Austin South: New Listings vs. Closings in October

Austin 78745 · 2026-11-22



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

Key numbers

October 2026

MEDIAN SALE PRICE

$440,000

+3.5% vs. last year

n=44

MEDIAN DAYS ON MARKET

31

-49.2% vs. last year

n=44

SOLD VS. ORIGINAL LIST

93.8%

n=44

HOMES FOR SALE TODAY

281

months of inventory: 4.64

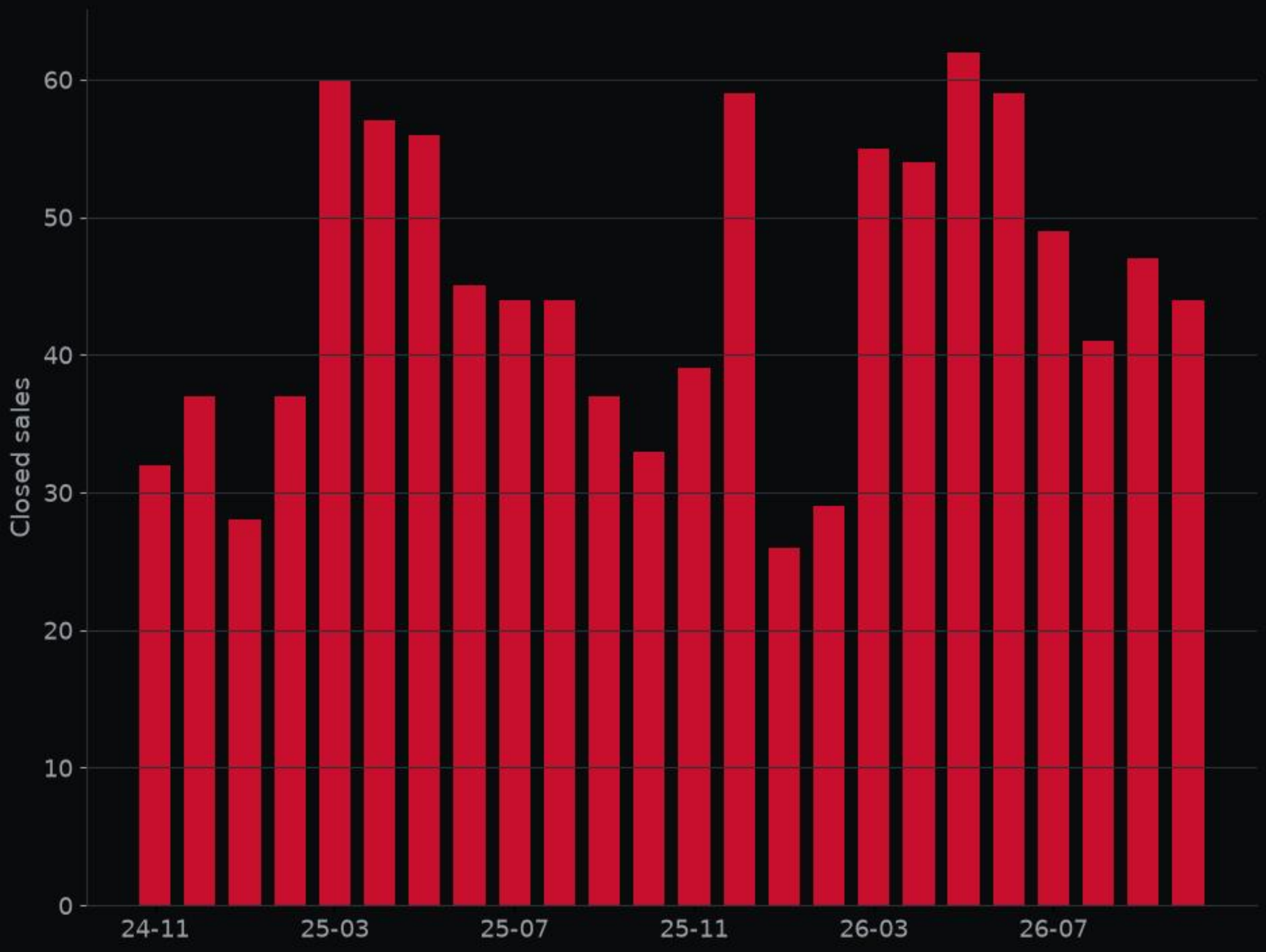
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





814 N Bluff DR # 82 · MLS #3056580

Front exterior · Listed by Bramlett Partners



814 N Bluff DR # 82 · MLS #3056580

Kitchen · Listed by Bramlett Partners



814 N Bluff DR # 82 · MLS #3056580

Living room · Listed by Bramlett Partners



814 N Bluff DR # 82 · MLS #3056580

Bedroom · Listed by Bramlett Partners



814 N Bluff DR # 82 · MLS #3056580

Backyard · Listed by Bramlett Partners

Deal of the Week

814 N Bluff DR # 82 · MLS #3056580

$350,000

3 bed · 2.5 bath · 1,576 sq ft

listed 6% below the ALEX valuation; 25% under the local price per sq ft; price reduced 7% from original.

ALEX valuation: $372,000 (range $341,000–$400,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Bramlett Partners

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

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