East Austin: Top 5 Luxury Subdivisions by Sales Volume

Austin 78721 · 2026-11-23



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$465,000

-3.9% vs. last year

n=55

MEDIAN DAYS ON MARKET

40

-20.0% vs. last year

n=55

SOLD VS. ORIGINAL LIST

94.4%

n=55

HOMES FOR SALE TODAY

76

months of inventory: 7.02

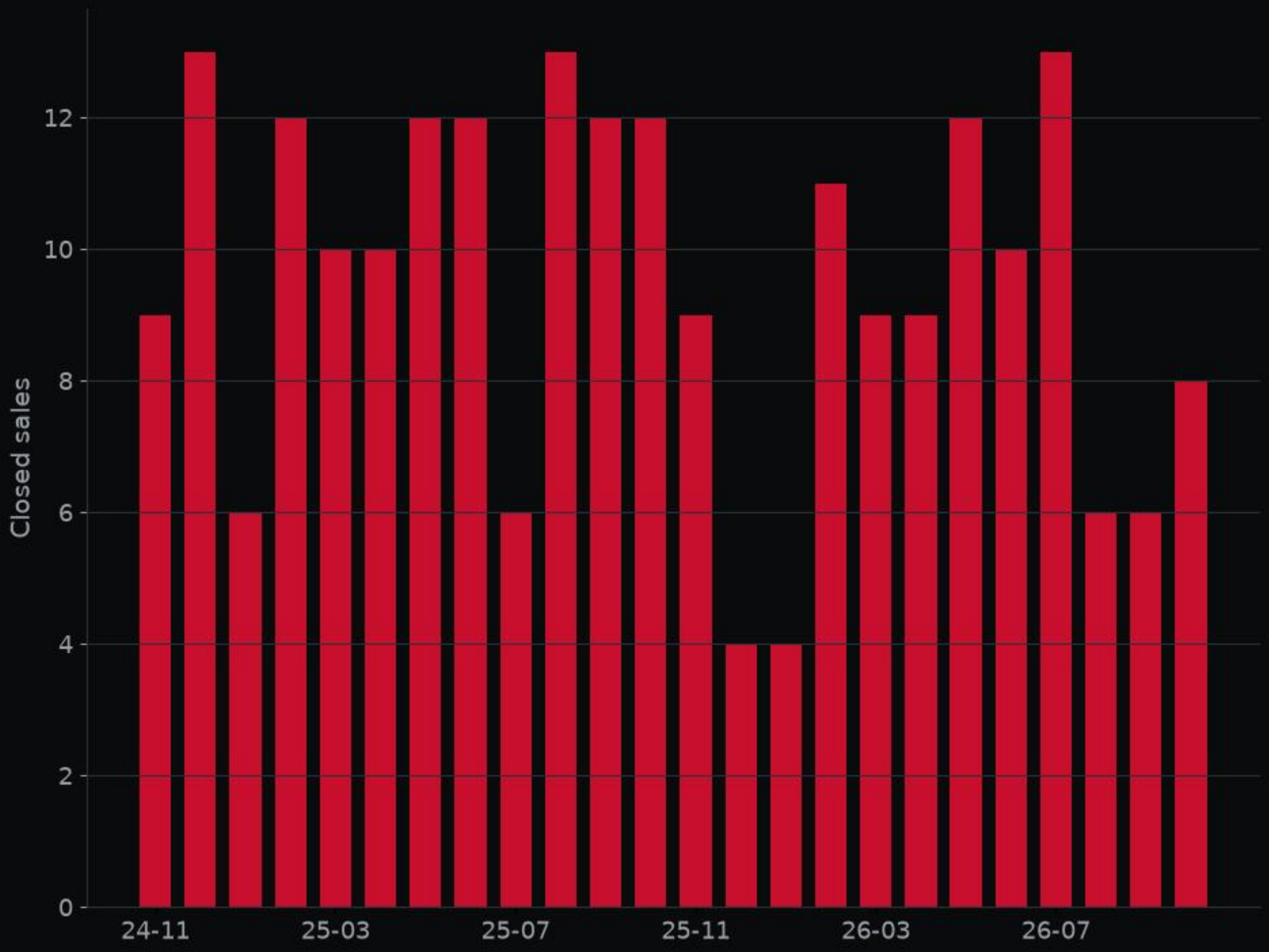
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 5 Subdivisions

rolling 6 months ending Oct 31, 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Division B	7	$875,000	37
Chernosky	20	$508,250	42
Mckinley Heights	7	$395,000	76
Heritage Hills	7	$390,000	26
Cedar Valley	5	$316,500	24



1107 Gardner CV · MLS #9702608

Kitchen · Listed by Hindsite 20/20



1107 Gardner CV · MLS #9702608

Backyard · Listed by Hindsite 20/20



1107 Gardner CV · MLS #9702608

Dining room · Listed by Hindsite 20/20



1107 Gardner CV · MLS #9702608

Bathroom · Listed by Hindsite 20/20

Deal of the Week

1107 Gardner CV · MLS #9702608

$275,000

4 bed · 2 bath · 1,170 sq ft

listed 5% below the ALEX valuation; 20% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $291,000 (range $246,000–$325,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Hindsite 20/20

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

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.