Austin Seasonality: When to List for Best Results

Austin · 2026-11-25

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Key numbers

October 2026

MEDIAN SALE PRICE

$583,000

+1.6% vs. last year

n=596

MEDIAN DAYS ON MARKET

45

-26.2% vs. last year

n=596

SOLD VS. ORIGINAL LIST

94.4%

n=596

HOMES FOR SALE TODAY

4,077

months of inventory: 4.23

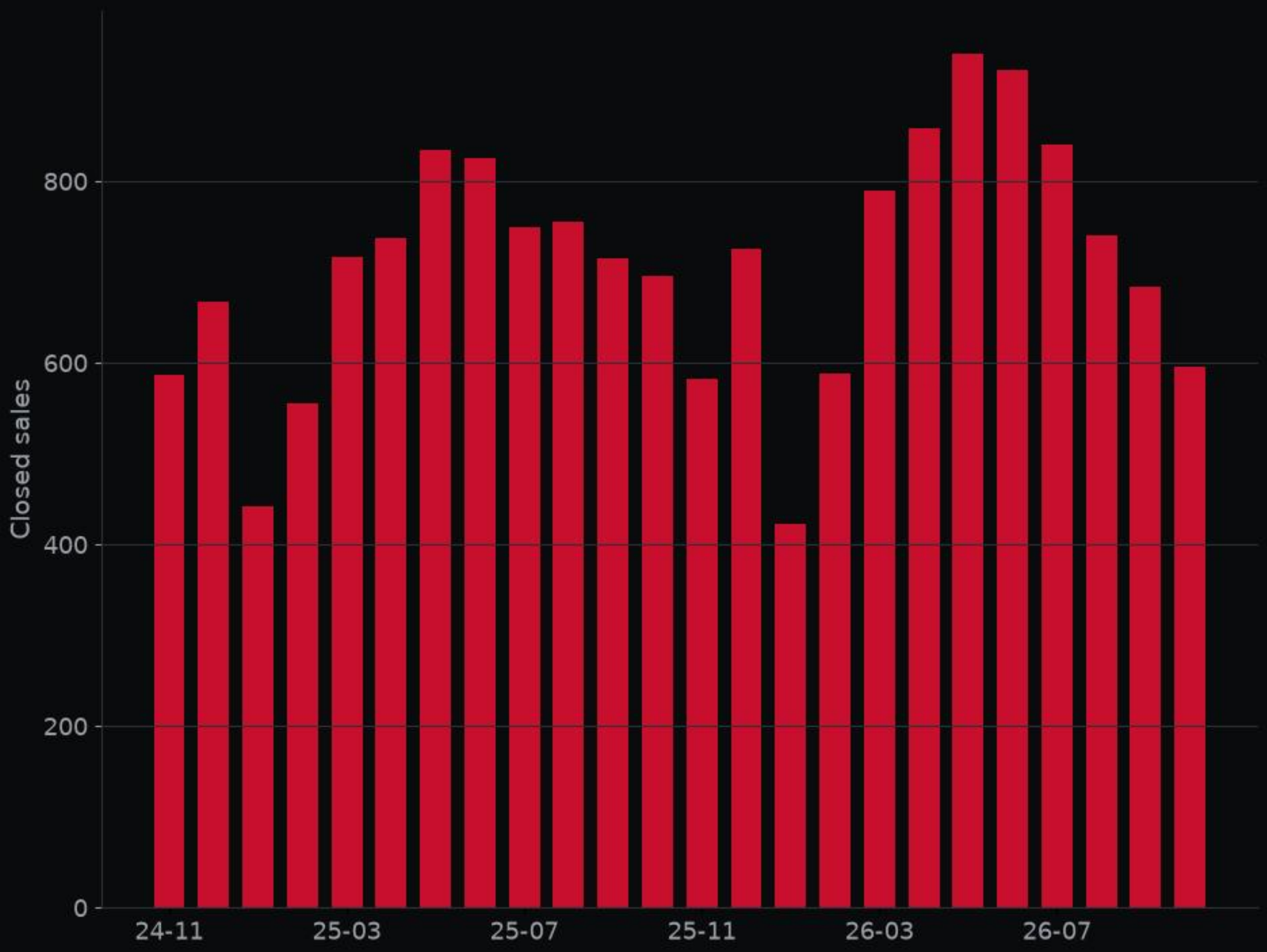
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





8204 Kellog CT · MLS #4314608

Kitchen · Listed by Clear Sail Realty



8204 Kellog CT · MLS #4314608

Living room · Listed by Clear Sail Realty



8204 Kellog CT · MLS #4314608

Bedroom · Listed by Clear Sail Realty



8204 Kellog CT · MLS #4314608

Backyard · Listed by Clear Sail Realty



8204 Kellog CT · MLS #4314608

Dining room · Listed by Clear Sail Realty

Deal of the Week

8204 Kellog CT · MLS #4314608

$299,900

3 bed · 1 bath · 900 sq ft

listed 8% below the ALEX valuation; price reduced 14% from original.

ALEX valuation: $328,000 (range $296,000–$360,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Clear Sail Realty

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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