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November 2026 Austin Real Estate Market Report

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

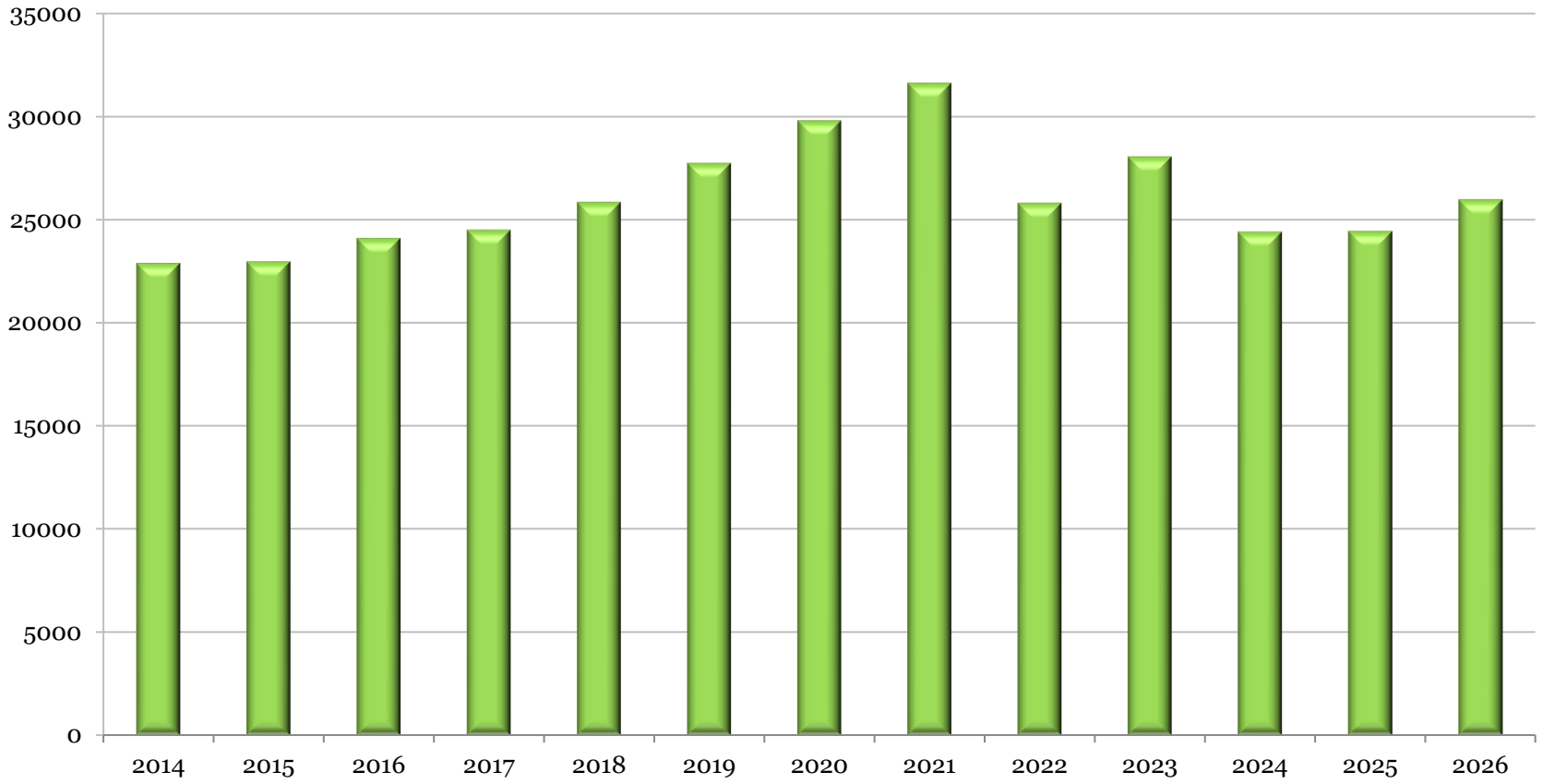
Volume 11, Issue XXI

Year to Date Sales – November 2026

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This year total year to date sales are higher than the last two years. The recent rising 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.



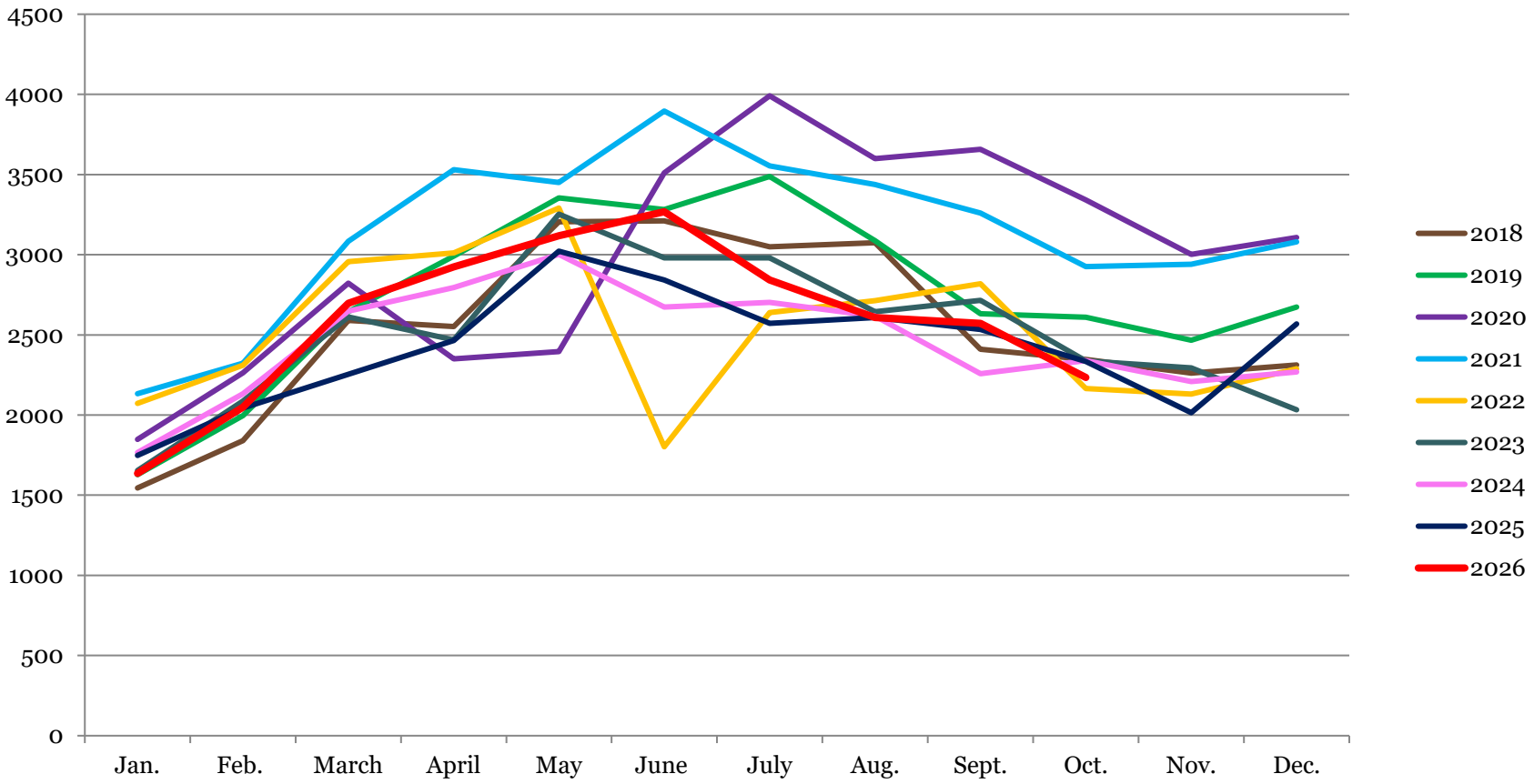
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Homes Sold per Month – October 2026

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The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,234 homes sold in Austin, Texas. This represents a 4.28% decrease in homes sold last month compared to one year ago.



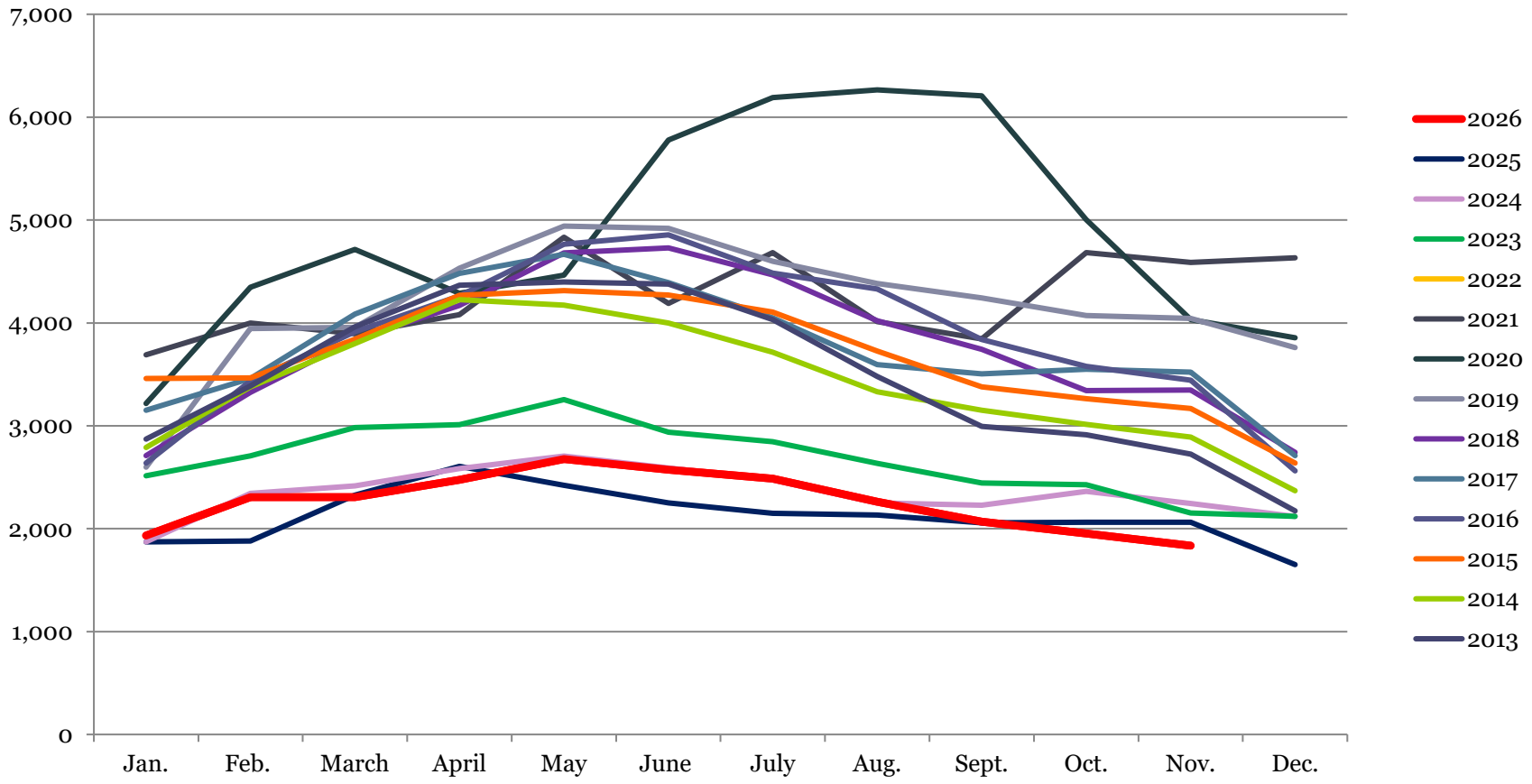
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Pending Sales per Month – November 2026

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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 1,835 homes Pending in Austin, Texas.



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Home Sales by Price Band- October 2026

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Overall, we are in a Balanced Market with 6.20 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 $300,000 are in a Normal Seller's Market.

Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
$0-$200k	77	368	4.78	95%	Normal Seller's Market
$200-$300k	492	2311	4.70	98%	Normal Seller's Market
$300-$400k	533	3269	6.13	98%	Balanced Market
$400k-$500k	333	2226	6.68	98%	Balanced Market
$500-$600k	204	1344	6.59	97%	Balanced Market
$600-$700k	153	988	6.46	97%	Balanced Market
$700-$800k	104	678	6.52	97%	Balanced Market
$800-$900k	64	527	8.23	97%	Balanced Market
$900-$1M	56	335	5.98	96%	Normal Seller's Market
$1-$2M	164	1190	7.26	96%	Balanced Market
$2-$3M	37	315	8.51	94%	Balanced Market
$3-$4M	6	137	22.83	90%	Extreme Buyer's Market
$4M<	10	156	15.60	95%	Extreme Buyer's Market
Overall MKT	2233	13844	6.20	96%	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

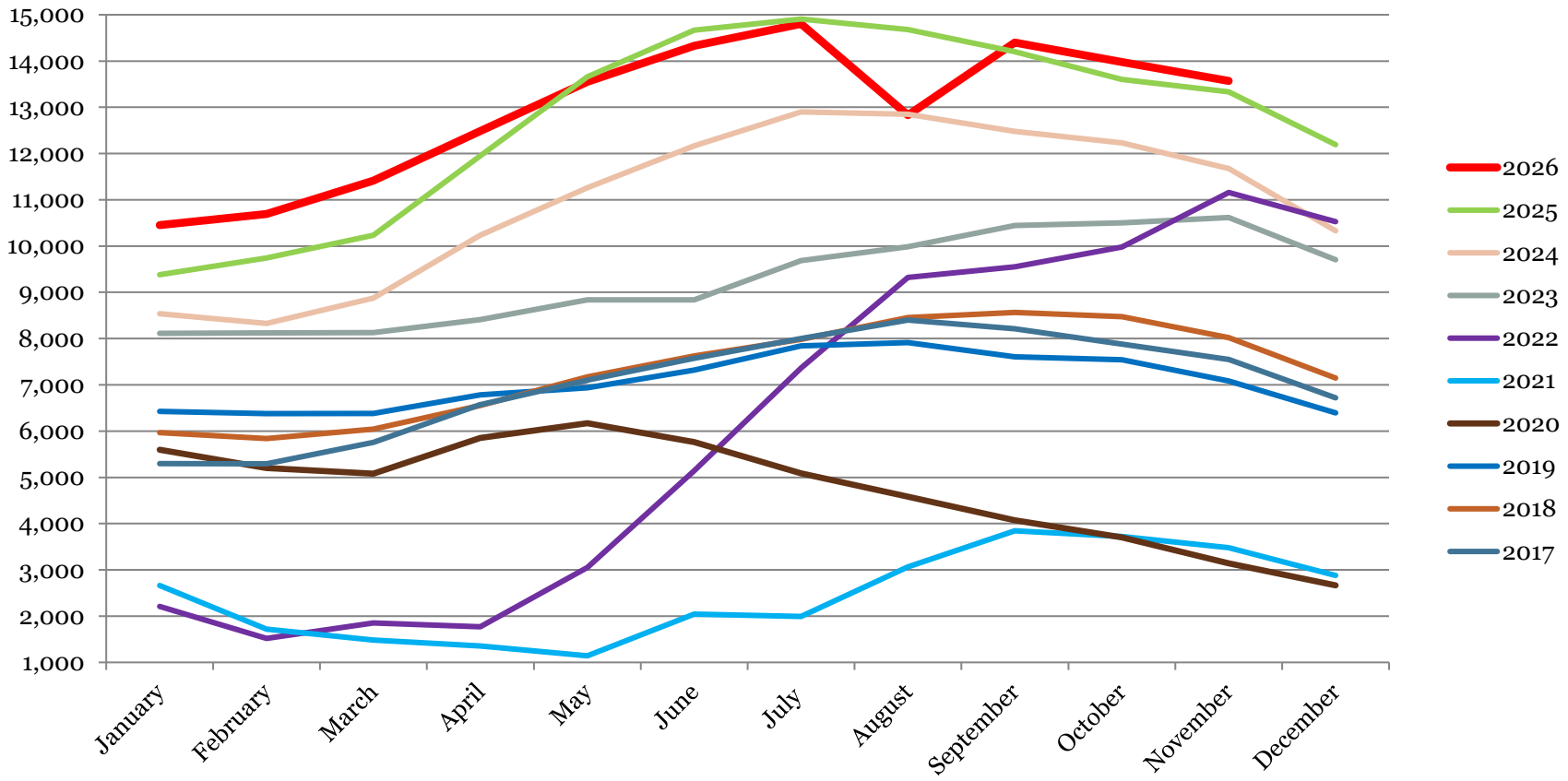
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Homes For Sale – November 2026

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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 November there were 13,568 homes for sale in Austin, Texas. **There are 1.75% MORE homes for sale than last year at this time.**



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Home Sales by Zip Code – October 2026

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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	11	220	20.00	$ 900,000	93%	82
78703	10	51	5.10	$ 2,100,000	94%	59
78704	23	136	5.91	$ 999,500	96%	54
78705	7	12	1.71	$ 1,095,000	93%	88
78717	10	77	7.70	$ 545,000	97%	74
78722	4	20	5.00	$ 485,000	90%	67
78723	19	87	4.58	$ 605,000	98%	46
78727	14	61	4.36	$ 435,000	96%	46
78730	9	29	3.22	$ 1,101,000	95%	101
78731	17	64	3.76	$ 1,197,000	97%	68
78732	14	85	6.07	$ 861,000	98%	64
78733	9	28	3.11	$ 1,324,000	97%	58
78734	25	175	7.00	$ 1,095,000	96%	77
78735	5	38	7.60	$ 1,100,000	98%	48
78738	34	127	3.74	$ 907,285	96%	74
78739	13	45	3.46	$ 870,000	98%	30
78746	21	94	4.48	$ 2,108,000	93%	58
78749	35	83	2.37	$ 568,000	98%	38
78750	18	50	2.78	$ 647,500	96%	41
78751	9	36	4.00	$ 825,000	97%	45
78757	17	66	3.88	$ 710,000	95%	46
78758	8	79	9.88	$ 325,125	95%	40
78759	16	48	3.00	$ 825,000	97%	38
78613	55	169	3.07	$ 539,000	98%	56
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

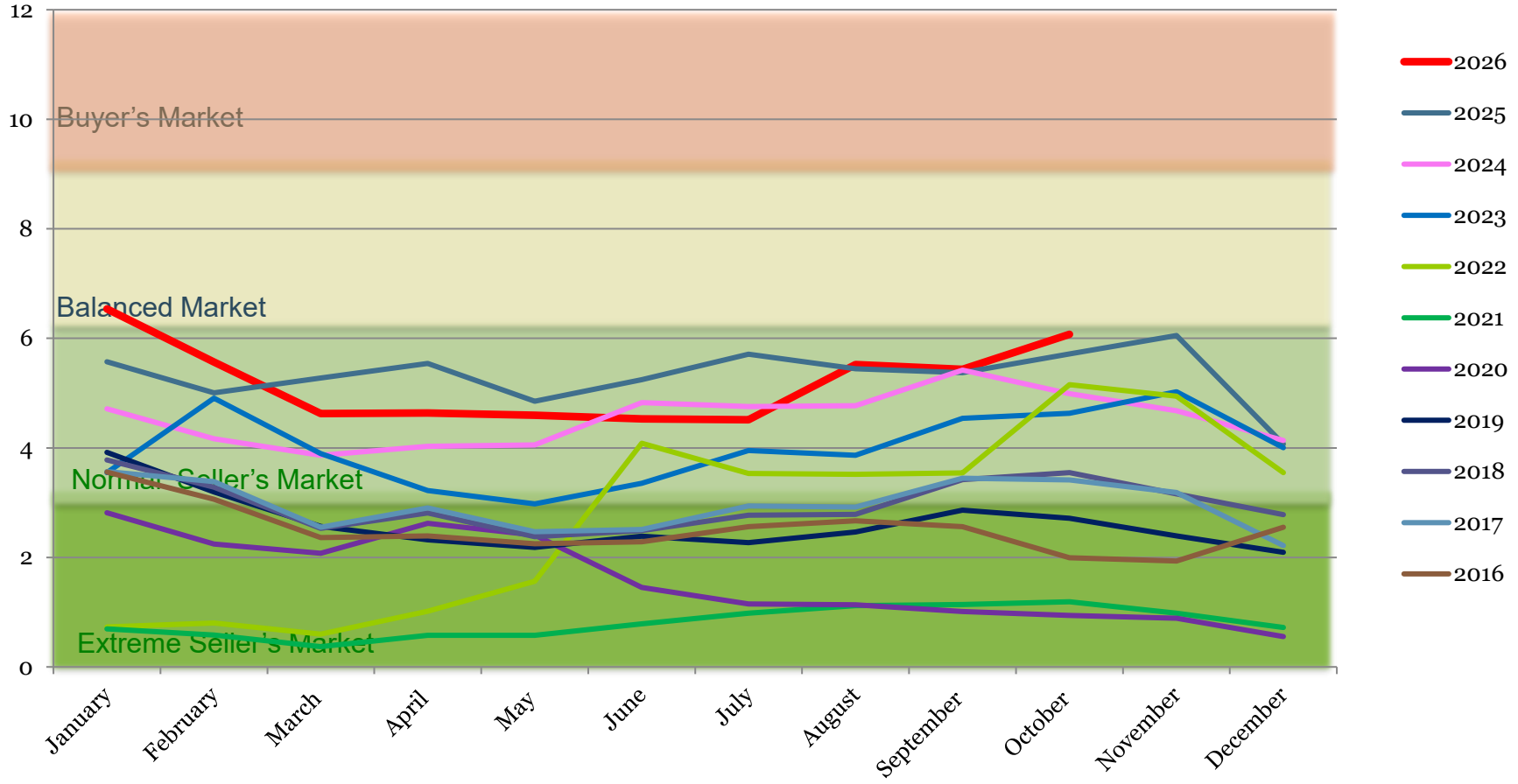
Northwest Travis Co.
78730
78732
78734
78738

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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.



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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: 6.80%
Conforming 15 yr: 6.375%

Jumbo* 30 yr: 6.875%
*(over $806,500 loan amount)



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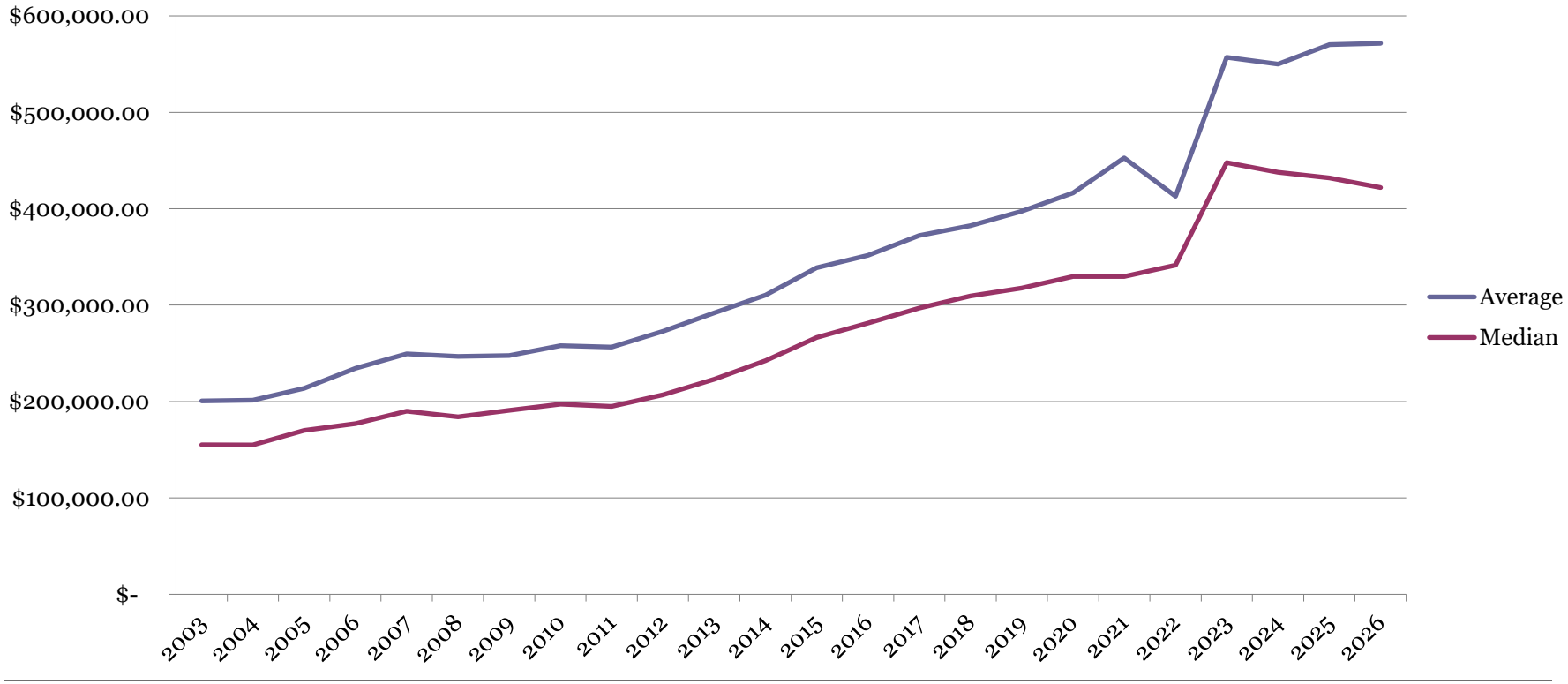
Average and Median Sold 23 Year Summary

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The chart shows annual average and median sold prices by year. In October, the average sold price was $564,957 and the median sold price was $408,000. Compared to last year, the average is down 4.07% and the median is down 7.27%.

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



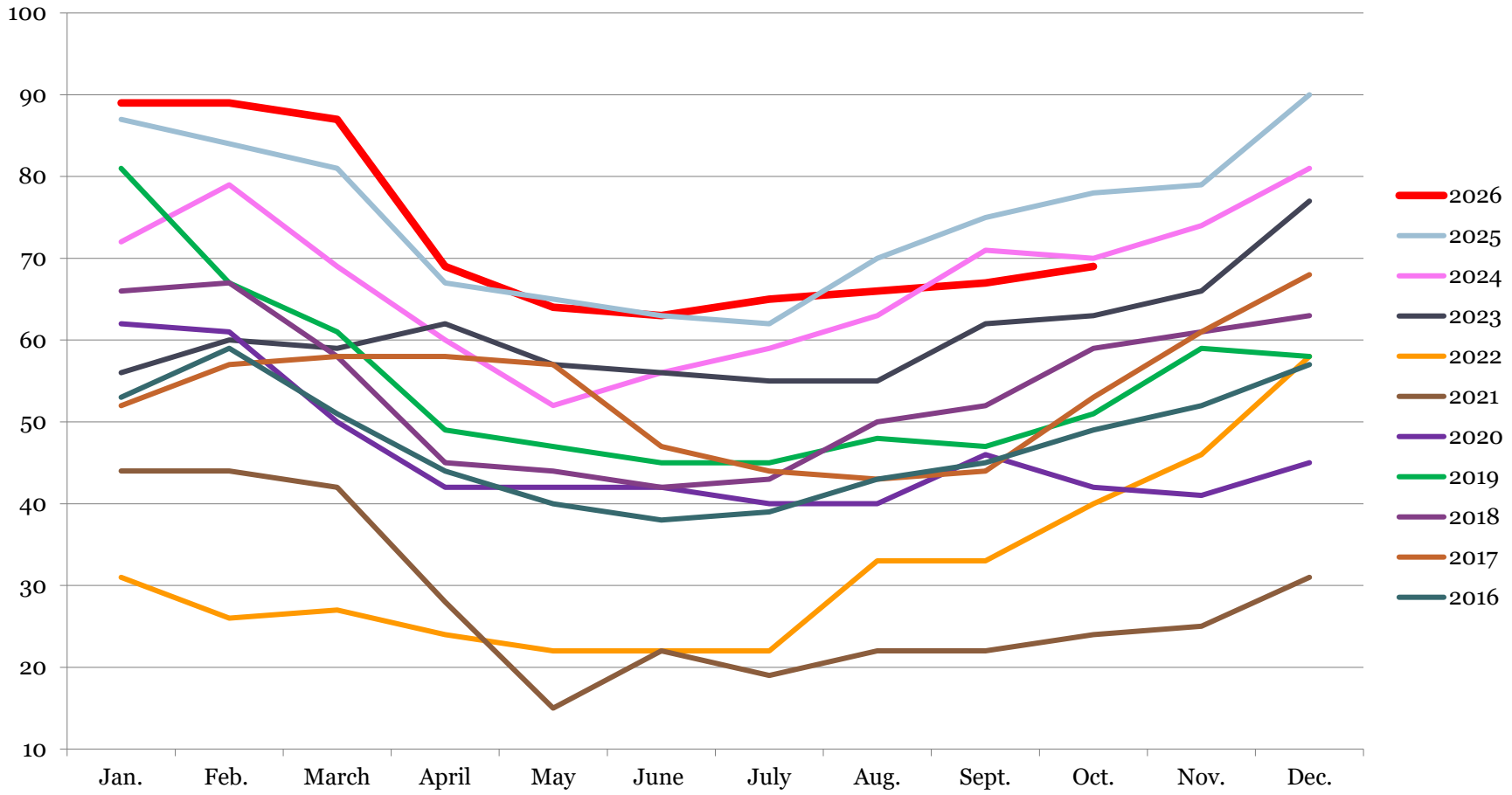
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Average Days on Market 2015-2026

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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 9 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.

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