West Austin: New Listings Outpace Closings in October

Austin 78731 · 2026-11-21

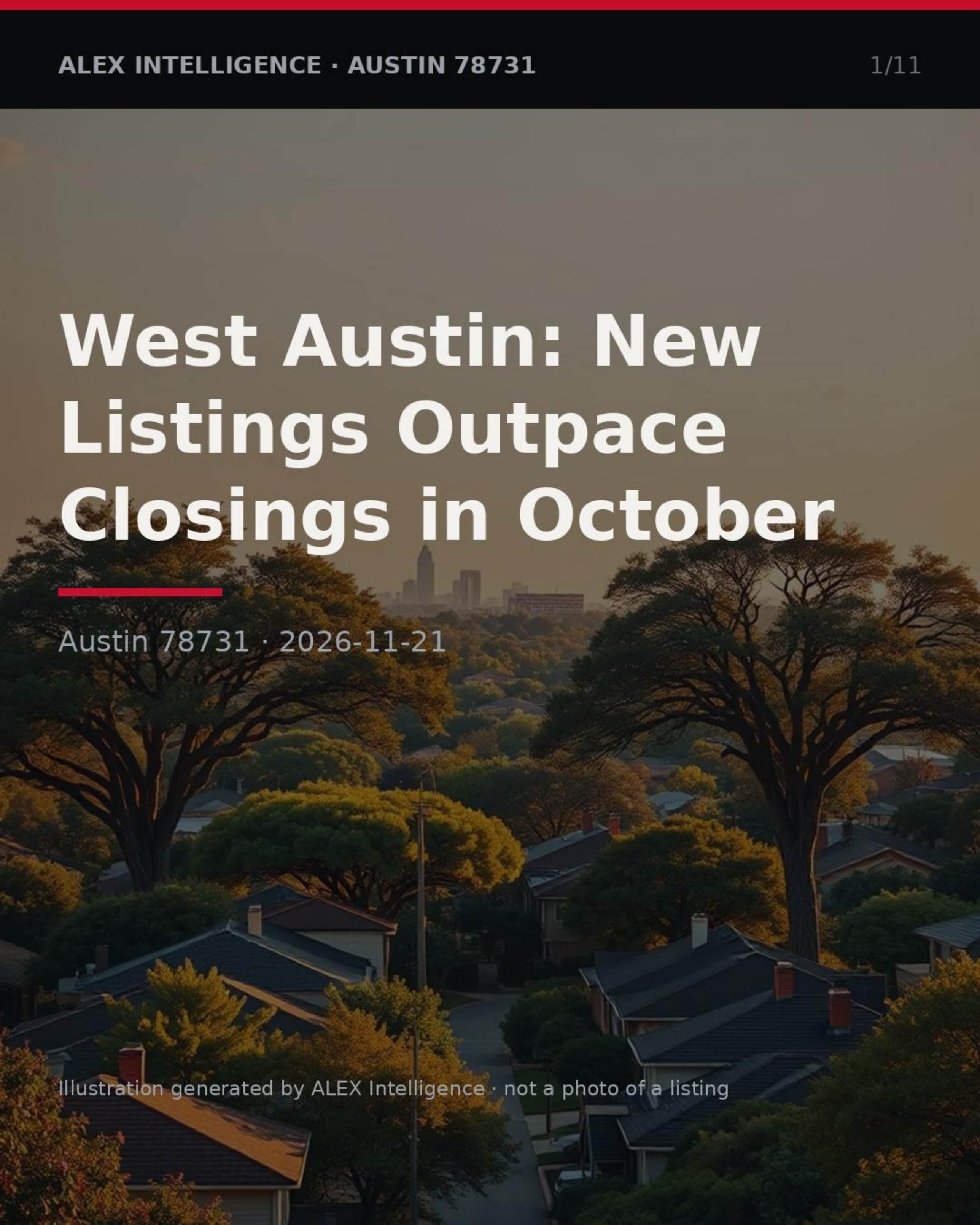


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

October 2026

MEDIAN SALE PRICE

$1,194,000

+11.8% vs. last year

n=17

MEDIAN DAYS ON MARKET

25

-39.0% vs. last year

n=17

SOLD VS. ORIGINAL LIST

93.8%

n=17

HOMES FOR SALE TODAY

107

months of inventory: 3.07

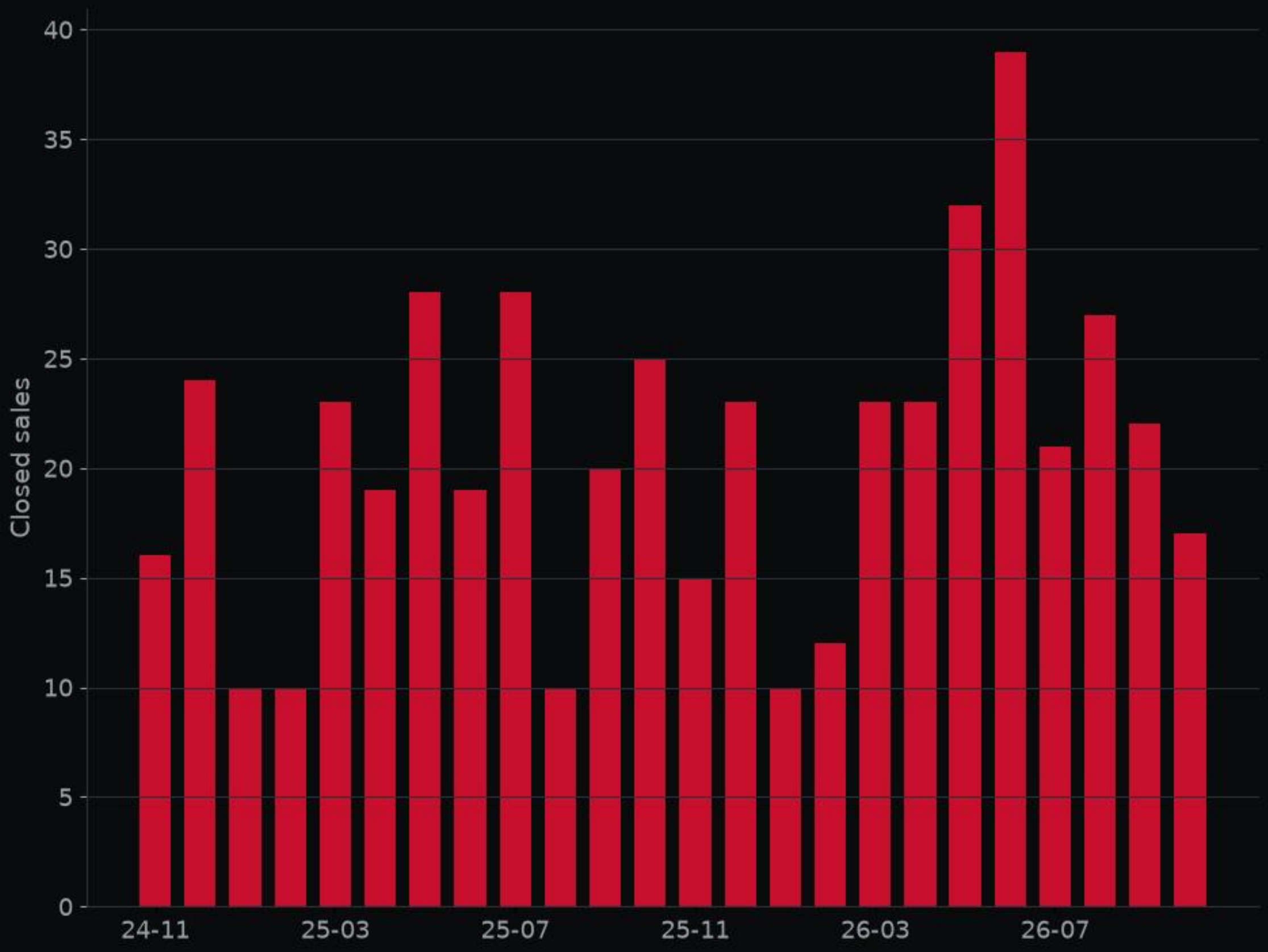
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





6105 Mountain Villa CIR · MLS #6469299

Kitchen · Listed by eXp Realty, LLC



6105 Mountain Villa CIR · MLS #6469299

Living room · Listed by eXp Realty, LLC



6105 Mountain Villa CIR · MLS #6469299

Backyard · Listed by eXp Realty, LLC



6105 Mountain Villa CIR · MLS #6469299

Bathroom · Listed by eXp Realty, LLC



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Community · Listed by eXp Realty, LLC

Deal of the Week

6105 Mountain Villa CIR · MLS #6469299

$698,000

4 bed · 2.5 bath · 2,827 sq ft

listed 37% below the ALEX valuation; 33% under the local price per sq ft.

ALEX valuation: $1,107,000 (range $1,061,000–$1,567,000)

ALEX Intelligence estimate, not an appraisal.

Listed by eXp Realty, LLC

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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