensive report on the
Austin and Central Texas real estate market.

Volume 7, Issue XXI

Year to Date Sales – July 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 higher than the last four 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 – June 2026

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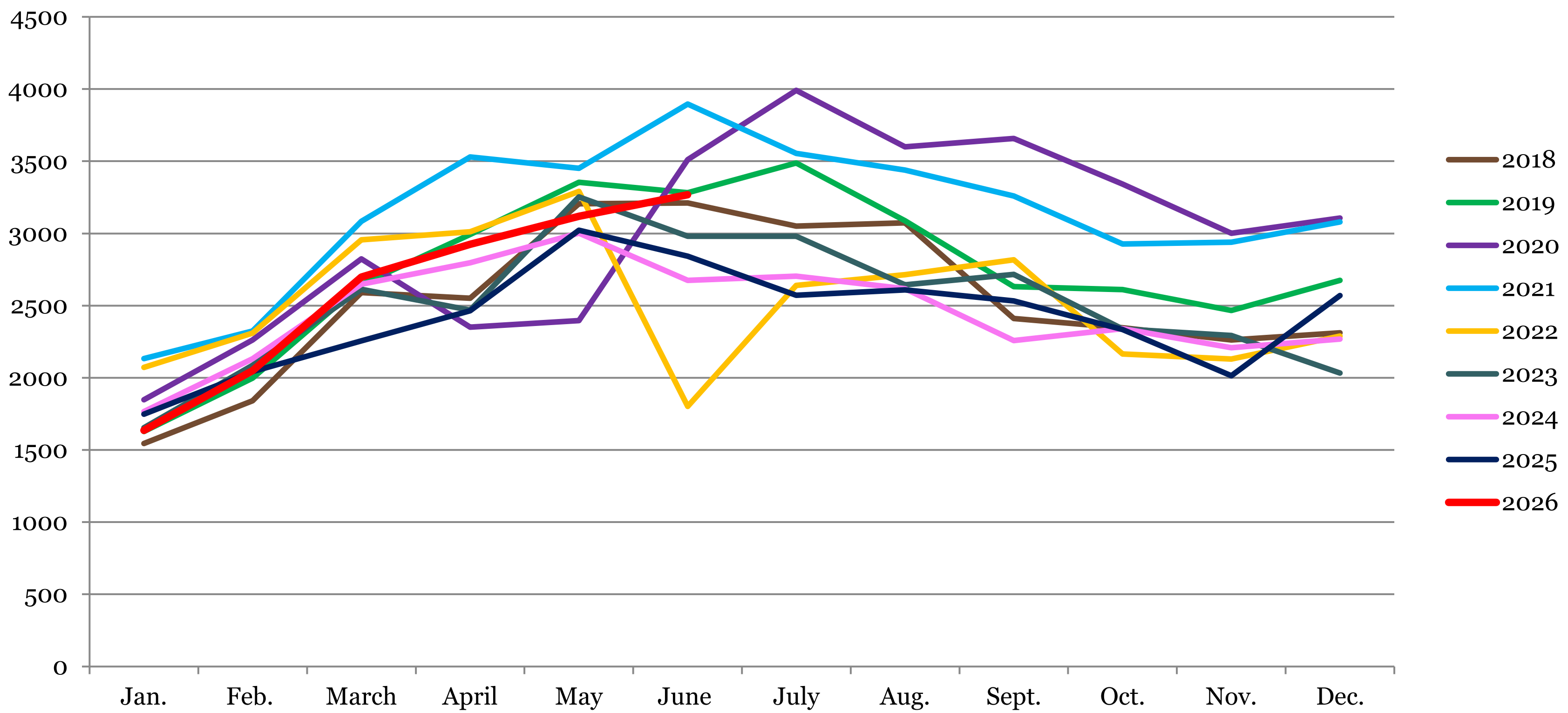
The chart below follows the trends of numbers of homes sold during any given month. Last month there were 3,268 homes sold in Austin, Texas. This represents a 14.95% increase in homes sold last month compared to one year ago.



Pending Sales per Month – July 2026

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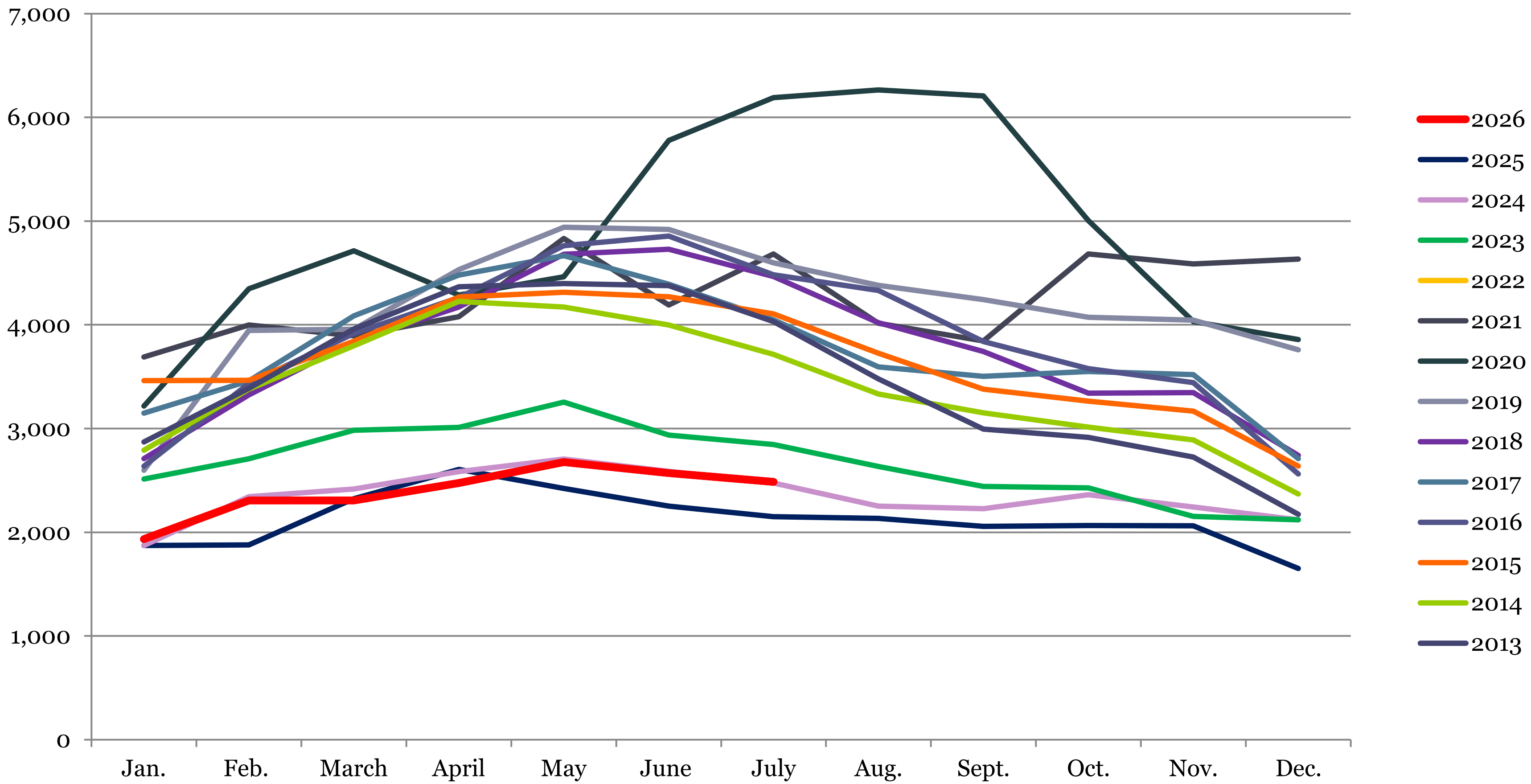
The chart below tracks the number of Pending Sales in the market. These are homes that are Under Contract that have yet to close. This month there are 2,487 homes Pending in Austin, Texas.



Home Sales by Price Band- June 2026

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5

Overall, we are in a Normal Seller's Market with 5.12 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 $4,000,000 are in a Balanced or Normal Seller's Market.

Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
$0-$200k	63	473	7.51	96%	Balanced Market
$200-$300k	508	2476	4.87	98%	Normal Seller's Market
$300-$400k	815	3957	4.86	98%	Normal Seller's Market
$400k-$500k	523	2637	5.04	98%	Normal Seller's Market
$500-$600k	339	1622	4.78	98%	Normal Seller's Market
$600-$700k	231	1195	5.17	98%	Normal Seller's Market
$700-$800k	198	867	4.38	98%	Normal Seller's Market
$800-$900k	134	687	5.13	97%	Normal Seller's Market
$900-$1M	86	486	5.65	97%	Normal Seller's Market
$1-$2M	285	1569	5.51	97%	Normal Seller's Market
$2-$3M	50	394	7.88	96%	Balanced Market
$3-$4M	19	162	8.53	95%	Balanced Market
$4M<	15	183	12.20	96%	Extreme Buyer's Market
Overall MKT	3266	16708	5.12	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

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Homes For Sale – July 2026

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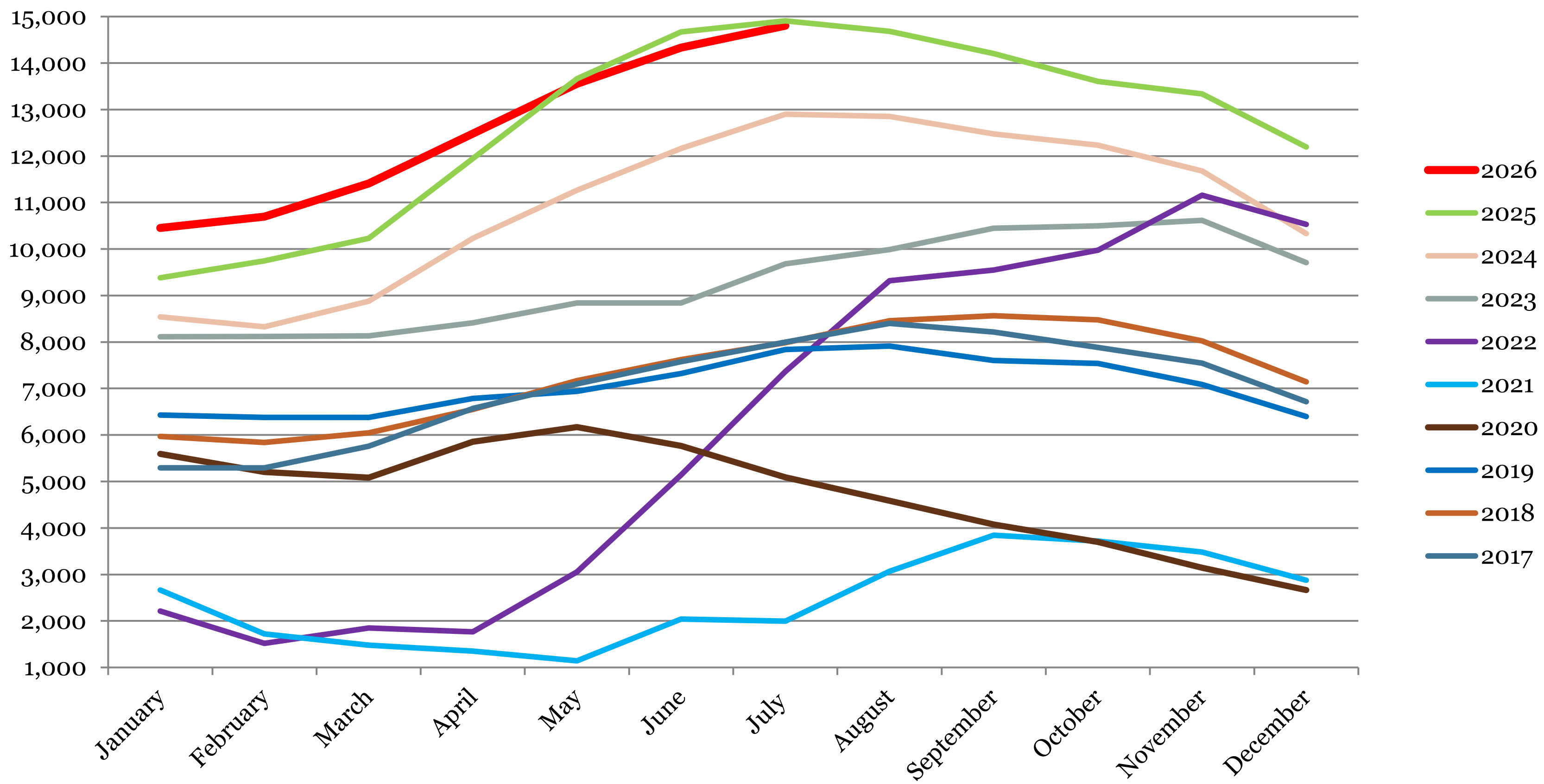
3

The chart below follows the trends of the number of homes for sale during any given month. At the beginning of July there were 14,803 homes for sale in Austin, Texas. **There are 0.70% <u>LESS</u> homes for sale than last year at this time.**



Home Sales by Zip Code – June 2026

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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	30	236	7.87	$ 644,000	94%	73
78703	17	118	6.94	$ 1,490,000	95%	79
78704	45	355	7.89	$ 1,150,000	96%	41
78705	2	18	9.00	$ 802,500	93%	85
78717	22	111	5.05	$ 617,500	97%	53
78722	6	28	4.67	$ 802,575	95%	18
78723	32	163	5.09	$ 542,450	99%	36
78727	18	81	4.50	$ 480,000	97%	19
78730	15	69	4.60	$ 1,390,000	97%	33
78731	39	102	2.62	$ 1,300,000	99%	35
78732	27	103	3.81	$ 1,049,000	97%	50
78733	9	33	3.67	$ 1,500,000	99%	12
78734	35	271	7.74	$ 729,000	97%	31
78735	8	53	6.63	$ 860,000	99%	11
78738	82	268	3.27	$ 992,000	97%	46
78739	27	50	1.85	$ 838,175	99%	16
78746	29	145	5.00	$ 2,075,000	96%	80
78749	42	78	1.86	$ 577,500	99%	33
78750	22	97	4.41	$ 779,500	98%	21
78751	12	97	8.08	$ 702,500	99%	23
78757	30	118	3.93	$ 800,000	98%	40
78758	17	92	5.41	$ 469,000	99%	45
78759	36	112	3.11	$ 777,500	99%	27
78613	87	244	2.80	$ 550,500	98%	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	
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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

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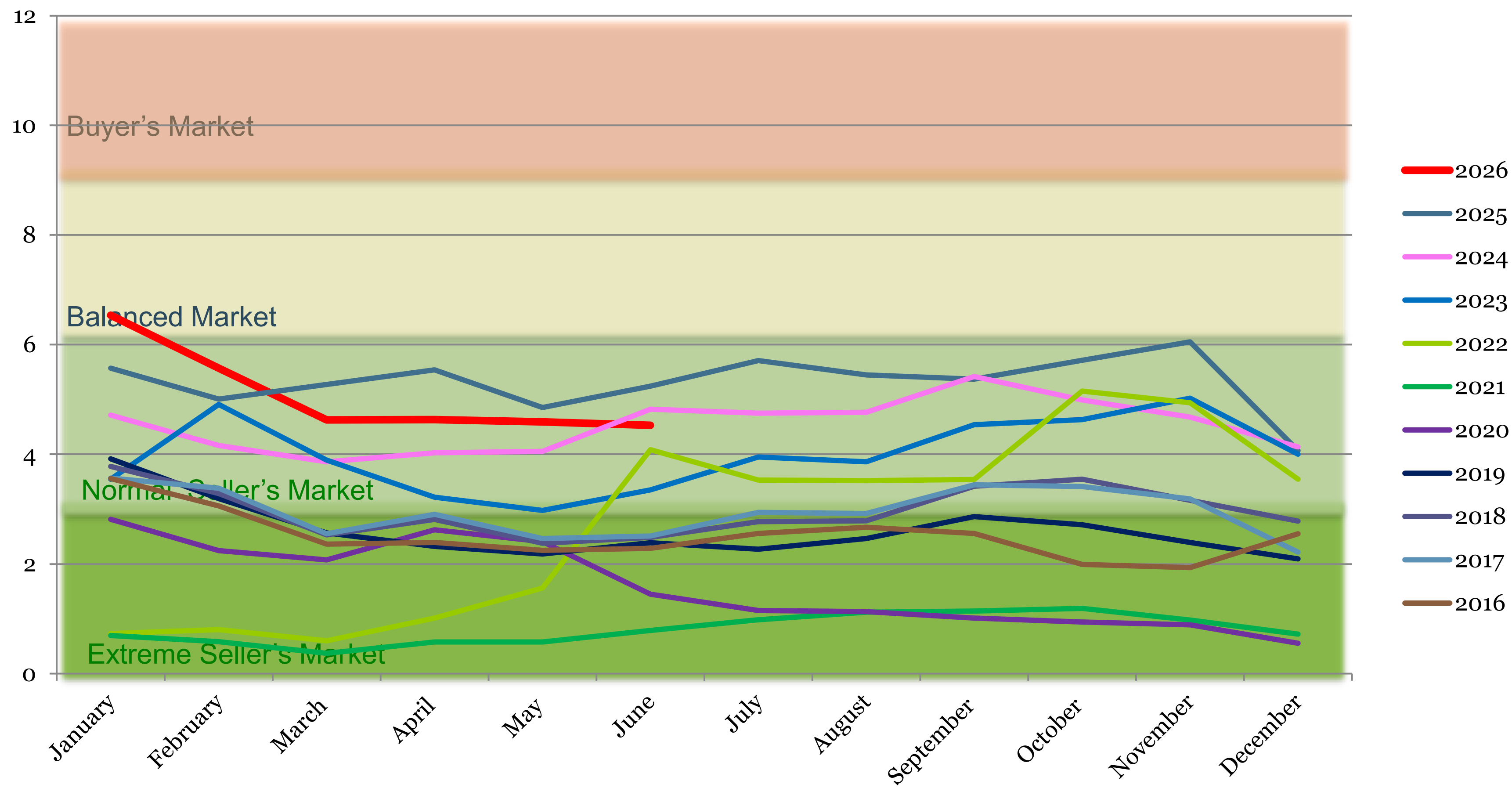
The **Absorption Rate**, also called "Months of Inventory," is the best indicator of how fast or slow home values are moving up or down. The formula is the number of homes on the market divided by the number of homes sold in the prior month. With 6 to 9 months of inventory, the market is called Balanced, 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

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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: 6.25%
Conforming 15 yr: 5.49%

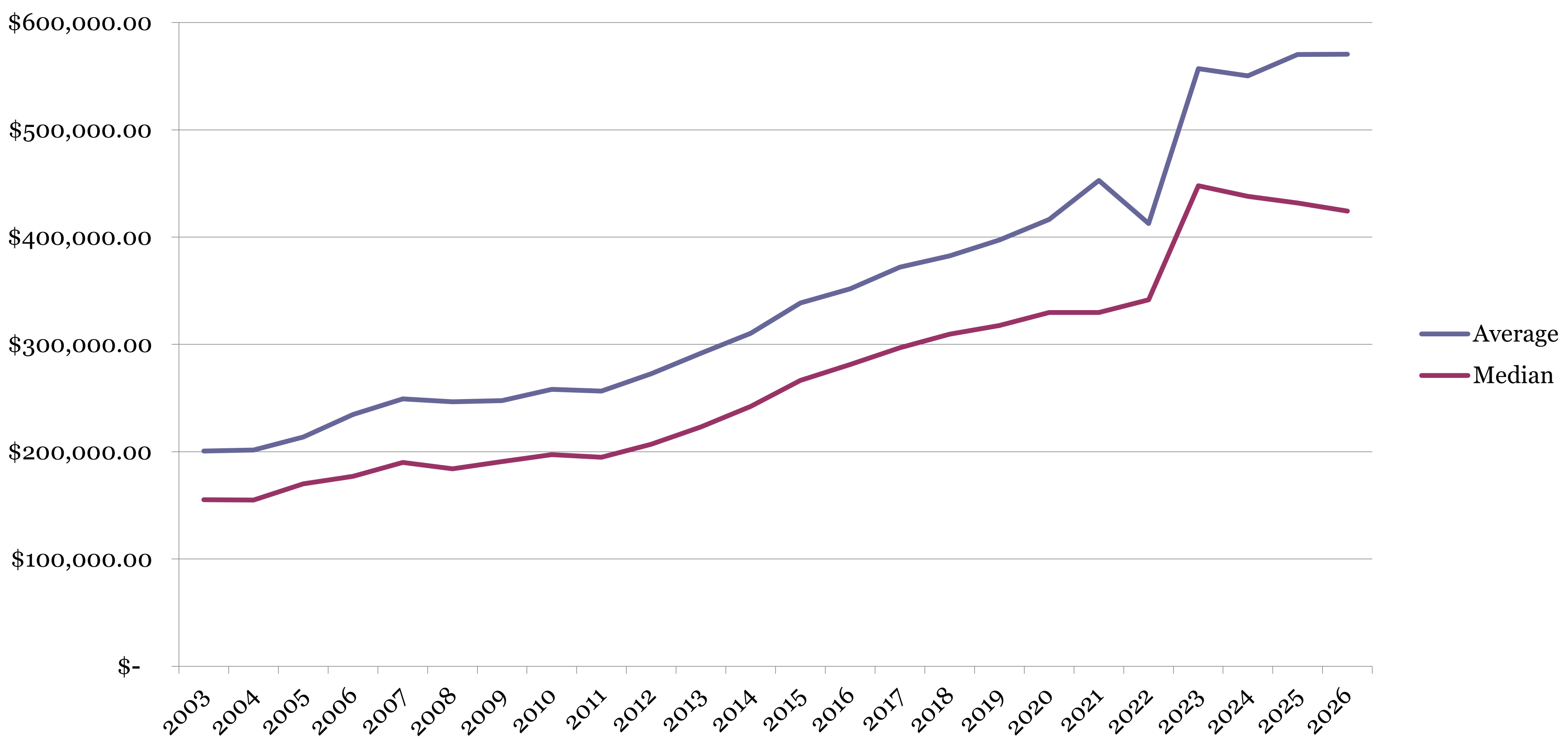
Jumbo* 30 yr: 6.50%
*(over $806,500 loan amount)

Average and Median Sold 23 Year Summary

8

The chart shows annual average and median sold prices by year. In June, the average sold price was $612,262 and the median sold price was $445,000. Compared to last year, the average is up 4.57% and the median is up 0.3%.

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



Average Days on Market 2015-2026

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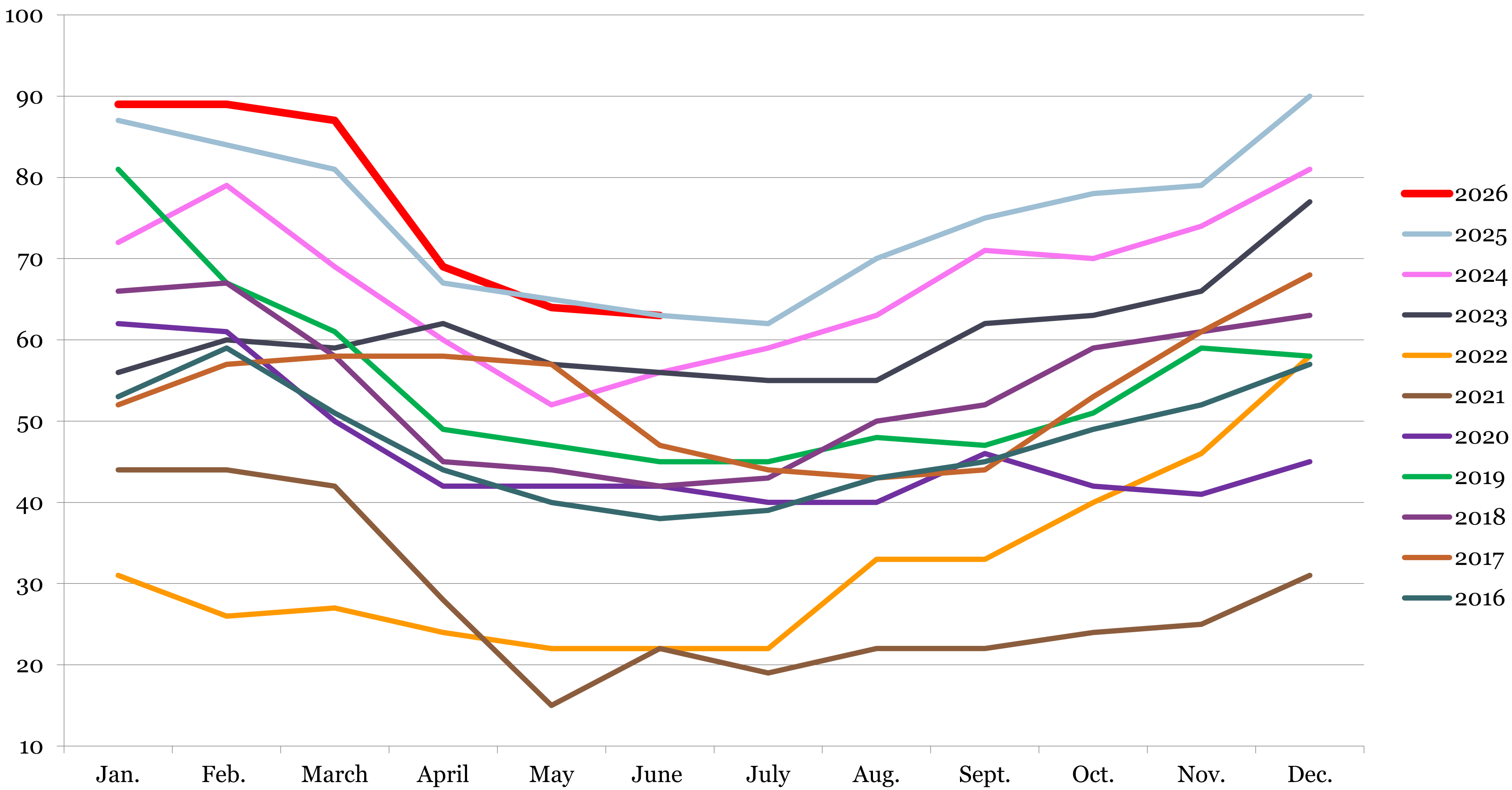
9

Of the homes that sold last month, the average amount of days they had been on the market was 63 days. This is the same as 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.