Austin 78704 Housing Market: October 2026

Austin 78704 · 2026-11-20



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

284

months of inventory: 5.53

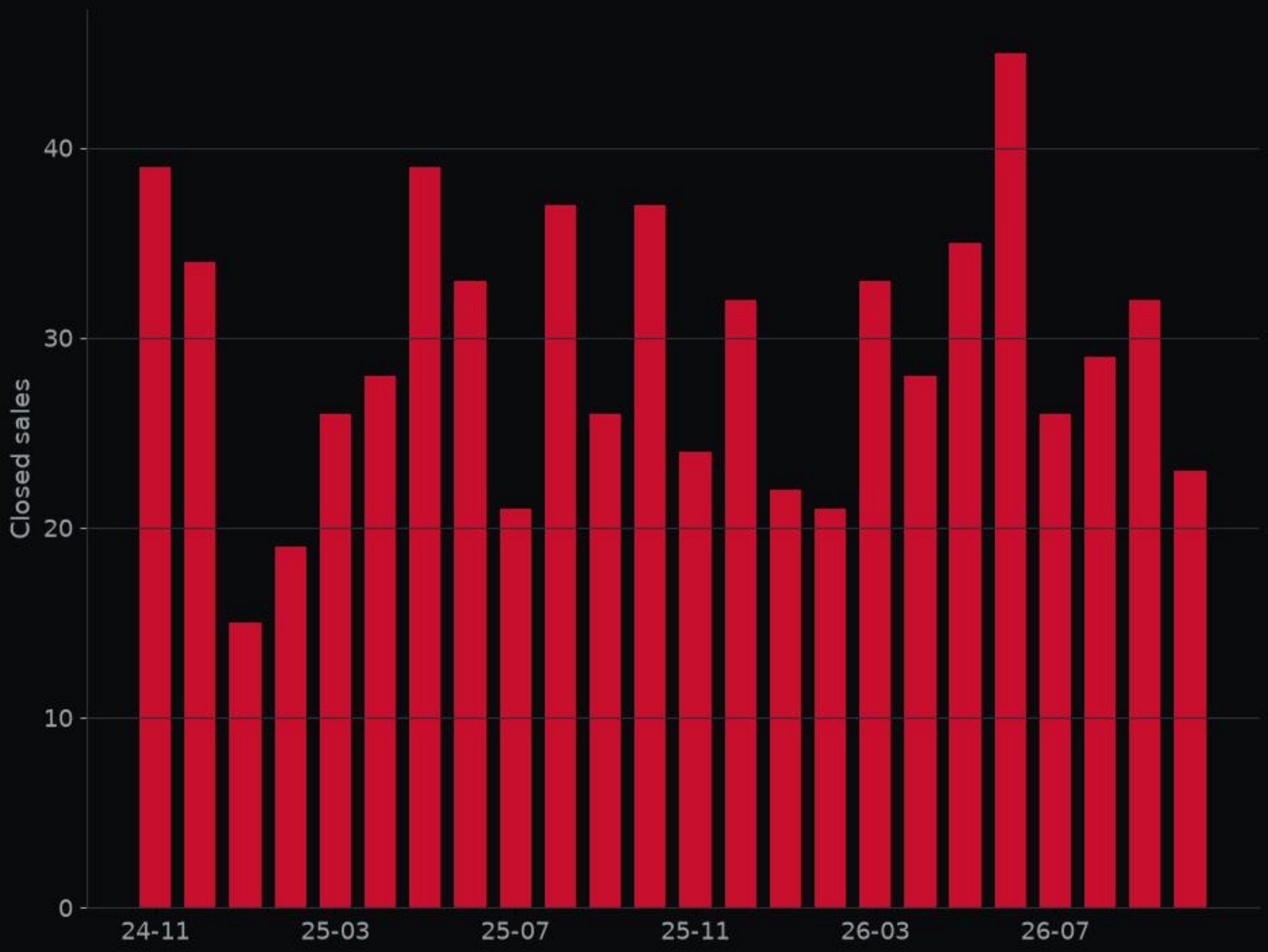
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

3606 Villa CT # 2 · MLS #4524071

$499,000

2 bed · 2 bath · 1,092 sq ft

listed 10% below the ALEX valuation; price reduced 19% from original.

ALEX valuation: $553,000 (range $509,000–$570,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Pure 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.realestate · 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.