Austin Entry-Level Homes: Affordability Check for October

Austin · 2026-11-28

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

Key numbers

October 2026

MEDIAN SALE PRICE

$586,000

+2.1% vs. last year

n=597

MEDIAN DAYS ON MARKET

46

-24.6% vs. last year

n=597

SOLD VS. ORIGINAL LIST

94.3%

n=597

HOMES FOR SALE TODAY

4,061

months of inventory: 4.21

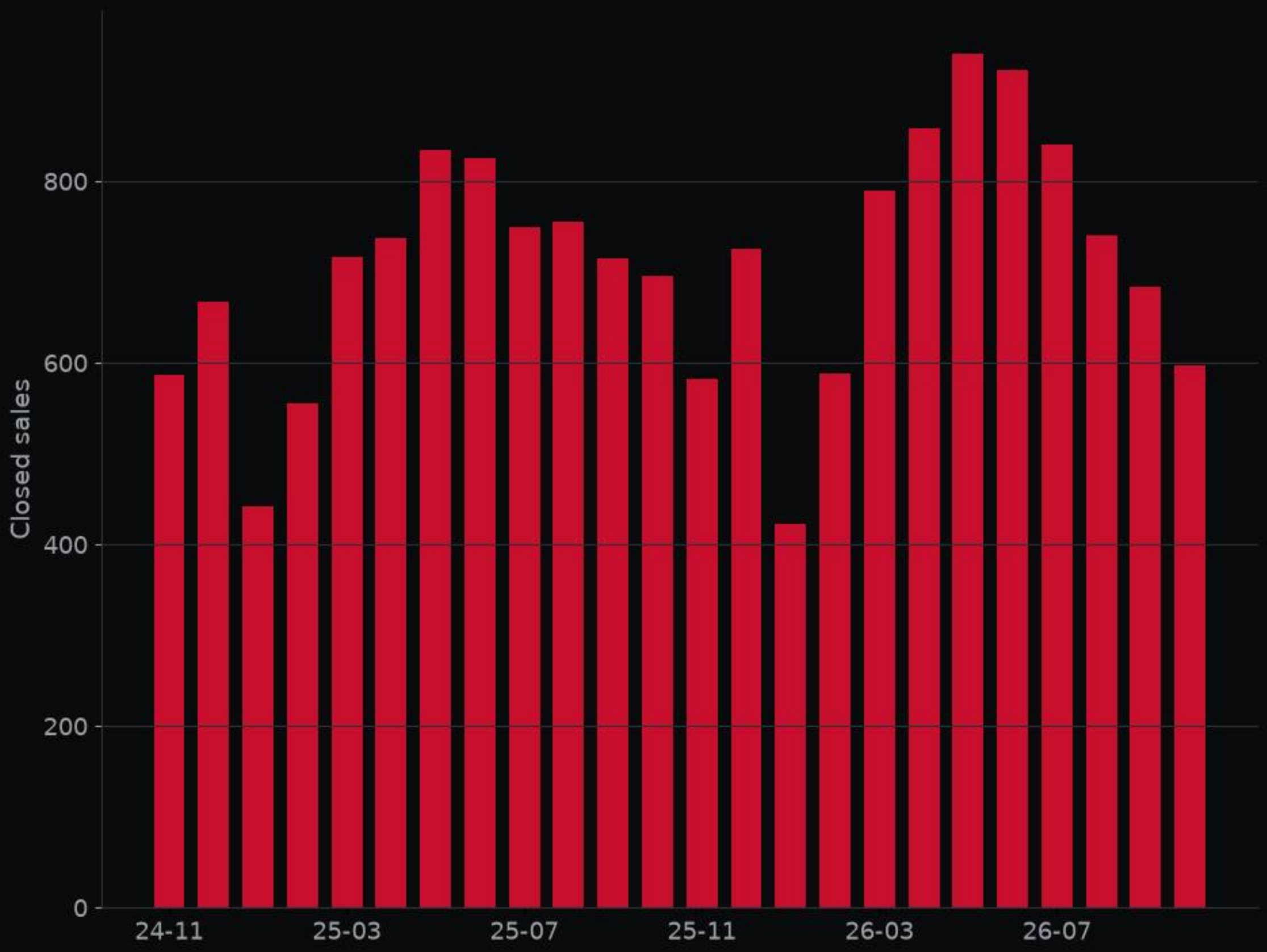
Median Sale Price by Month

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

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex-companies.com · 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.