



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

September 2026 Austin Real Estate Market Report

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

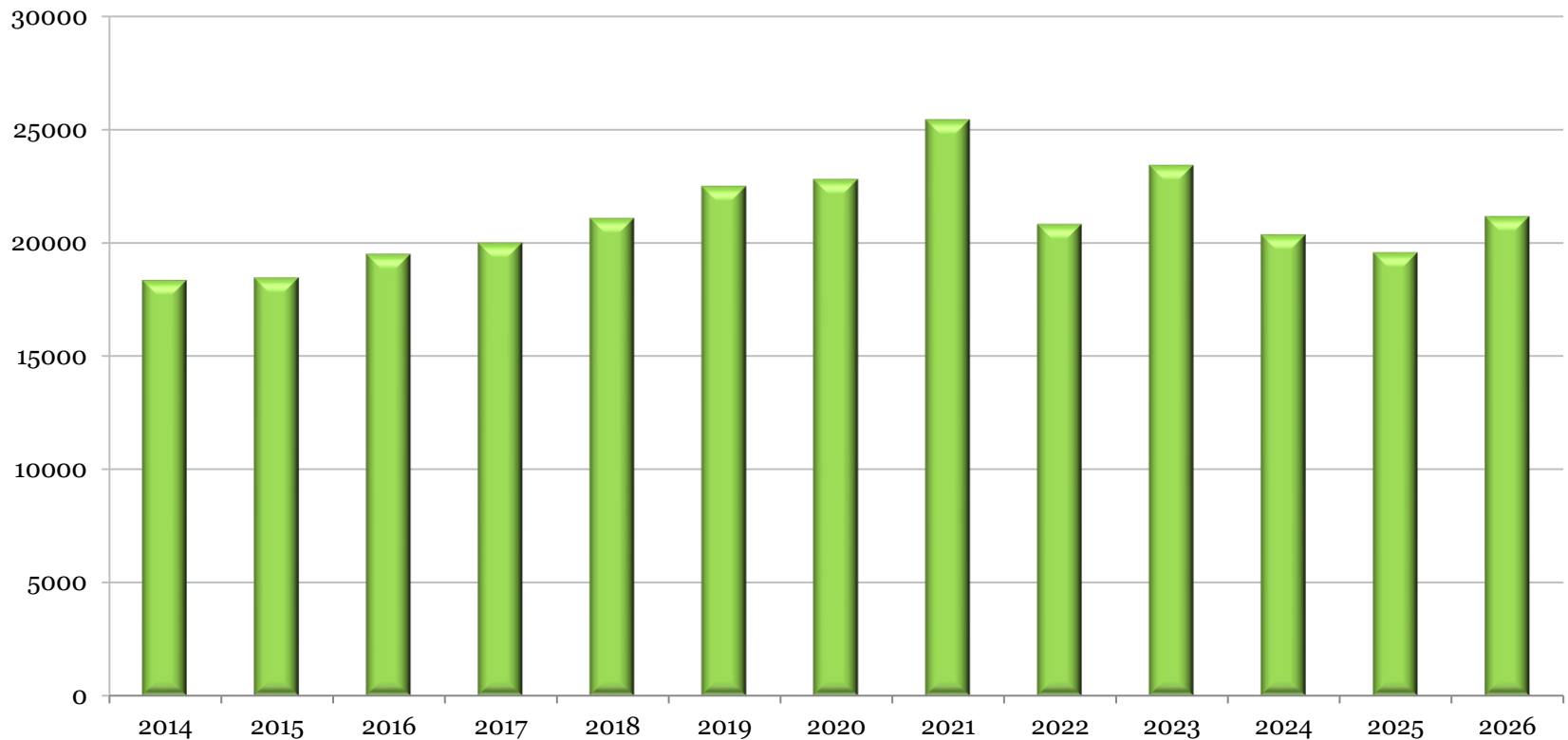
Volume 9, Issue XXI



Year to Date Sales – September 2026

1

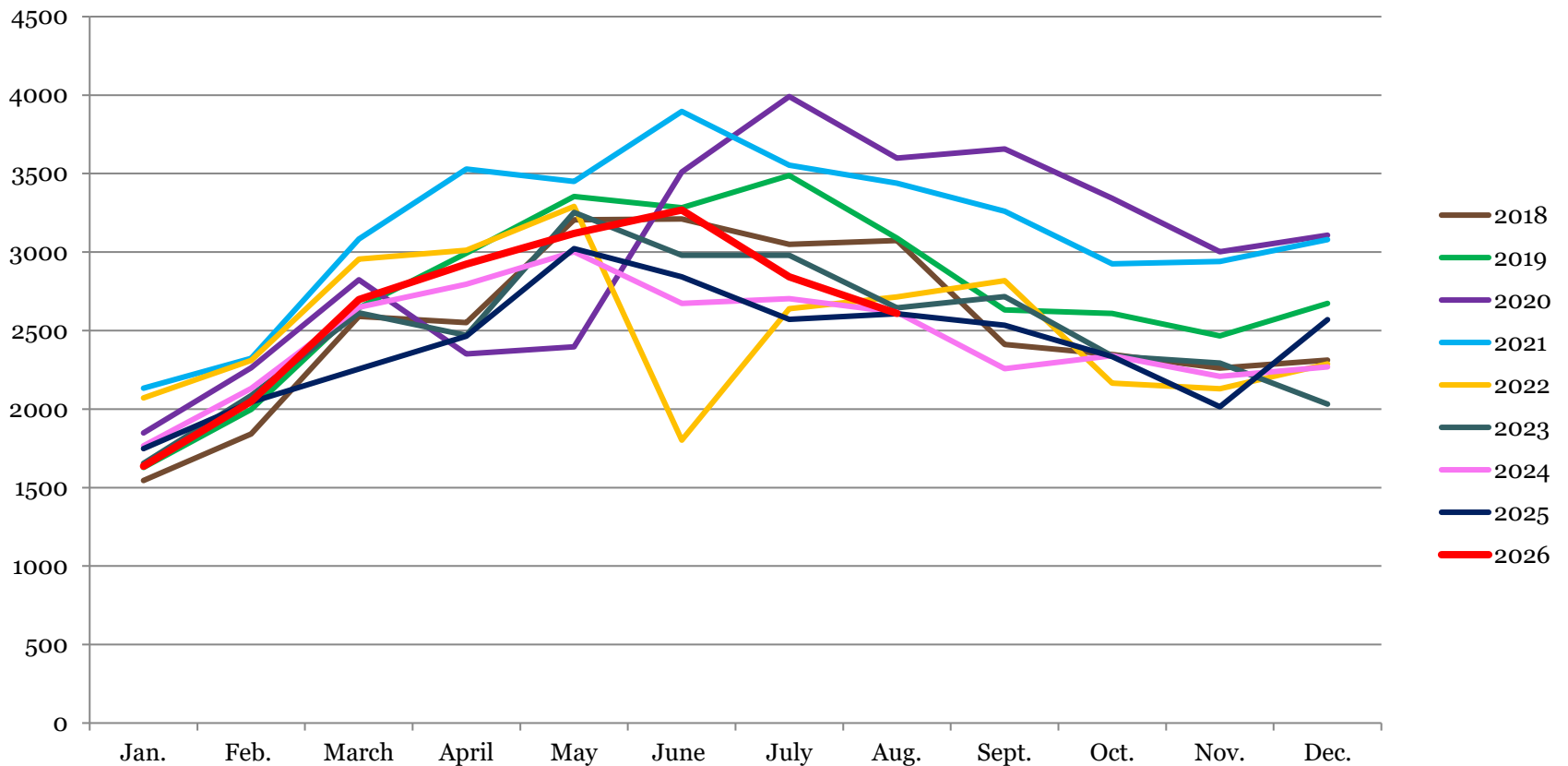
Total year to date sales increased steadily from 2014 to 2019. Sales declined slightly during the first year of Covid. Then increased during the second year. In the summer of 2022, interest rates increased, causing a decline in sales. This year total year to date sales are higher than the last four years.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

2

The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,609 homes sold in Austin, Texas. This represents a 0.04% increase in homes sold last month compared to one year ago.

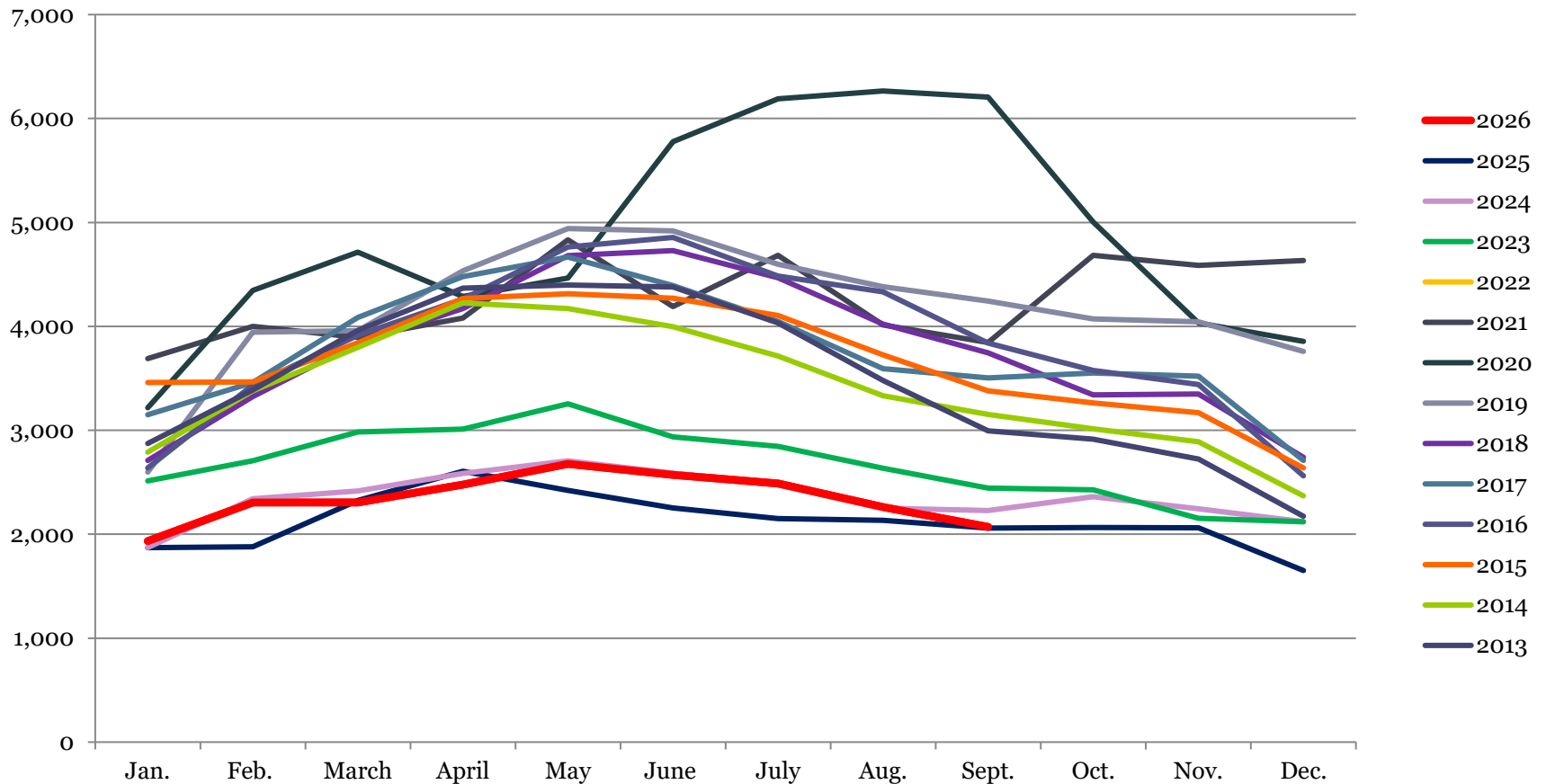


Pending Sales per Month – September 2026



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 2,069 homes Pending in Austin, Texas.



Home Sales by Price Band- September 2026

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Overall, we are in a Normal Seller's Market with 4.78 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 \$500,000 are in a Normal or Extreme Seller's Market.

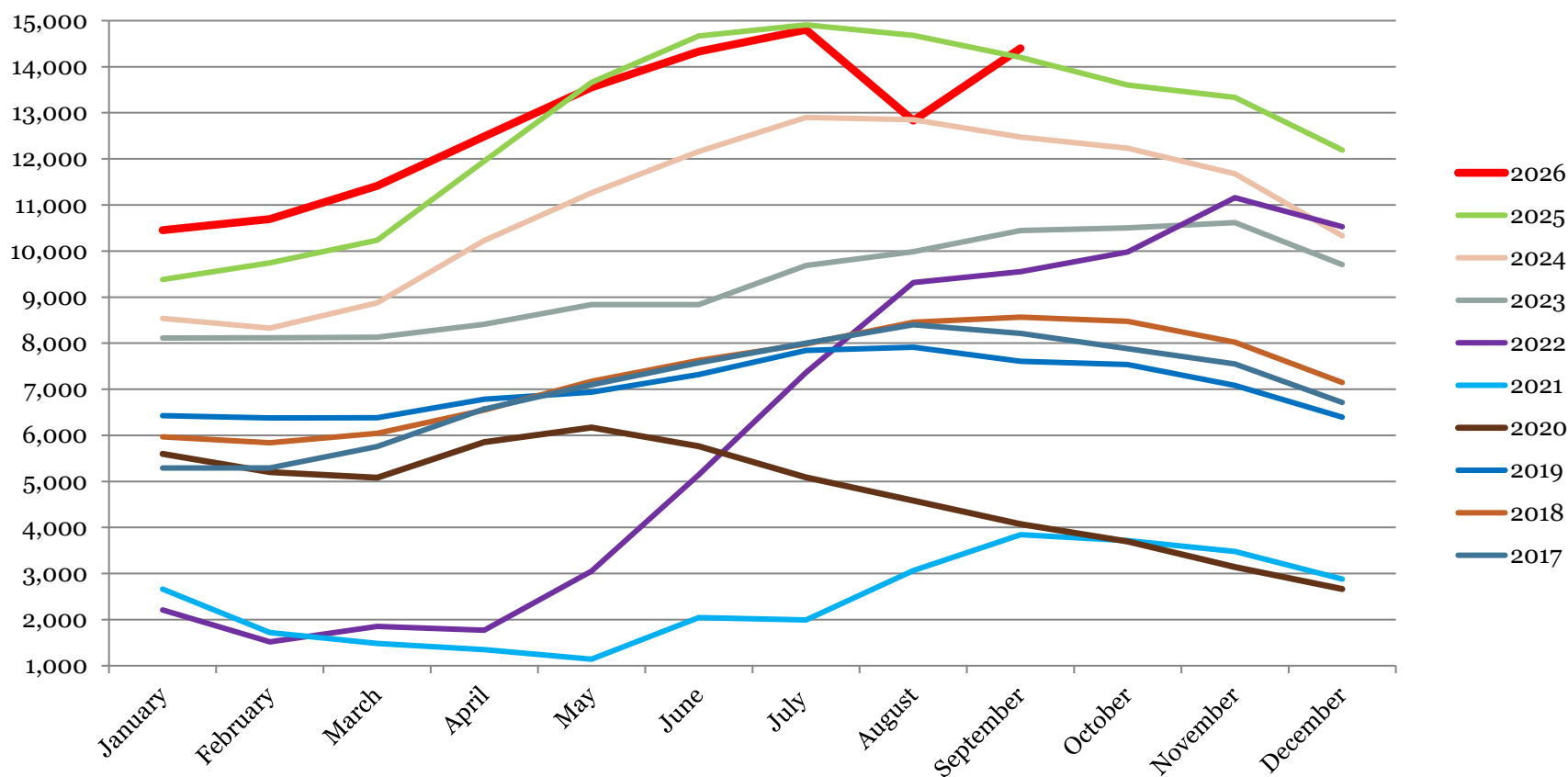
Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	74	289	3.91	91%	Normal Seller's Market
\$200-\$300k	490	289	0.59	97%	Extreme Sellers Market
\$300-\$400k	671	3443	5.13	98%	Normal Seller's Market
\$400k-\$500k	420	2305	5.49	98%	Normal Seller's Market
\$500-\$600k	238	1476	6.20	98%	Balanced Market
\$600-\$700k	186	1078	5.80	99%	Normal Seller's Market
\$700-\$800k	111	682	6.14	98%	Balanced Market
\$800-\$900k	81	557	6.88	96%	Balanced Market
\$900-\$1M	68	413	6.07	97%	Balanced Market
\$1-\$2M	215	1300	6.05	96%	Balanced Market
\$2-\$3M	33	342	10.36	95%	Normal Buyer's Market
\$3-\$4M	8	127	15.88	93%	Extreme Buyer's Market
\$4M<	9	151	16.78	97%	Extreme Buyer's Market
Overall MKT	2604	12452	4.78	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 – September 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 September there were 14,398 homes for sale in Austin, Texas. **There are 1.37% MORE homes for sale than last year at this time.**



Home Sales by Zip Code – August 2026



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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	13	130	10.00	\$ 725,000	96%	73
78703	12	48	4.00	\$ 1,718,750	96%	50
78704	29	146	5.03	\$ 947,500	95%	48
78705	1	15	15.00	\$ 1,575,000	99%	56
78717	19	89	4.68	\$ 613,500	97%	46
78722	22	17	0.77	\$ 822,500	95%	43
78723	24	99	4.13	\$ 582,500	97%	56
78727	22	54	2.45	\$ 525,500	97%	32
78730	9	36	4.00	\$ 1,255,000	96%	38
78731	24	70	2.92	\$ 1,198,750	95%	47
78732	17	99	5.82	\$ 1,140,000	97%	54
78733	8	31	3.88	\$ 1,640,000	93%	46
78734	27	185	6.85	\$ 730,000	98%	71
78735	14	31	2.21	\$ 875,000	98%	28
78738	55	212	3.85	\$ 998,000	98%	66
78739	21	40	1.90	\$ 815,000	99%	24
78746	27	86	3.19	\$ 1,950,000	94%	47
78749	26	90	3.46	\$ 577,500	99%	32
78750	20	51	2.55	\$ 825,000	98%	21
78751	17	47	2.76	\$ 625,000	95%	39
78757	23	74	3.22	\$ 569,000	85%	47
78758	7	77	11.00	\$ 460,000	97%	71
78759	27	61	2.26	\$ 725,000	99%	31
78613	65	215	3.31	\$ 490,000	97%	54
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

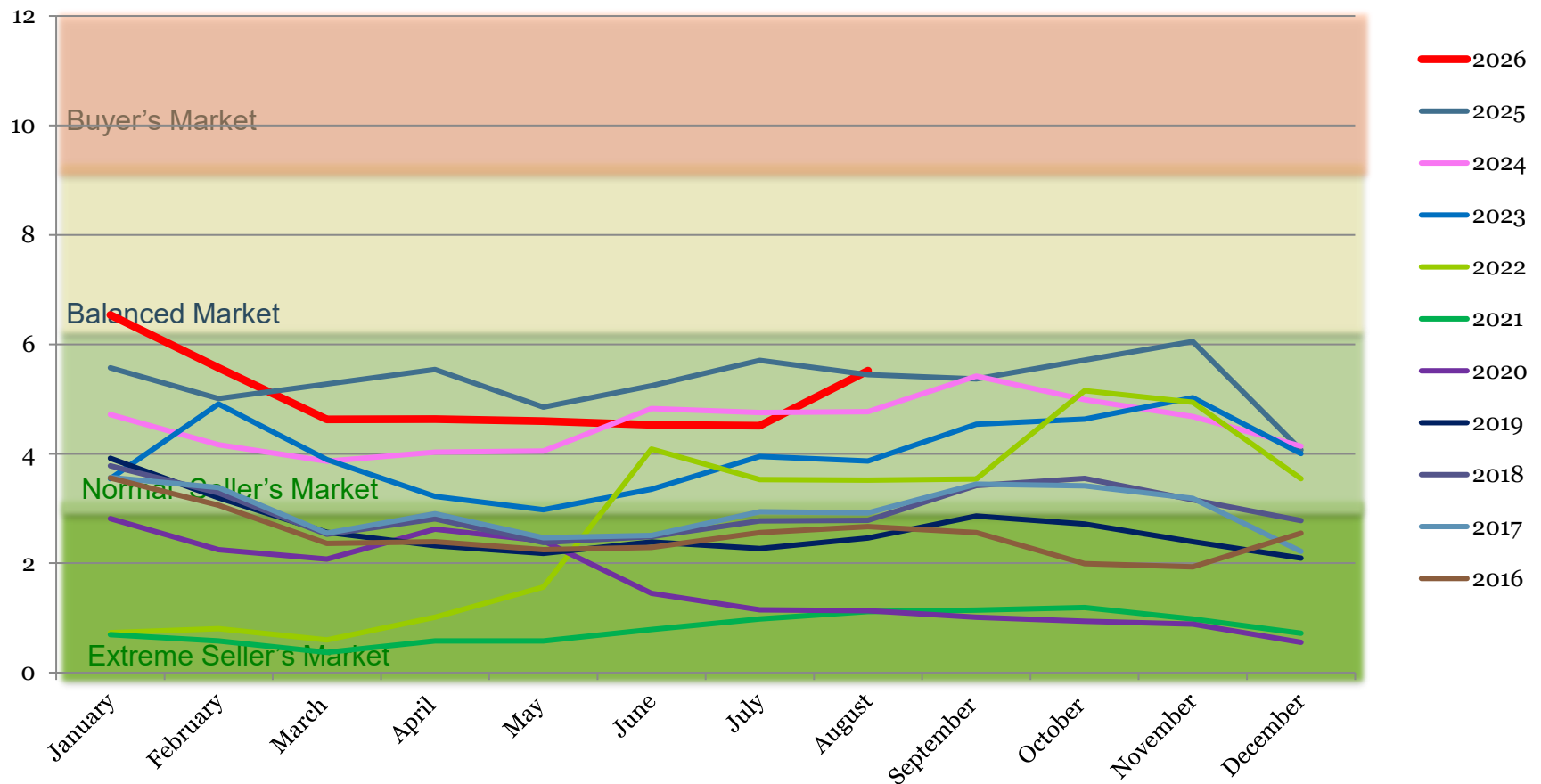
78722
78723

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: 6.71%
Conforming 15 yr: 6.125%

Jumbo* 30 yr: 6.87%
*(over \$806,500 loan amount)



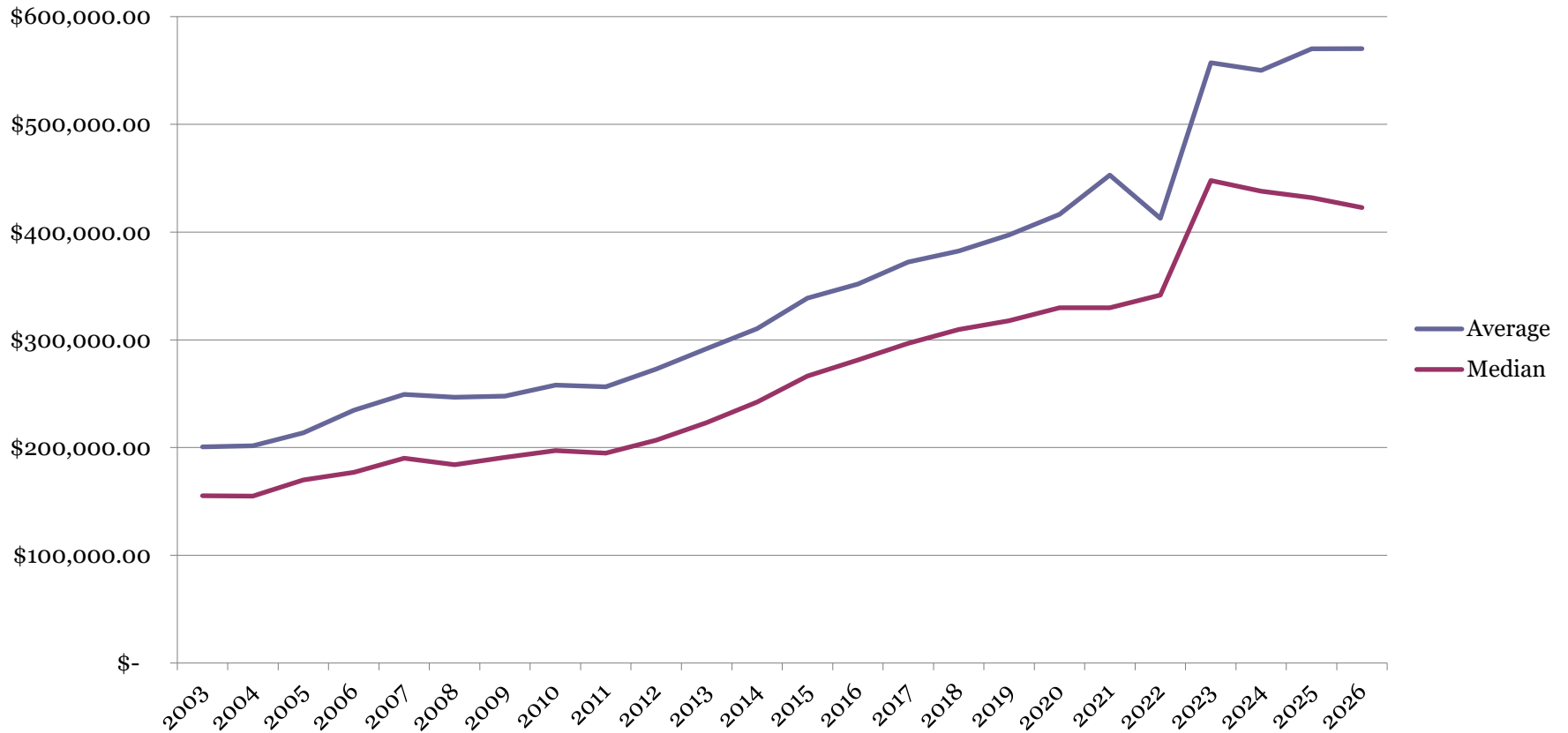
Average and Median Sold 23 Year Summary



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The chart shows annual average and median sold prices by year. In August, the average sold price was \$568,375 and the median sold price was \$413,990. Compared to last year, the average is down 2.63% and the median is up 0.62%.

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



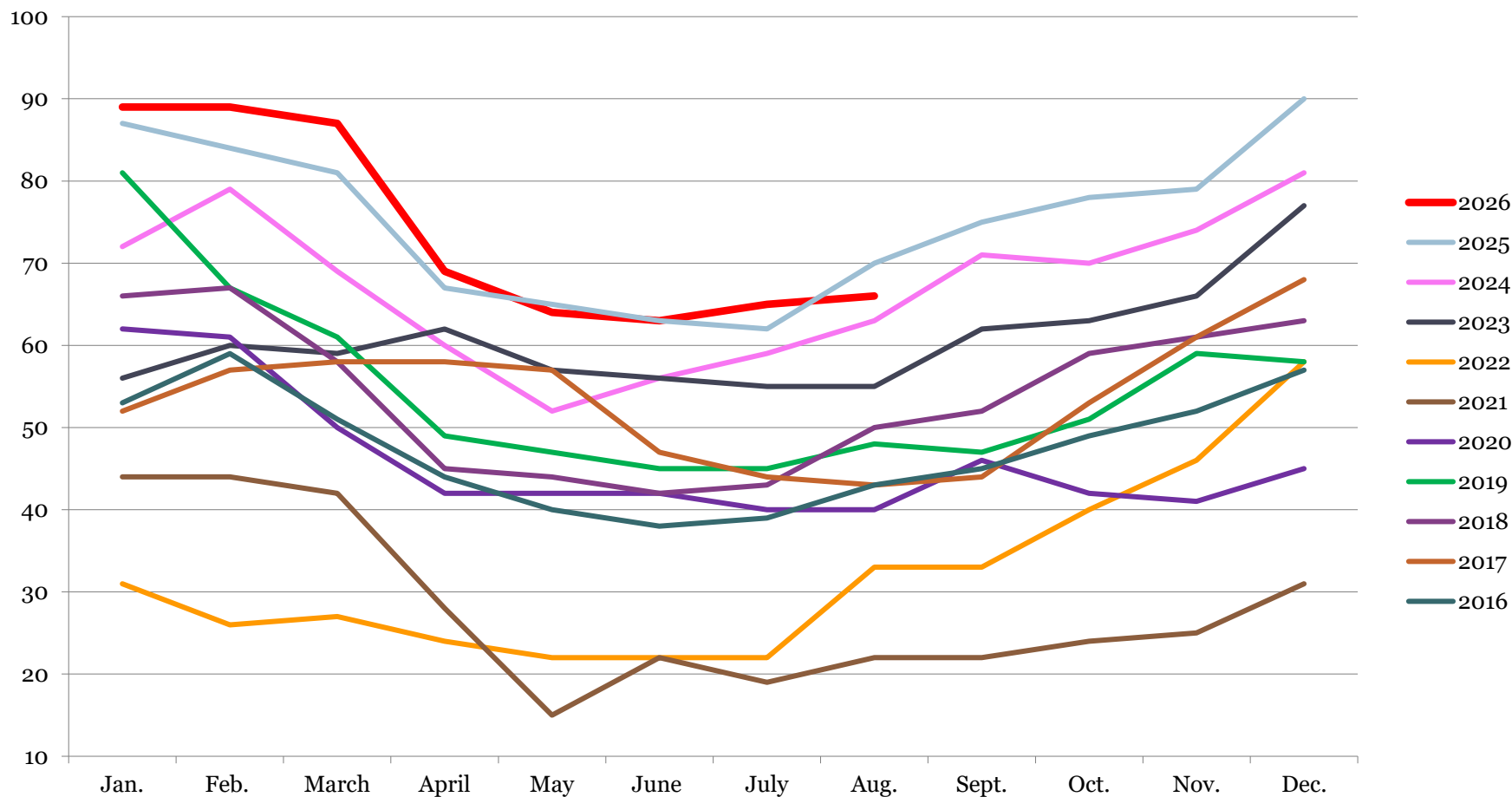
Average Days on Market 2015-2026



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Of the homes that sold last month, the average amount of days they had been on the market was 66 days. This is 4 days less 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.