Austin South: List-to-Sale Ratios Explain October Prices

Austin 78744 · 2026-11-21



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

Key numbers

October 2026

MEDIAN SALE PRICE

$440,213

+3.4% vs. last year

n=40

MEDIAN DAYS ON MARKET

60

-1.6% vs. last year

n=40

SOLD VS. ORIGINAL LIST

95.2%

n=40

HOMES FOR SALE TODAY

187

months of inventory: 4.27

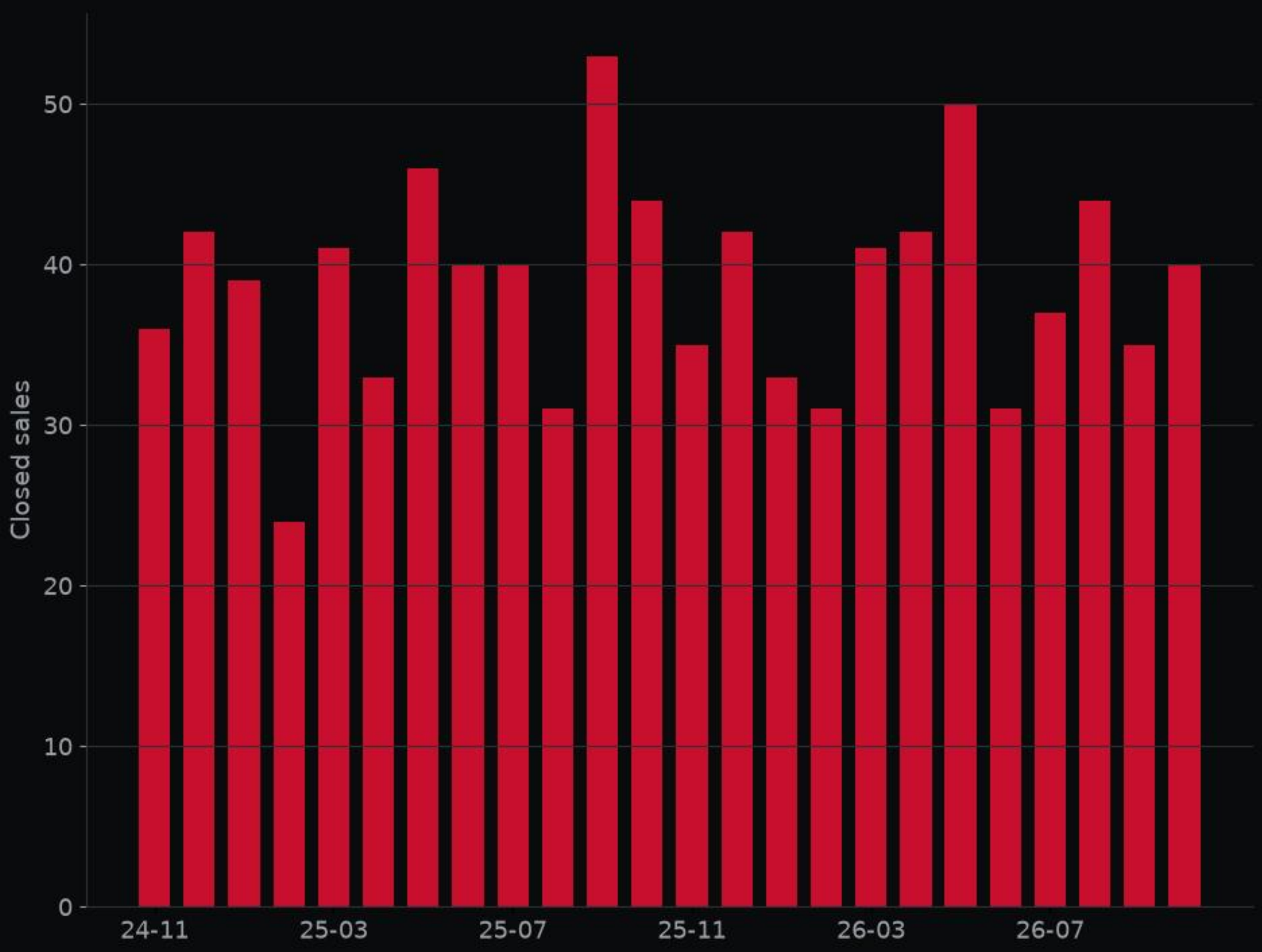
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





4801 Saguaro RD · MLS #5985726

Kitchen · Listed by Orchard Brokerage



4801 Saguaro RD · MLS #5985726

Living room · Listed by Orchard Brokerage



4801 Saguaro RD · MLS #5985726

Bedroom · Listed by Orchard Brokerage



4801 Saguaro RD · MLS #5985726

Backyard · Listed by Orchard Brokerage



4801 Saguaro RD · MLS #5985726

Dining room · Listed by Orchard Brokerage

Deal of the Week

4801 Saguaro RD · MLS #5985726

$299,000

3 bed · 2 bath · 1,121 sq ft

listed 9% below the ALEX valuation; 9% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $327,000 (range $285,000–$348,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Orchard Brokerage

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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