Austin vs. Neighbors: Price and Speed Shifts in October

Austin 78704 · 2026-11-13



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

October 2026

MEDIAN SALE PRICE

$1,030,000

-11.2% vs. last year

n=23

MEDIAN DAYS ON MARKET

32

-63.6% vs. last year

n=23

SOLD VS. ORIGINAL LIST

94.1%

n=23

HOMES FOR SALE TODAY

278

months of inventory: 5.43

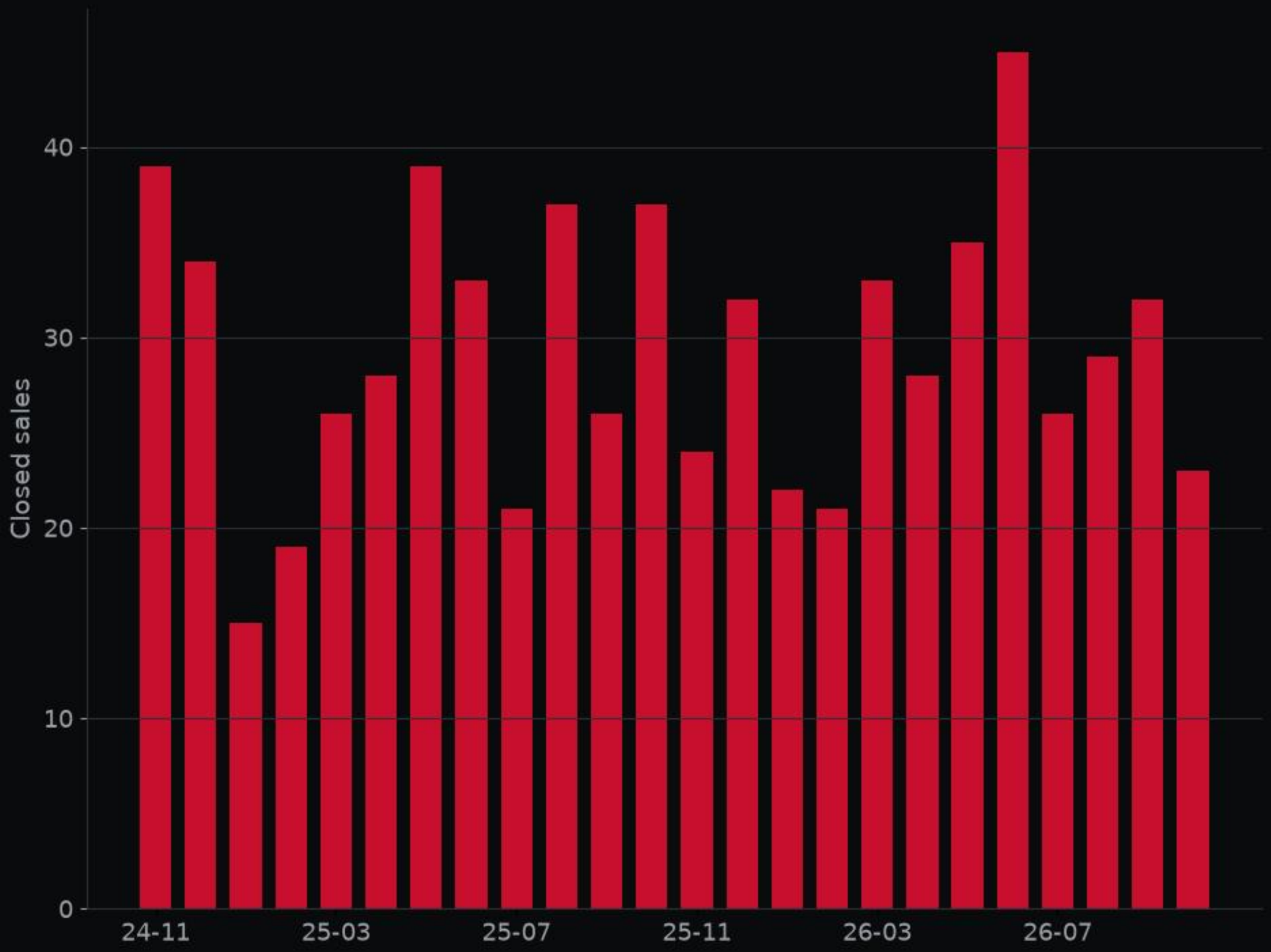
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





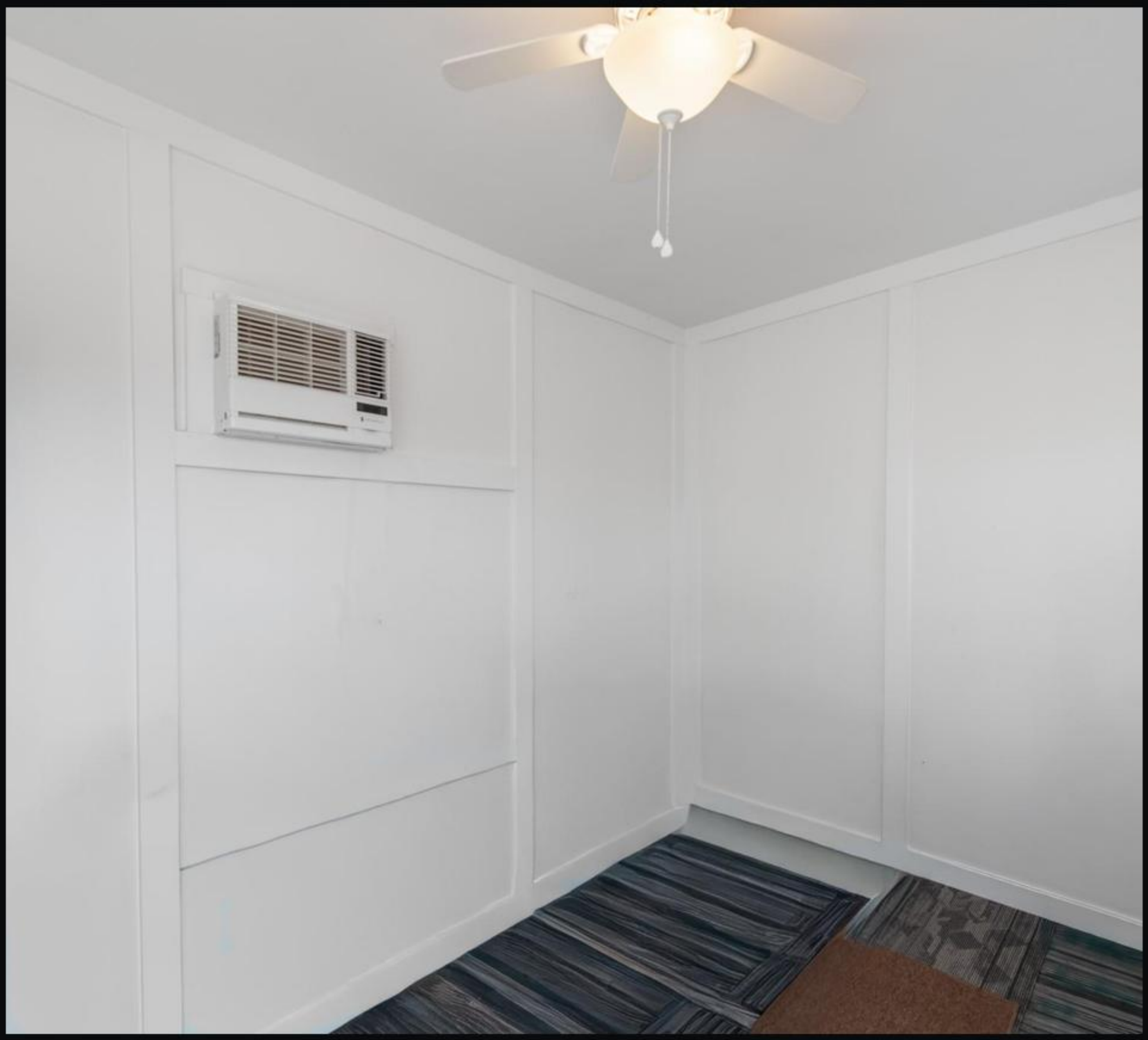
204 La Vista ST · MLS #3790923

Kitchen · Listed by Moreland Properties



204 La Vista ST · MLS #3790923

Living room · Listed by Moreland Properties



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Bedroom · Listed by Moreland Properties



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Backyard · Listed by Moreland Properties



204 La Vista ST · MLS #3790923

Dining room · Listed by Moreland Properties

Deal of the Week

204 La Vista ST · MLS #3790923

$485,000

3 bed · 1 bath · 945 sq ft

listed 8% below the ALEX valuation; 7% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $527,000 (range $431,000–$564,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Moreland Properties

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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