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October 2026 Austin Real Estate Market Report

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

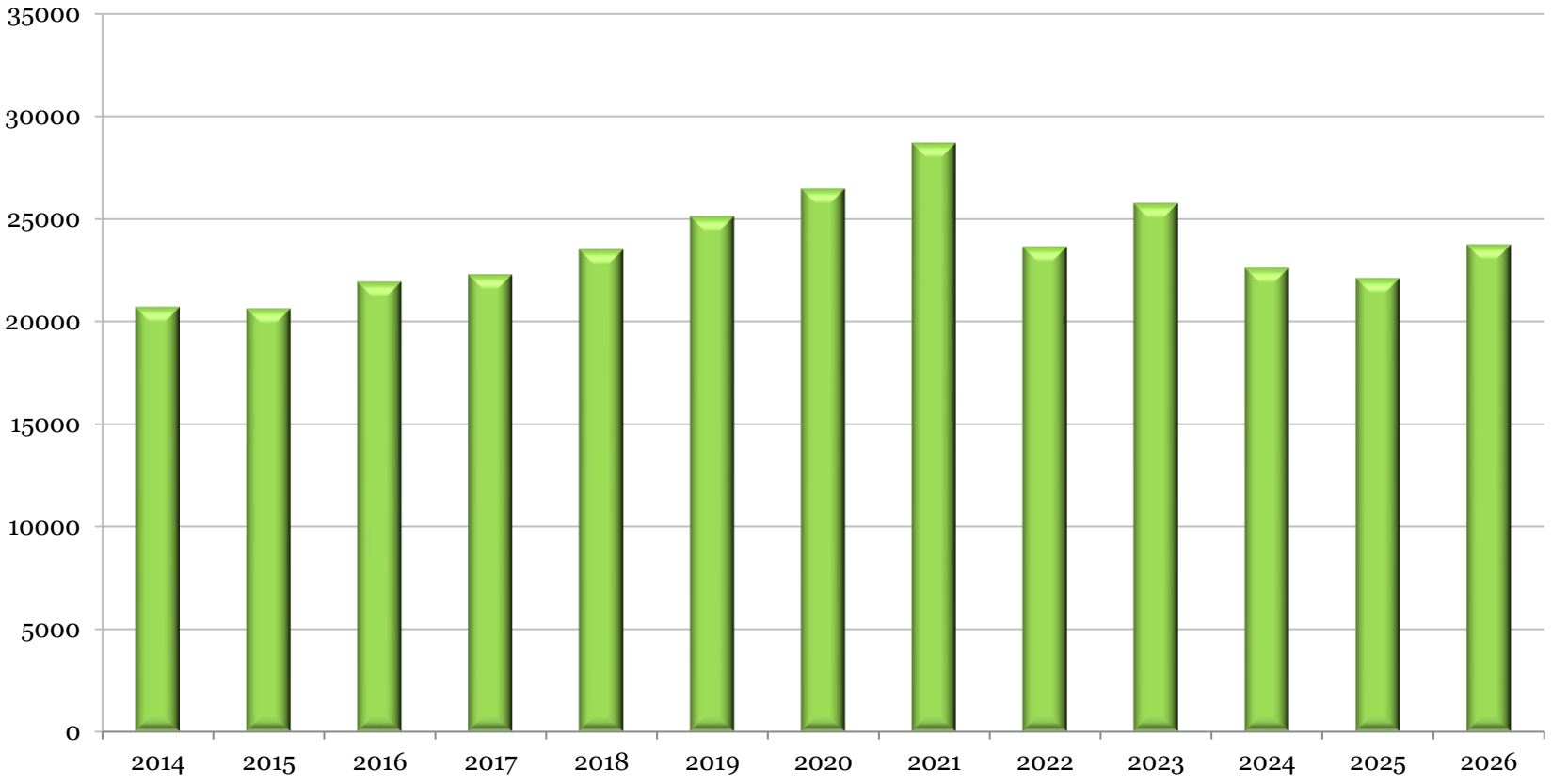
Volume 10, Issue XXI

Year to Date Sales – October 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.



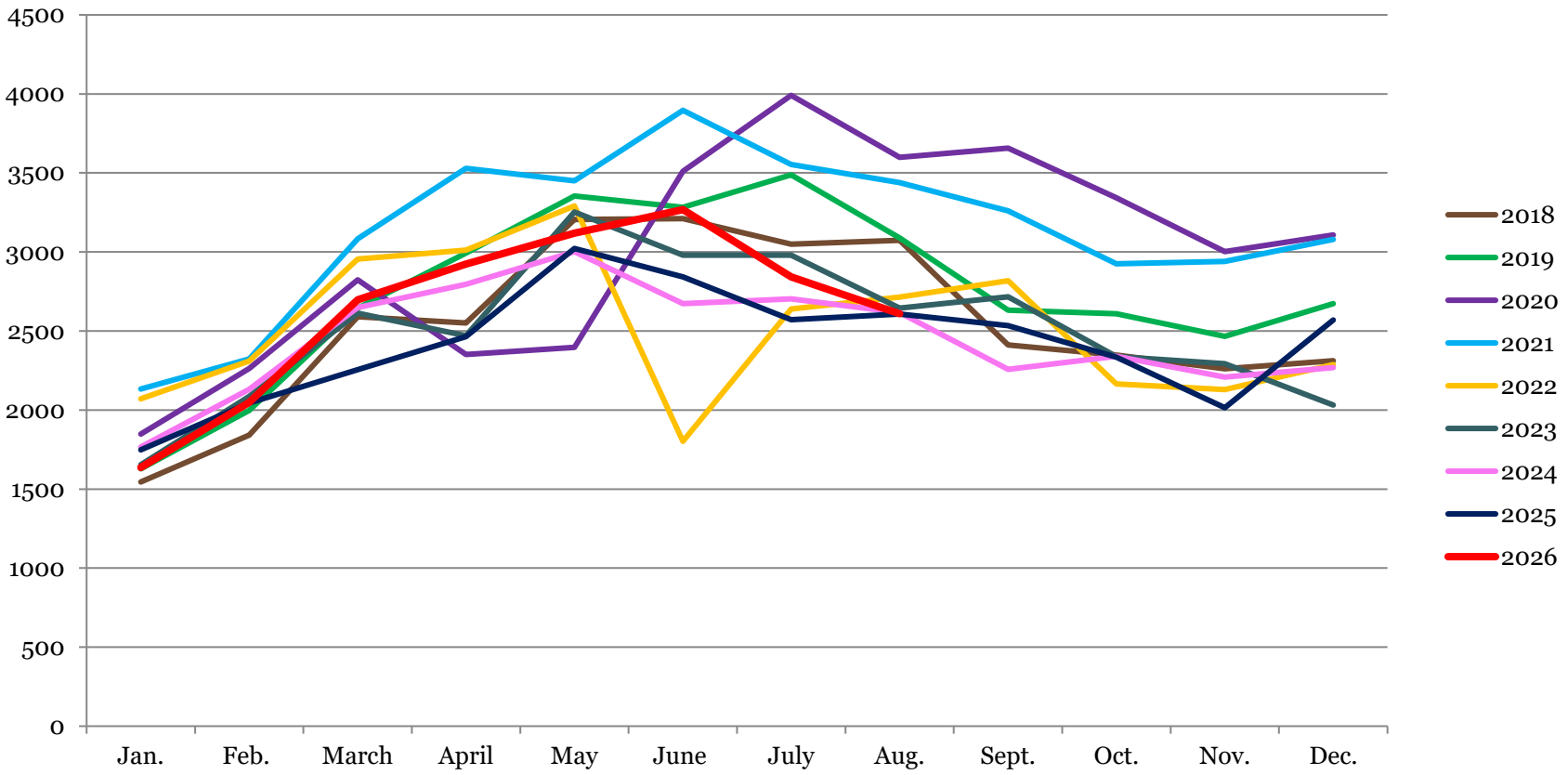
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Homes Sold per Month – September 2026

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The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,572 homes sold in Austin, Texas. This represents a 1.54% increase in homes sold last month compared to one year ago.



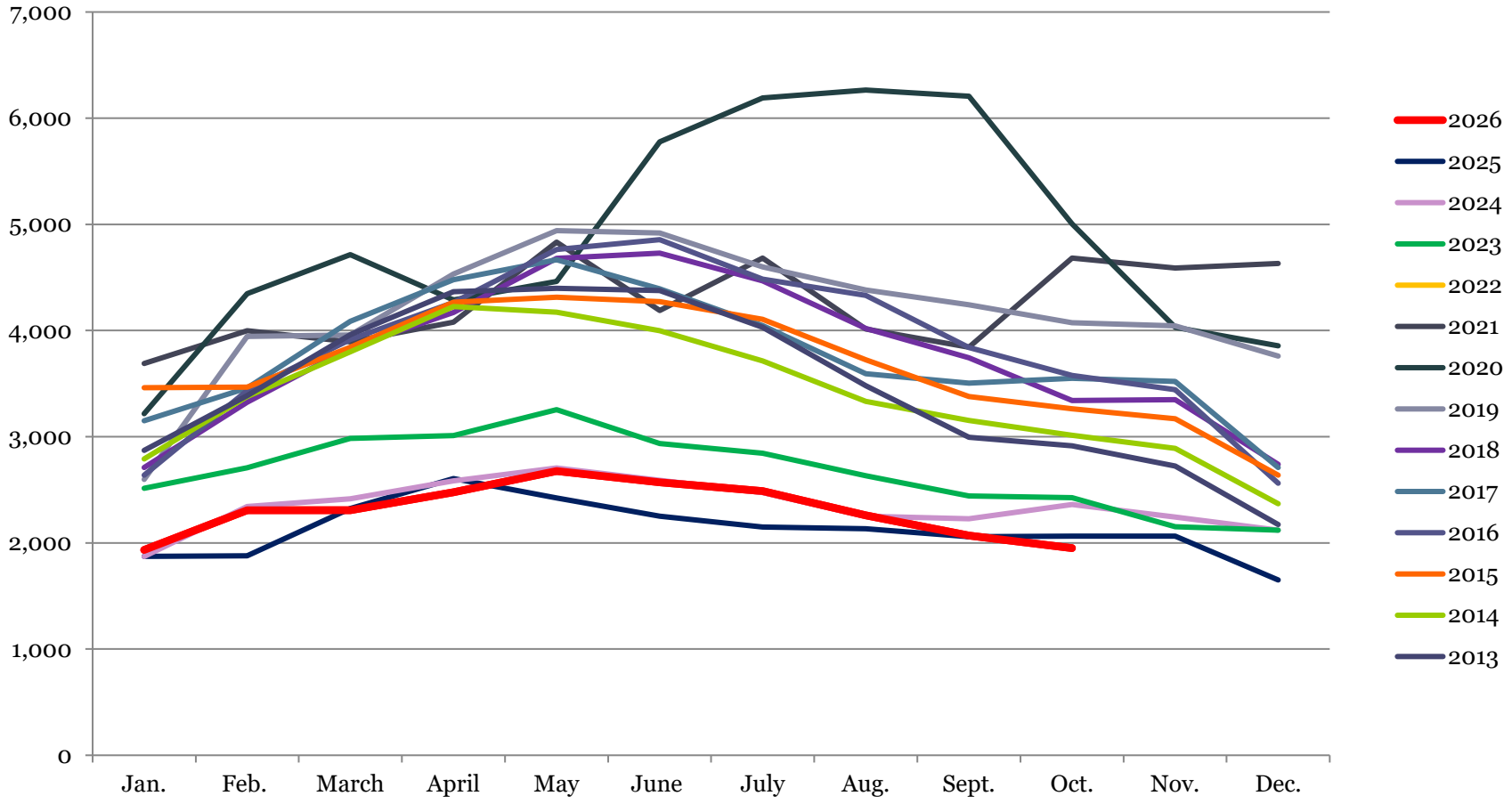
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Pending Sales per Month – October 2026

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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 1,952 homes Pending in Austin, Texas.



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Home Sales by Price Band- September 2026

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Overall, we are in a Normal Seller's Market with 5.49 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 $400,000 are in a Normal or Extreme Seller's Market.

Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
$0-$200k	60	324	5.40	92%	Normal Seller's Market
$200-$300k	543	2269	4.18	98%	Normal Seller's Market
$300-$400k	643	3356	5.22	98%	Normal Seller's Market
$400k-$500k	373	2266	6.08	98%	Balanced Market
$500-$600k	268	1410	5.26	97%	Normal Seller's Market
$600-$700k	171	1030	6.02	97%	Balanced Market
$700-$800k	117	680	5.81	97%	Normal Seller's Market
$800-$900k	94	542	5.77	97%	Normal Seller's Market
$900-$1M	58	372	6.41	97%	Balanced Market
$1-$2M	190	1245	6.55	96%	Balanced Market
$2-$3M	28	328	11.71	97%	Normal Buyer's Market
$3-$4M	13	132	10.15	94%	Normal Buyer's Market
$4M<	12	153	12.75	95%	Extreme Buyer's Market
Overall MKT	2570	14107	5.49	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

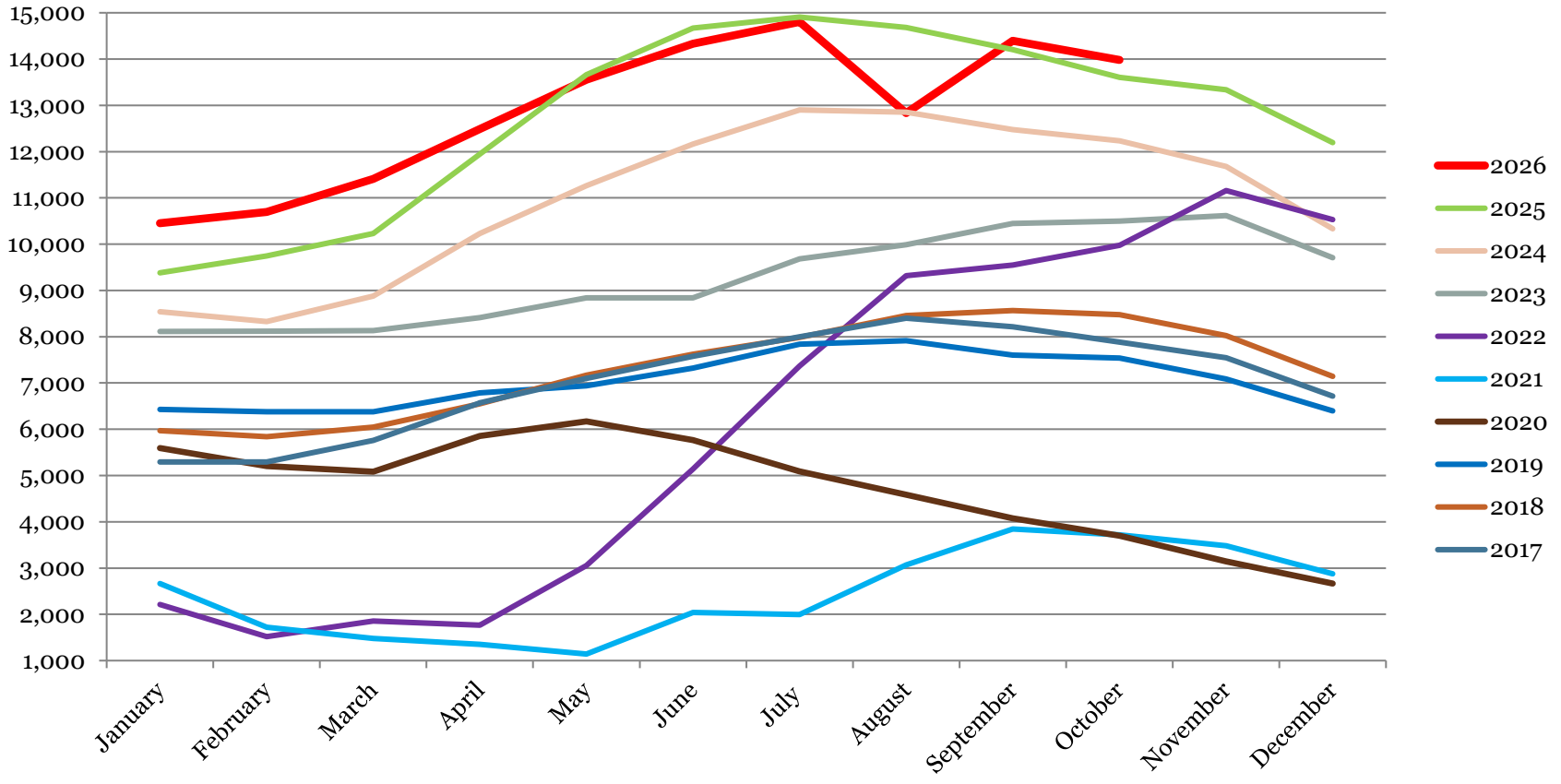
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Homes For Sale – October 2026

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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 October there were 13,979 homes for sale in Austin, Texas. **There are 2.76% MORE homes for sale than last year at this time.**



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Home Sales by Zip Code – September 2026

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Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	17	225	13.24	$ 780,000	97%	92
78703	13	50	3.85	$ 1,580,000	93%	59
78704	20	141	7.05	$ 1,040,000	95%	94
78705	4	14	3.50	$ 1,190,000	94%	63
78717	20	83	4.15	$ 618,875	99%	62
78722	5	19	3.80	$ 650,000	95%	67
78723	23	93	4.04	$ 560,000	97%	72
78727	8	58	7.25	$ 394,000	95%	45
78730	6	32	5.33	$ 1,495,000	98%	54
78731	20	63	3.15	$ 1,140,000	96%	38
78732	21	92	4.38	$ 830,000	96%	66
78733	5	30	6.00	$ 1,969,000	96%	44
78734	32	180	5.63	$ 660,000	95%	73
78735	8	34	4.25	$ 1,272,250	96%	85
78738	56	143	2.55	$ 932,500	97%	69
78739	18	43	2.39	$ 830,000	97%	27
78746	24	90	3.75	$ 2,066,000	94%	59
78749	21	87	4.14	$ 585,000	100%	29
78750	23	51	2.22	$ 830,000	97%	47
78751	10	40	4.00	$ 550,000	95%	50
78757	29	76	2.62	$ 712,500	98%	48
78758	13	78	6.00	$ 449,900	99%	106
78759	20	54	2.70	$ 722,500	97%	57
78613	51	192	3.76	$ 450,000	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

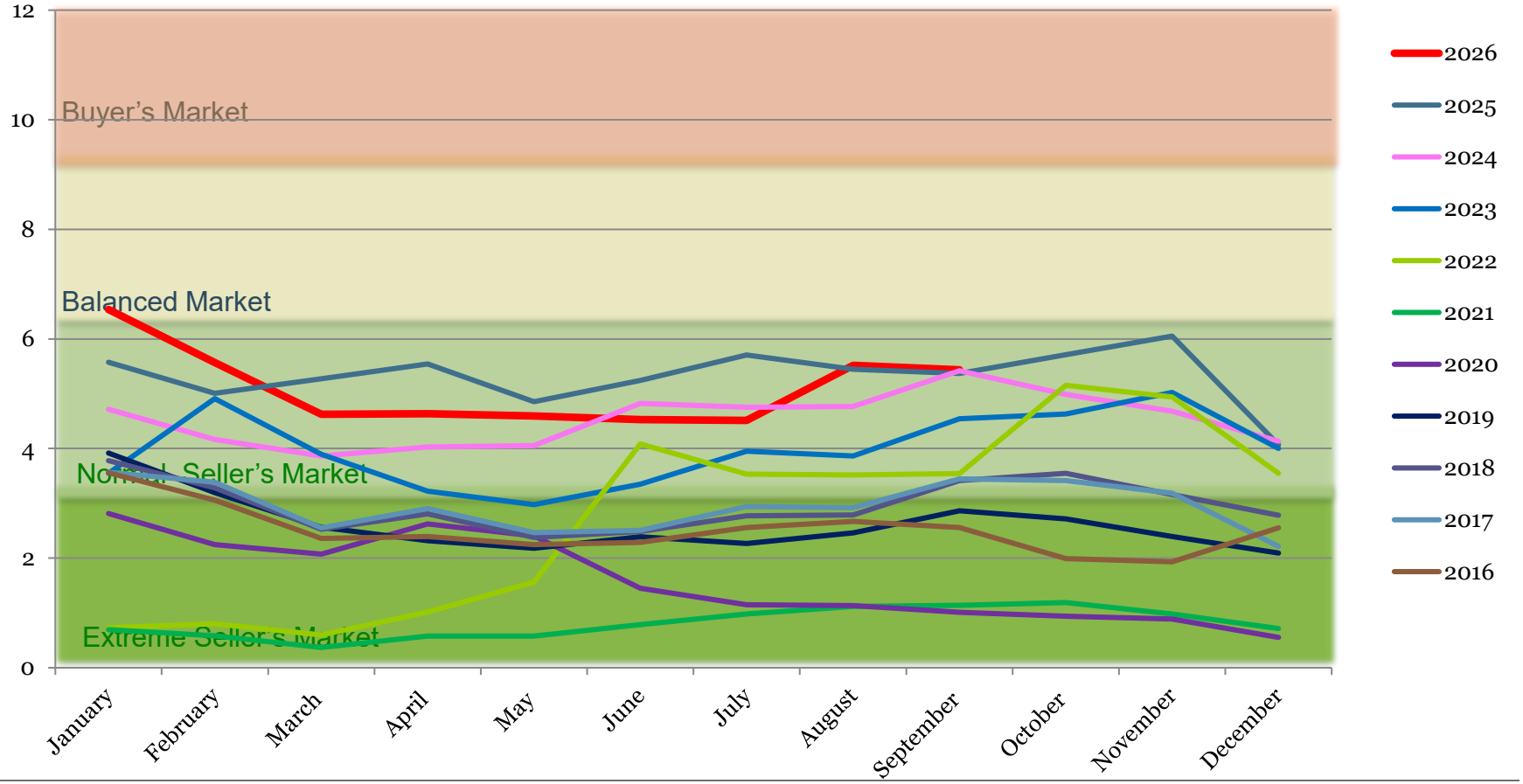
Northwest Travis Co.
78730
78732
78734
78738

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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

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: 6.295%

Jumbo* 30 yr: 6.895%
*(over $806,500 loan amount)



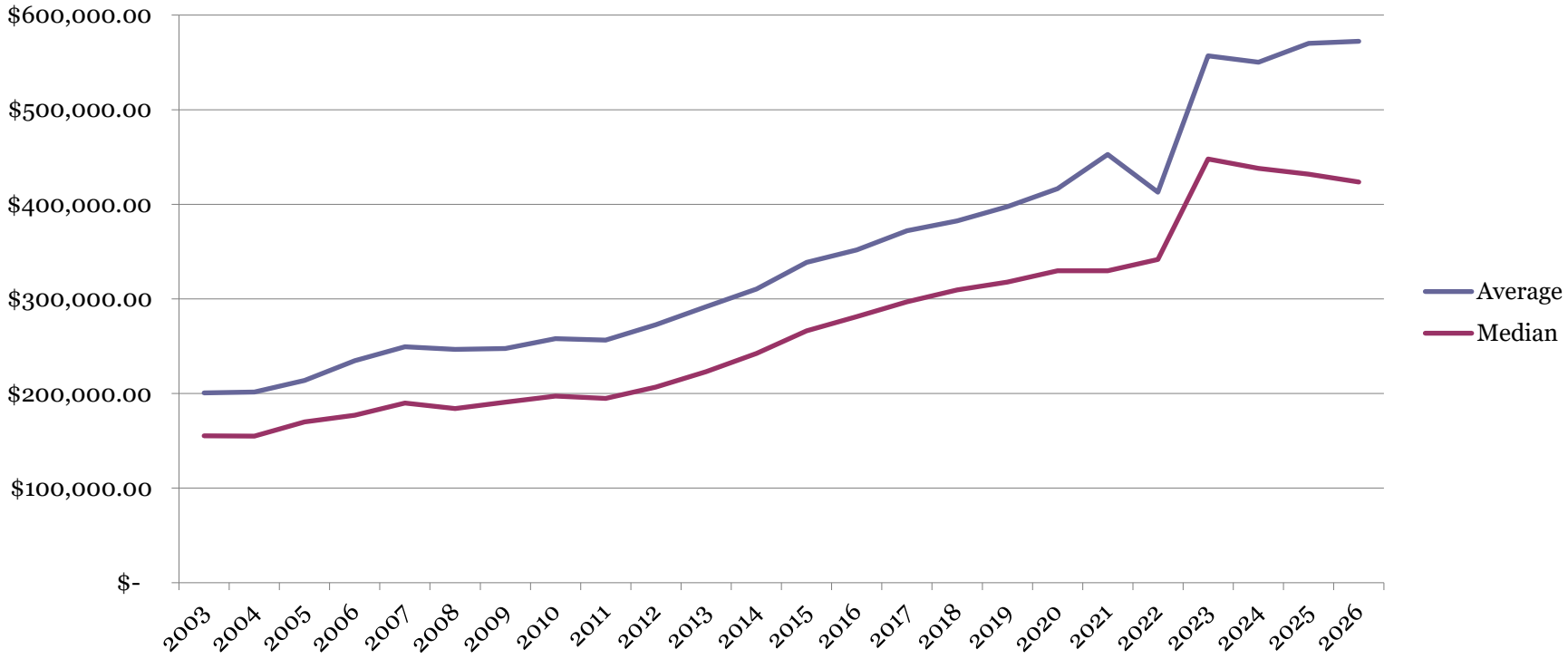
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Average and Median Sold 23 Year Summary

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The chart shows annual average and median sold prices by year. In September, the average sold price was $567,071 and the median sold price was $410,000. Compared to last year, the average is up 2.64% and the median is down 2.37%.

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



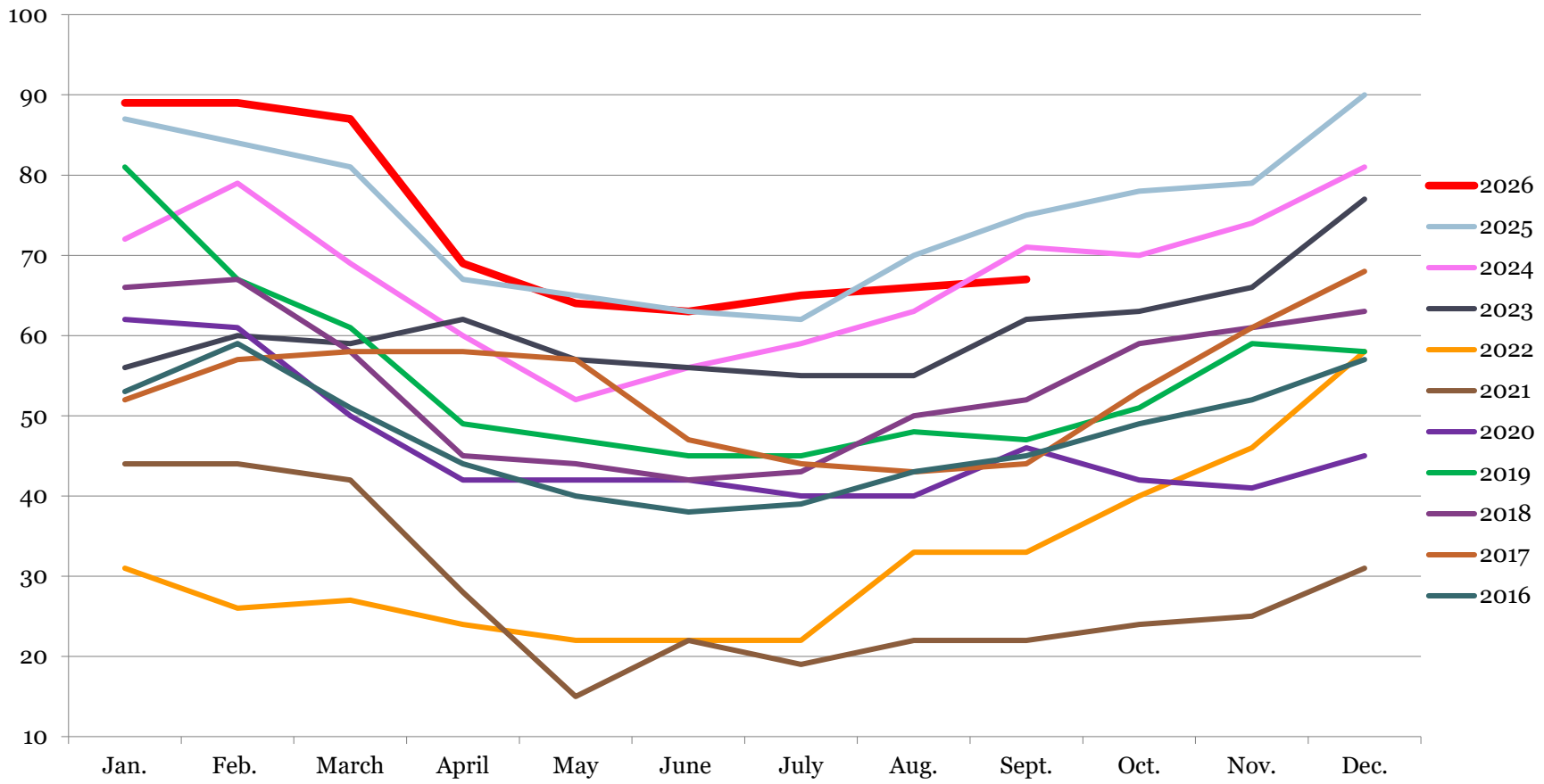
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Average Days on Market 2015-2026

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Of the homes that sold last month, the average amount of days they had been on the market was 67 days. This is 8 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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