August 2026
Austin Real Estate Market Report

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

Volume 8, Issue XXI

Year to Date Sales – August 2026

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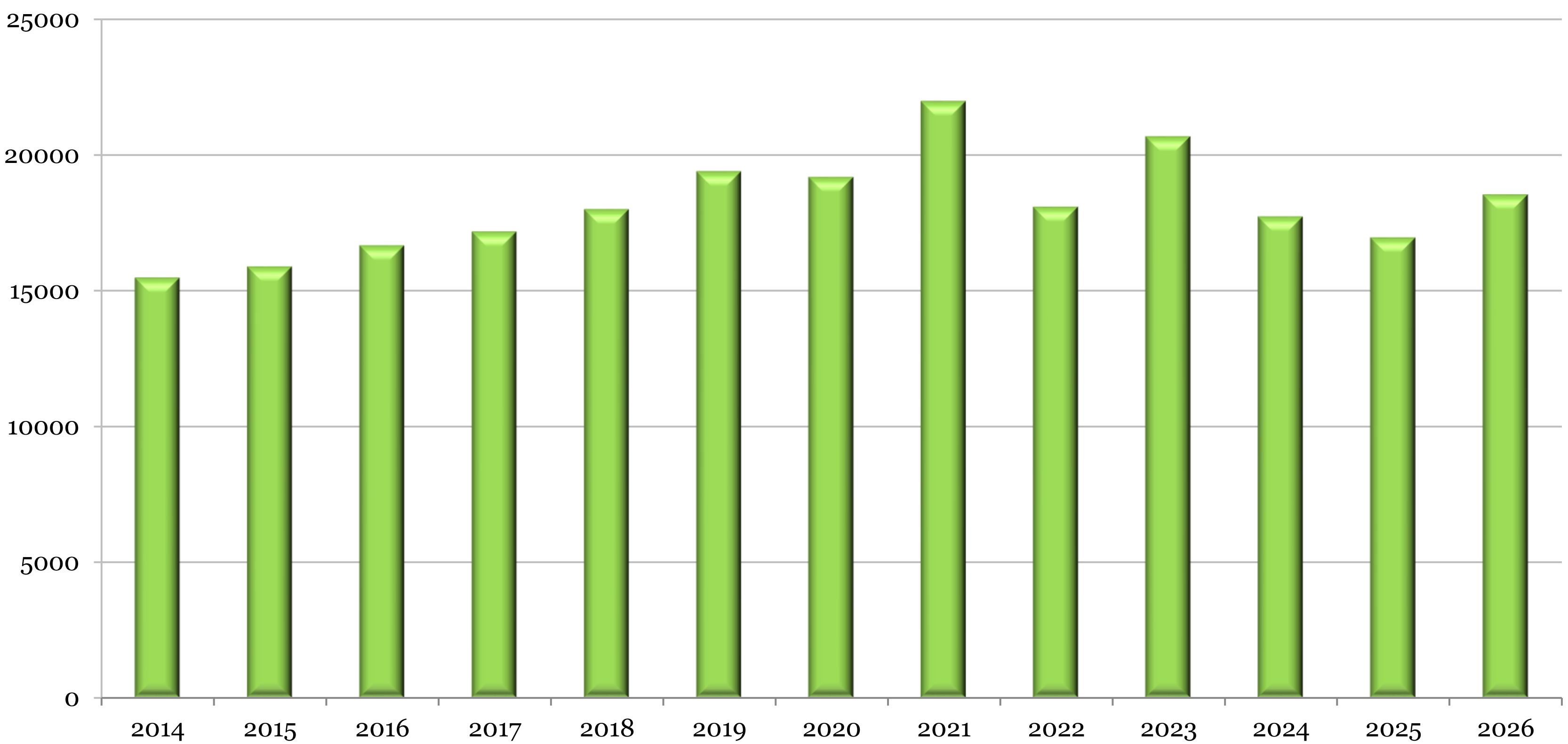
Total year to date sales increased steadily from 2014 to 2019. Sales declined slightly during the first year of Covid. Then increased during the second year. In the summer of 2022, interest rates increased, causing a decline in sales. This year total year to date sales are higher than the last four years.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

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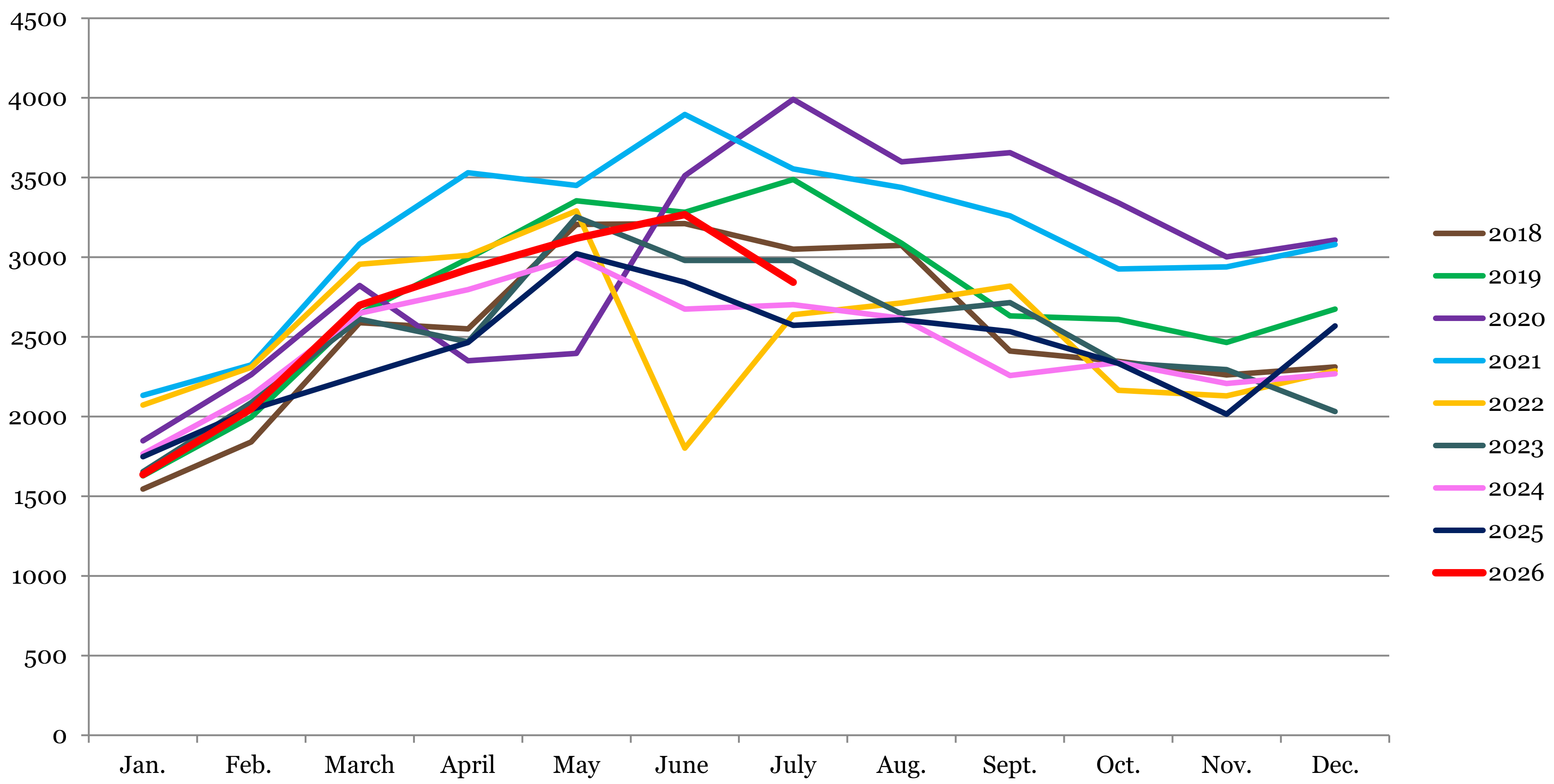
The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,843 homes sold in Austin, Texas. This represents a 10.54% increase in homes sold last month compared to one year ago.



Pending Sales per Month – August 2026

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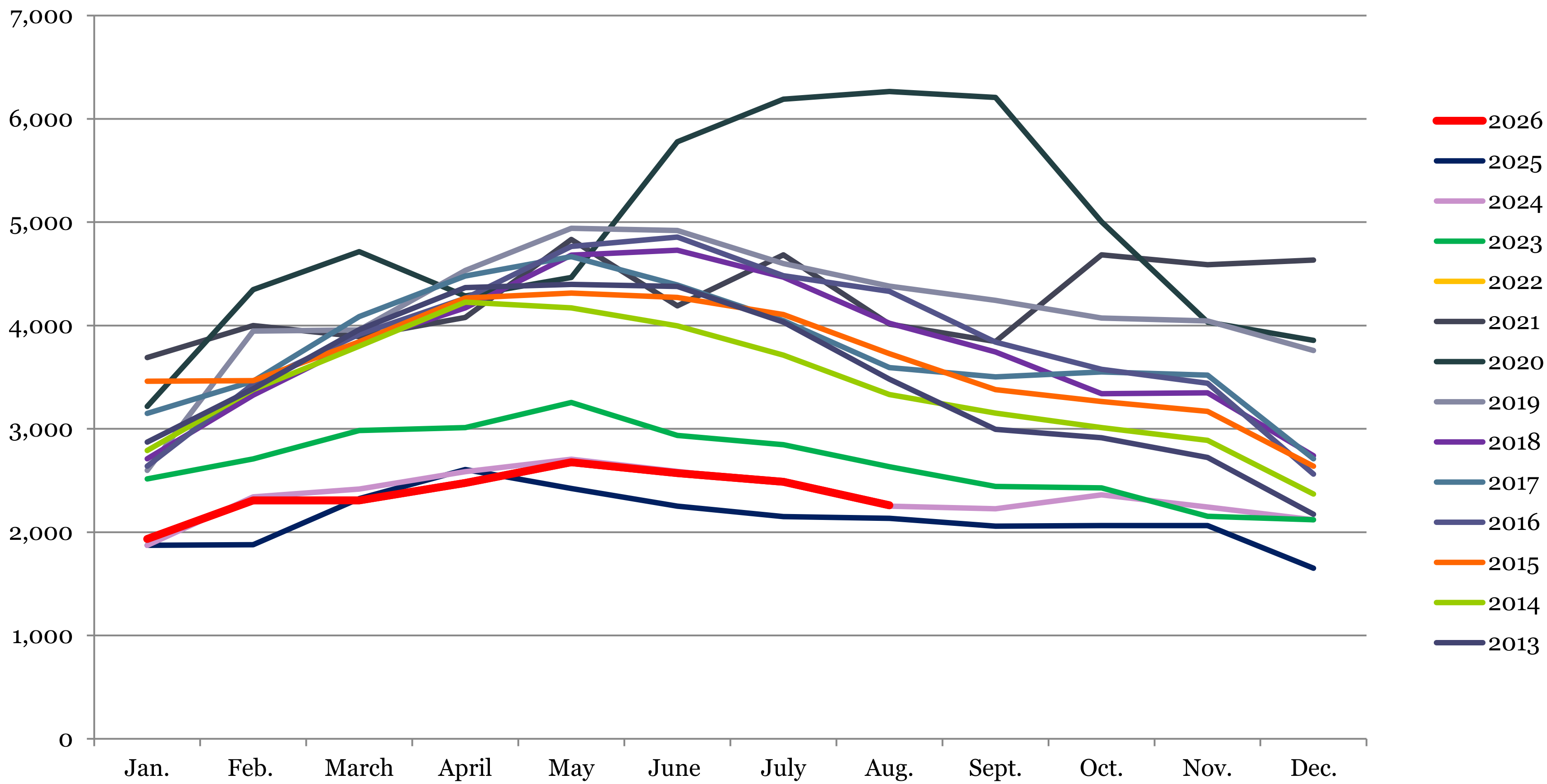
The chart below tracks the number of Pending Sales in the market. These are homes that are Under Contract that have yet to close. This month there are 2,261 homes Pending in Austin, Texas.



Home Sales by Price Band- August 2026

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Overall, we are in a Normal Seller's Market with 5.15 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 $2,000,000 are in a Normal Seller's Market.

Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
$0-$200k	68	283	4.16	92%	Normal Seller's Market
$200-$300k	448	2156	4.81	96%	Normal Seller's Market
$300-$400k	684	3488	5.10	98%	Normal Seller's Market
$400k-$500k	480	2334	4.86	98%	Normal Seller's Market
$500-$600k	310	1440	4.65	98%	Normal Seller's Market
$600-$700k	196	1134	5.79	98%	Normal Seller's Market
$700-$800k	150	751	5.01	98%	Normal Seller's Market
$800-$900k	123	600	4.88	98%	Normal Seller's Market
$900-$1M	82	420	5.12	96%	Normal Seller's Market
$1-$2M	245	1367	5.58	97%	Normal Seller's Market
$2-$3M	30	356	11.87	94%	Normal Buyer's Market
$3-$4M	18	143	7.94	93%	Balanced Market
$4M<	7	157	22.43	95%	Extreme Buyer's Market
Overall MKT	2841	14629	5.15	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 – August 2026

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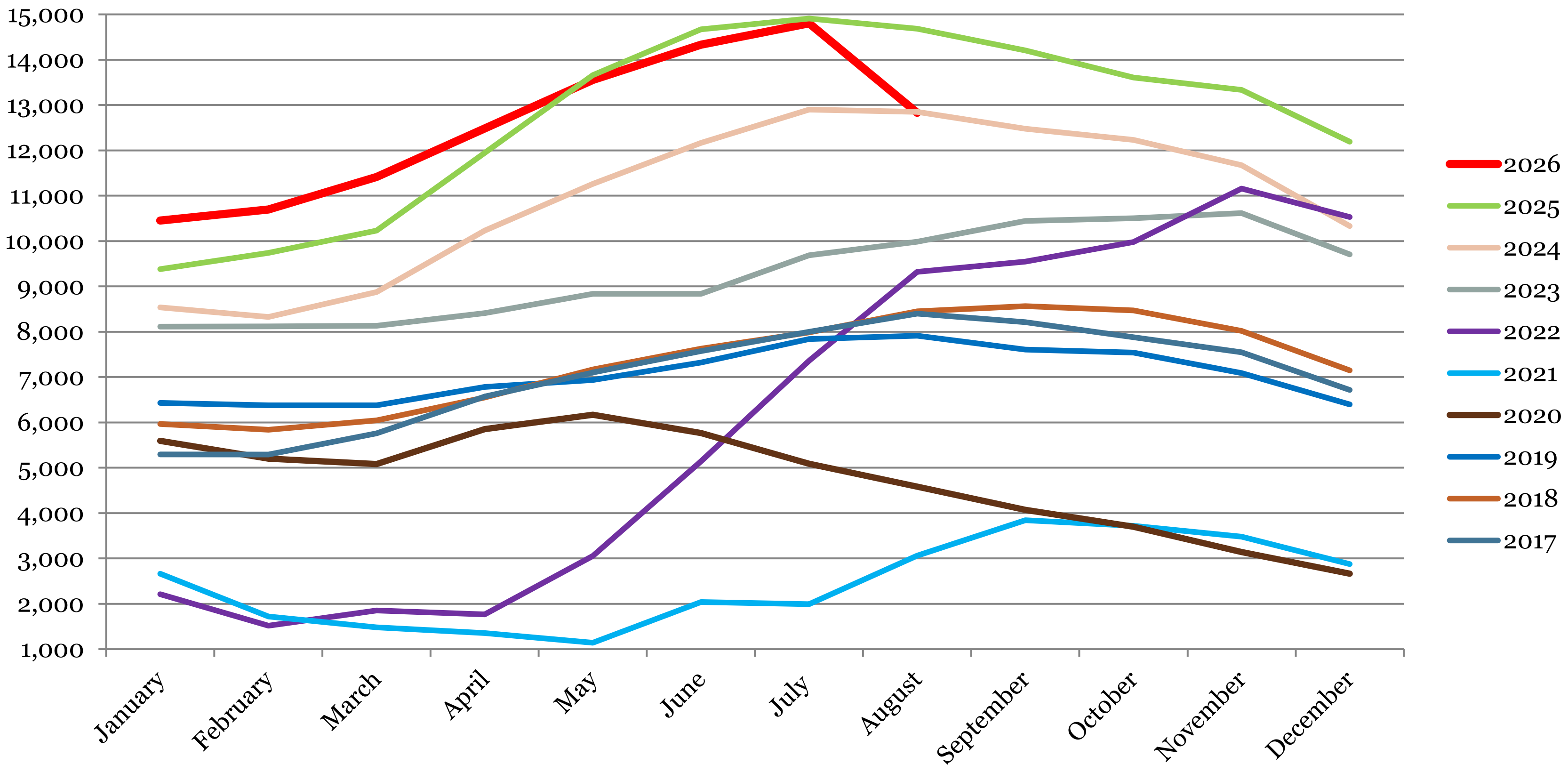
The chart below follows the trends of the number of homes for sale during any given month. At the beginning of August there were 12,831 homes for sale in Austin, Texas. **There are 12.6% <u>LESS</u> homes for sale than last year at this time.**



Home Sales by Zip Code – July 2026

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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	25	229	9.16	672500	0.96	106
78703	10	39	3.90	2238750	0.94	45
78704	26	157	6.04	1130000	0.97	44
78705	0	18	-	-	-	-
78717	14	91	6.50	665000	0.92	39
78722	7	16	2.29	545000	0.95	30
78723	30	92	3.07	523813	0.97	44
78727	15	55	3.67	525000	0.99	37
78730	9	39	4.33	1306000	0.96	79
78731	21	65	3.10	1115000	0.95	38
78732	27	107	3.96	824000	0.98	61
78733	11	31	2.82	1225000	0.92	45
78734	40	195	4.88	708750	0.97	49
78735	12	36	3.00	864400	0.95	49
78738	56	224	4.00	995000	0.97	60
78739	35	55	1.57	825000	0.99	29
78746	22	99	4.50	2252000	0.96	56
78749	40	77	1.93	600000	0.99	22
78750	19	55	2.89	870000	0.97	28
78751	12	46	3.83	762500	1	33
78757	29	73	2.52	837500	0.99	48
78758	10	64	6.40	405000	0.99	50
78759	32	67	2.09	800000	0.98	31
78613	69	226	3.28	465000	0.98	42

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

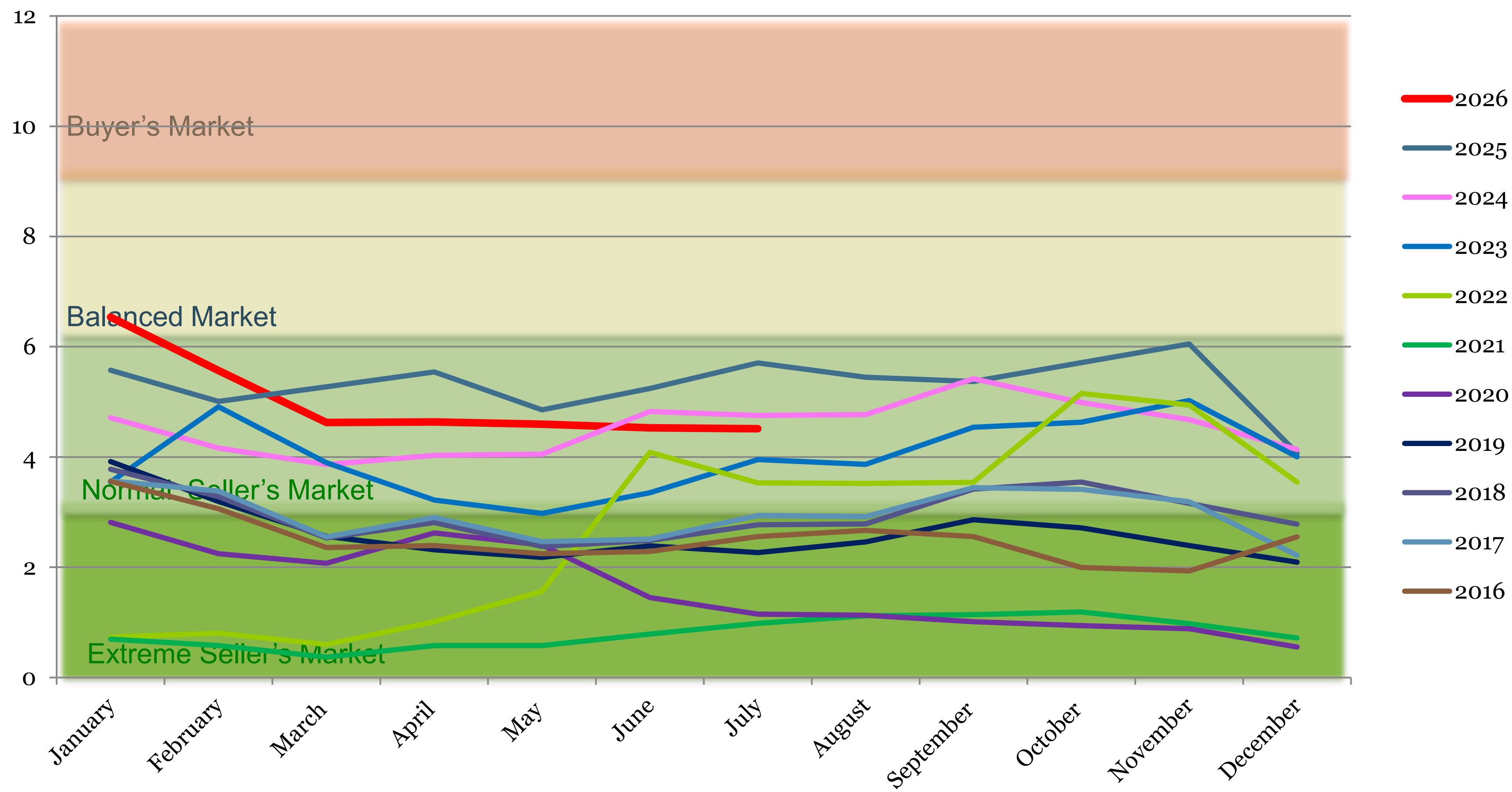
East Austin
78722
78723

Northwest Travis Co.
78730
78732
78734
78738

Absorption Rate: Months of Inventory in Austin 2016-2026

West Austin Properties

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: 6.75%
Conforming 15 yr: 5.90%

Jumbo* 30 yr: 6.80%
*(over $806,500 loan amount)

Average and Median Sold 23 Year Summary

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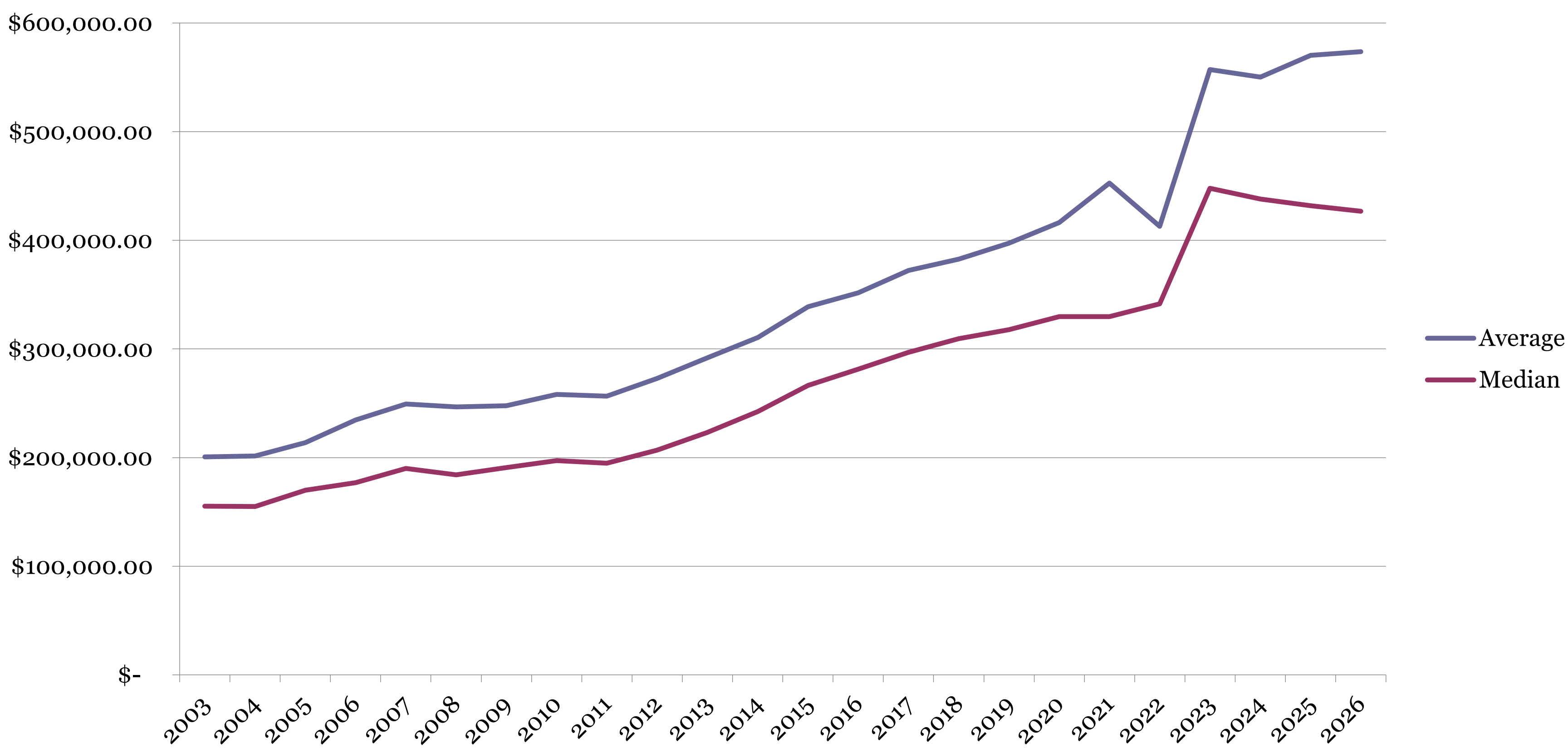
The chart shows annual average and median sold prices by year. In July, the average sold price was $592,667 and the median sold price was $442,195. Compared to last year, the average is up 4.35% and the median is up 2.79%.

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



Average Days on Market 2015-2026

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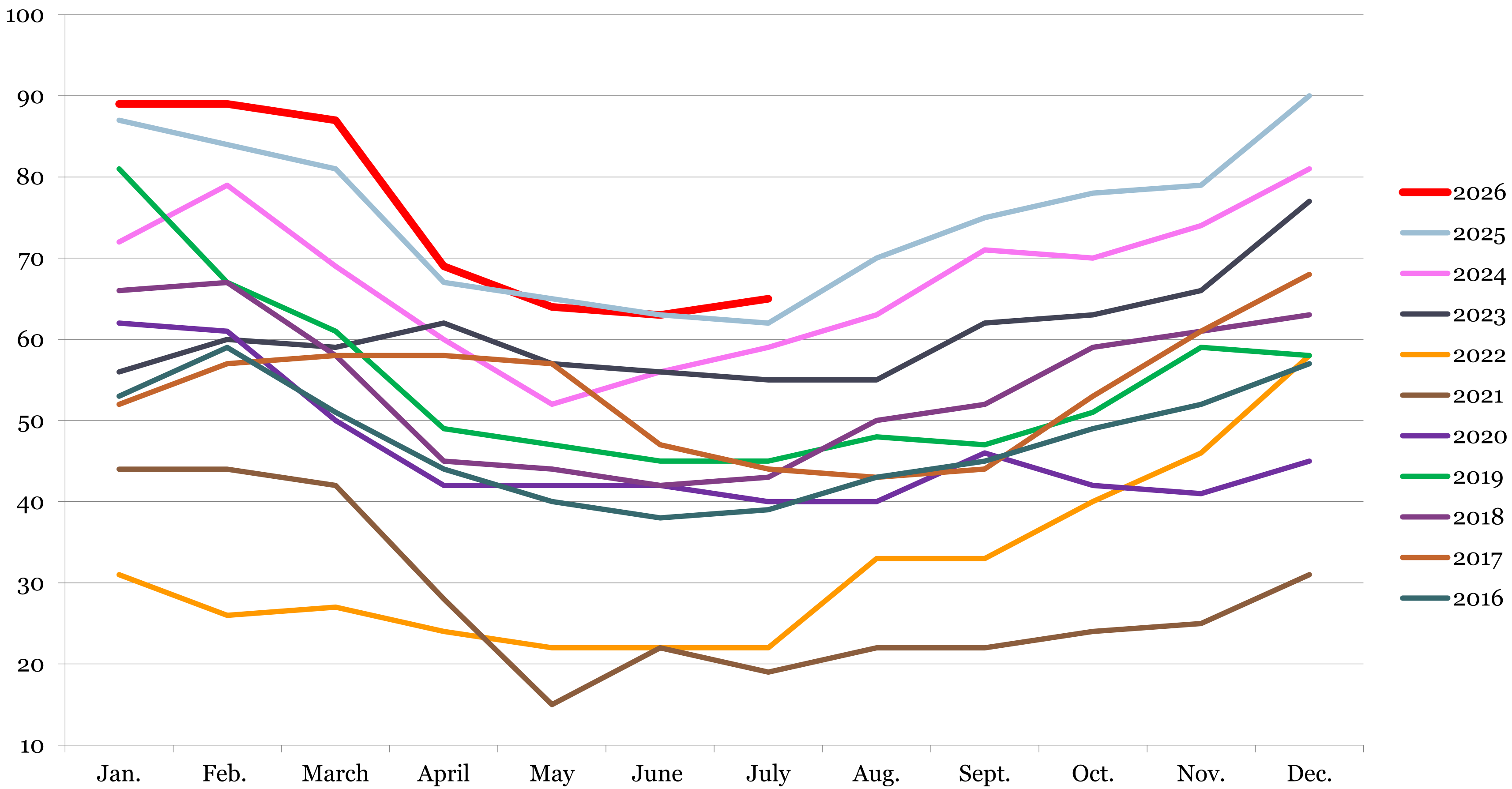
Of the homes that sold last month, the average amount of days they had been on the market was 65 days. This is 3 days more than one year ago.



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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.