Austin New Listings vs Closings: The Supply Gap in October

Austin · 2026-11-13

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Key numbers

October 2026

MEDIAN SALE PRICE

$580,000

+1.0% vs. last year

n=593

MEDIAN DAYS ON MARKET

46

-24.6% vs. last year

n=593

SOLD VS. ORIGINAL LIST

94.4%

n=593

HOMES FOR SALE TODAY

4,257

months of inventory: 4.42

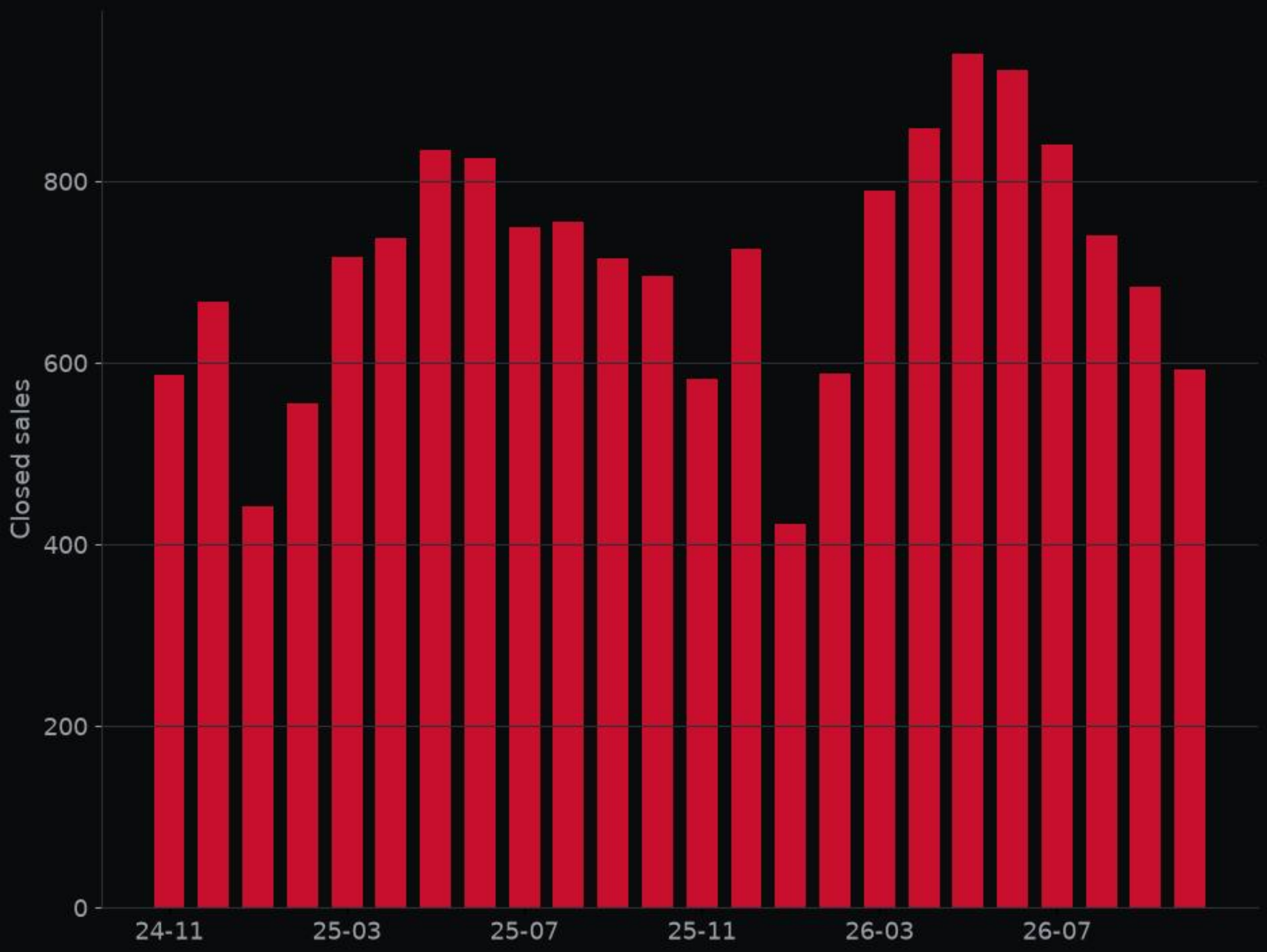
Median Sale Price by Month

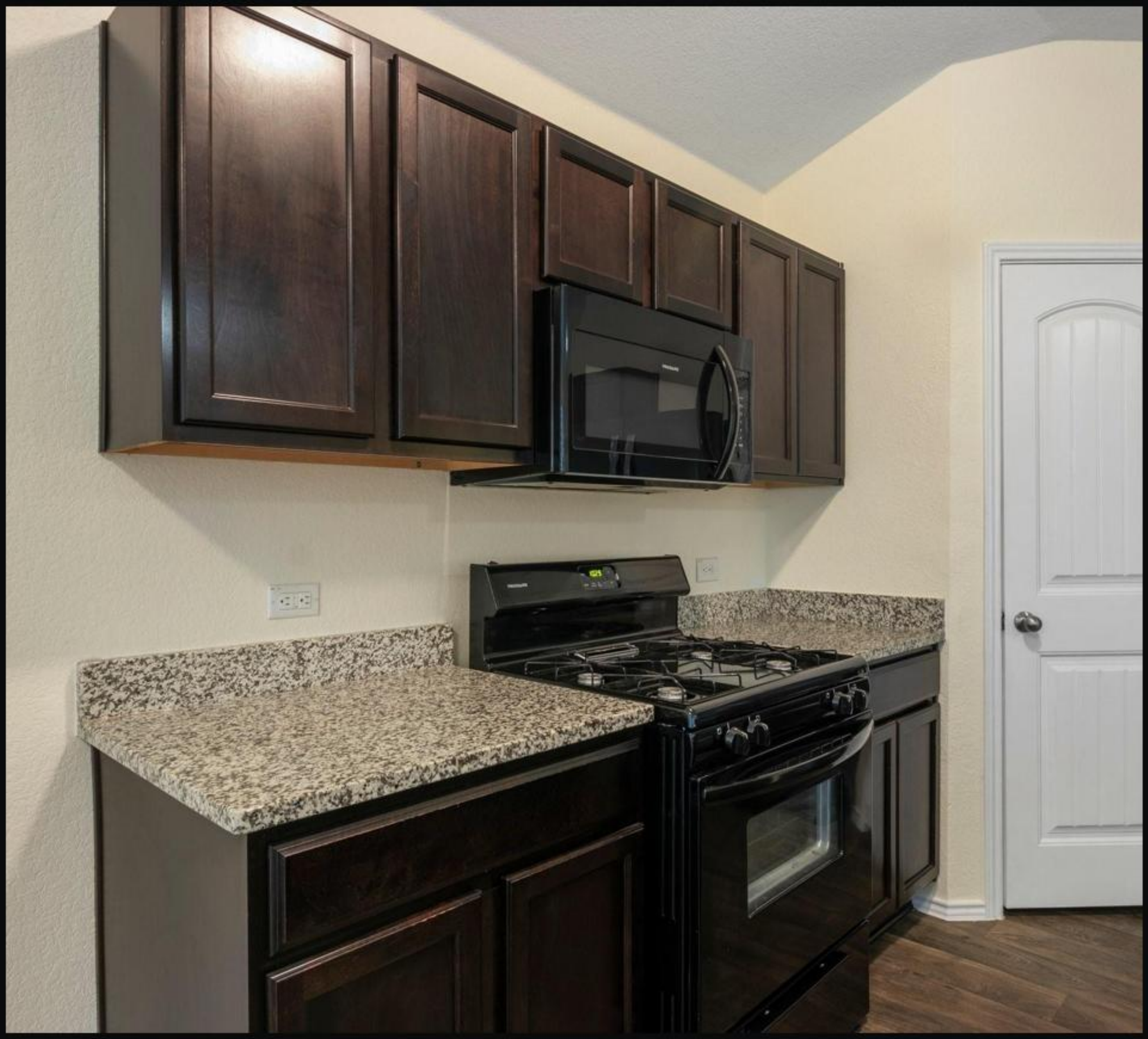
Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





3600 Batson DR · MLS #4590448

Kitchen · Listed by SpecTower Realty Group



3600 Batson DR · MLS #4590448

Living room · Listed by SpecTower Realty Group



3600 Batson DR · MLS #4590448

Bedroom · Listed by SpecTower Realty Group



3600 Batson DR · MLS #4590448

Backyard · Listed by SpecTower Realty Group



3600 Batson DR · MLS #4590448

Dining room · Listed by SpecTower Realty Group

Deal of the Week

3600 Batson DR · MLS #4590448

$249,990

3 bed · 2 bath · 1,464 sq ft

listed 9% below the ALEX valuation; 42% under the local price per sq ft; price reduced 14% from original.

ALEX valuation: $275,000 (range $261,000–$287,000)

ALEX Intelligence estimate, not an appraisal.

Listed by SpecTower Realty Group

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

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