Austin: How Mortgage Rates and Buydowns Shape Buying Power in October

Austin · 2026-11-20

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Key numbers

October 2026

MEDIAN SALE PRICE

$580,000

+1.0% vs. last year

n=595

MEDIAN DAYS ON MARKET

46

-24.6% vs. last year

n=595

SOLD VS. ORIGINAL LIST

94.4%

n=595

HOMES FOR SALE TODAY

4,185

months of inventory: 4.34

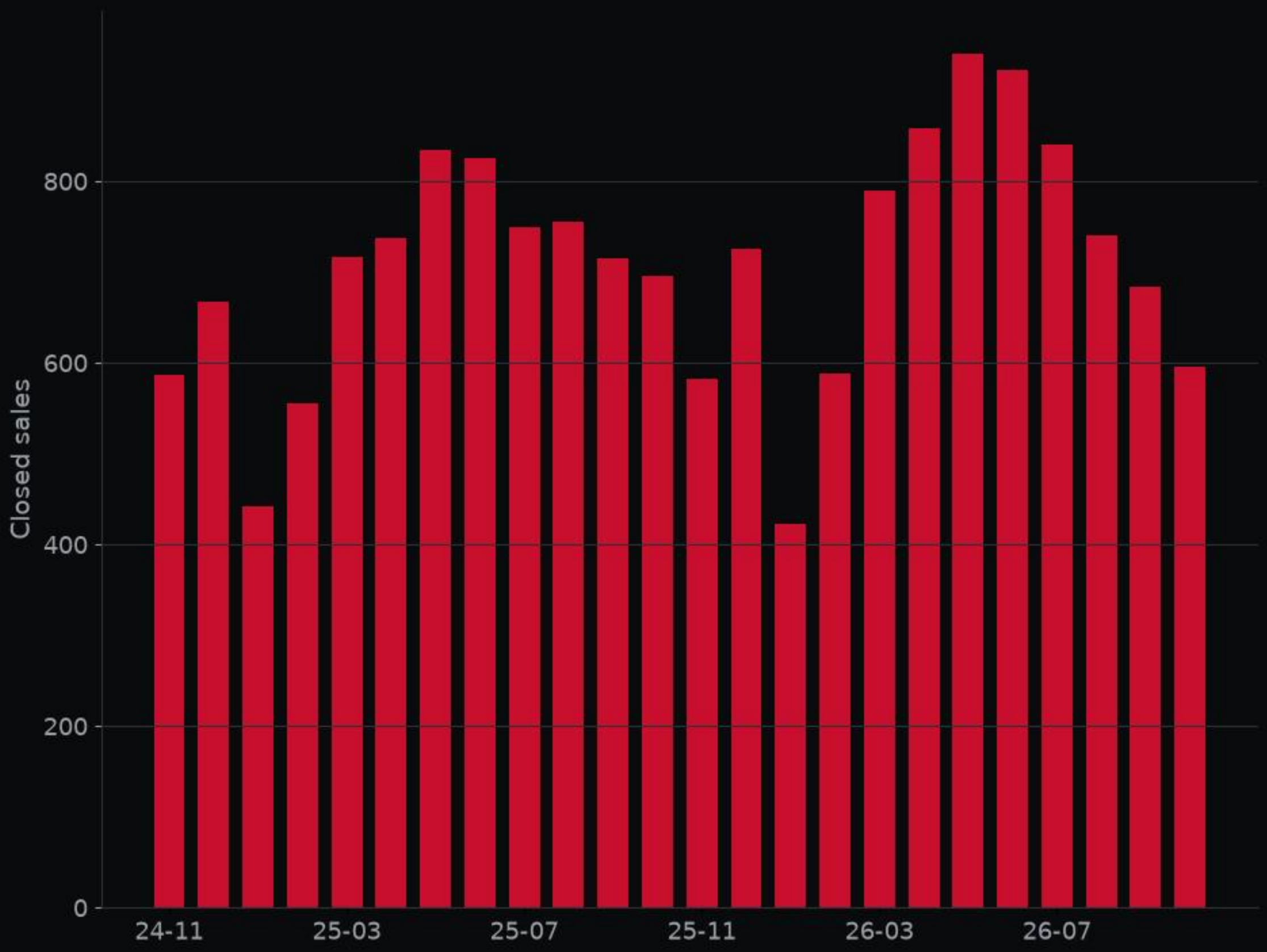
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

15104 Mimebark WAY · MLS #7433227

$246,000

3 bed · 2 bath · 1,206 sq ft

listed 5% below the ALEX valuation; 31% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $260,000 (range $230,000–$273,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

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