

Austin: How Mortgage Rates Are Shaping Buying Power in October

Austin · 2026-10-31

Photo: Pounce · CC0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

September 2026

MEDIAN SALE PRICE

\$575,000

+5.5% vs. last year

n=825

MEDIAN DAYS ON MARKET

46

-17.9% vs. last year

n=825

SOLD VS. ORIGINAL LIST

94.0%

n=825

HOMES FOR SALE TODAY

4,464

months of inventory: 4.32

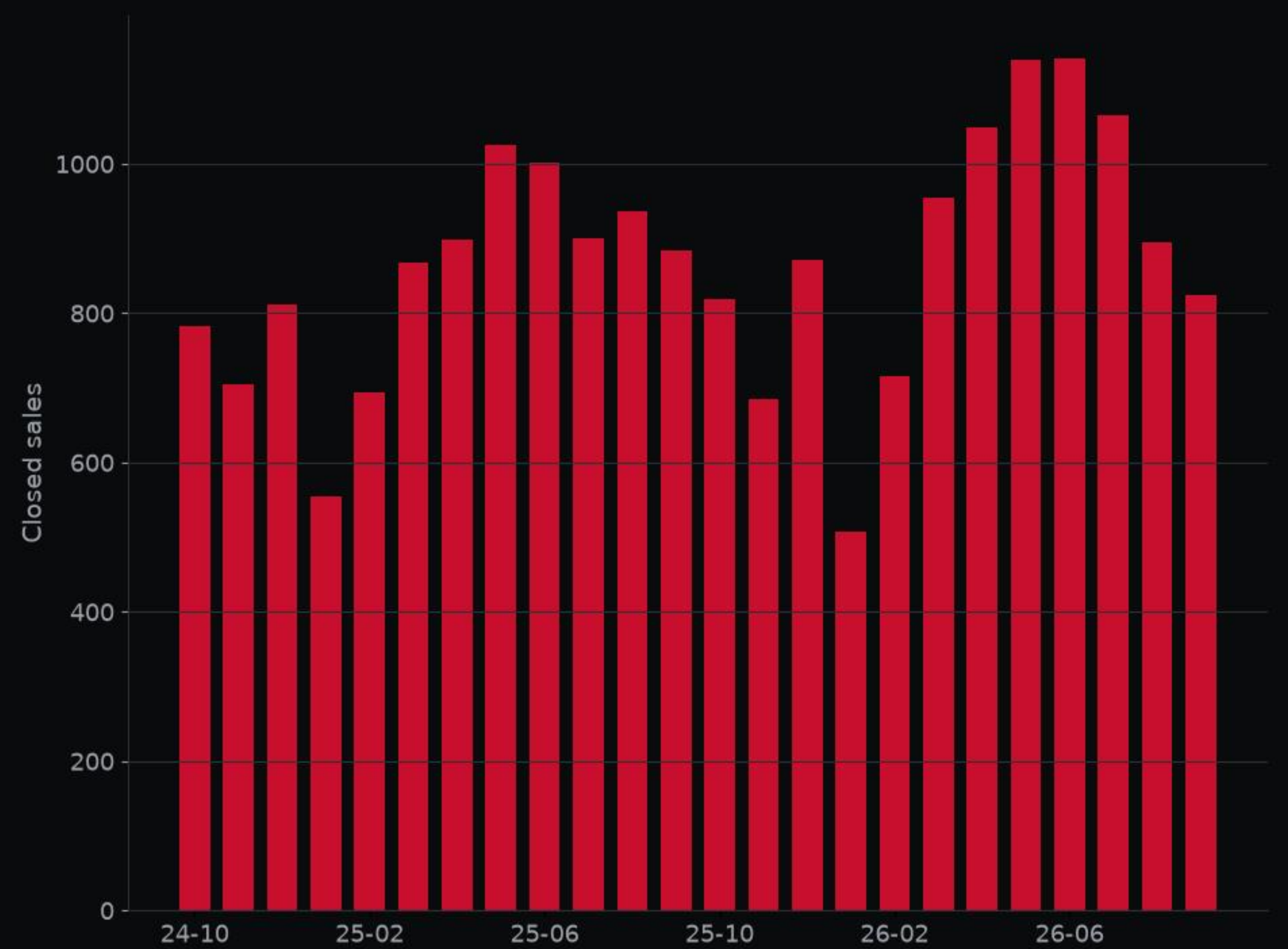
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





6605 Highpoint DR · MLS #8859318

Front exterior · Listed by Vylla Home



6605 Highpoint DR · MLS #8859318

Kitchen · Listed by Vylla Home



6605 Highpoint DR · MLS #8859318

Backyard · Listed by Vylla Home



6605 Highpoint DR · MLS #8859318

Bathroom · Listed by Vylla Home

Deal of the Week

6605 Highpoint DR · MLS #8859318

\$279,900

3 bed · 2 bath · 1,806 sq ft

listed 15% below the ALEX valuation; 48% under the local price per sq ft; price reduced 10% from original.

ALEX valuation: \$329,000 (range \$235,000–\$381,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Vylla Home

[View on alex.realestate](#)

Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

George Arnold Alexander III, MPA

Associate Broker · Texas License #574878-B

george@alex.realestate · 713.918.9951

ALEX Real Estate

Alexander Tiffany Southwest, LLC dba ALEX.realestate

Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.