Austin South: New Neighborhoods with Zero Sales in October

Austin 78749 · 2026-11-18



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

Key numbers

October 2026

MEDIAN SALE PRICE

$562,750

+5.5% vs. last year

n=36

MEDIAN DAYS ON MARKET

18

-60.0% vs. last year

n=36

SOLD VS. ORIGINAL LIST

95.9%

n=36

HOMES FOR SALE TODAY

87

months of inventory: 2.43

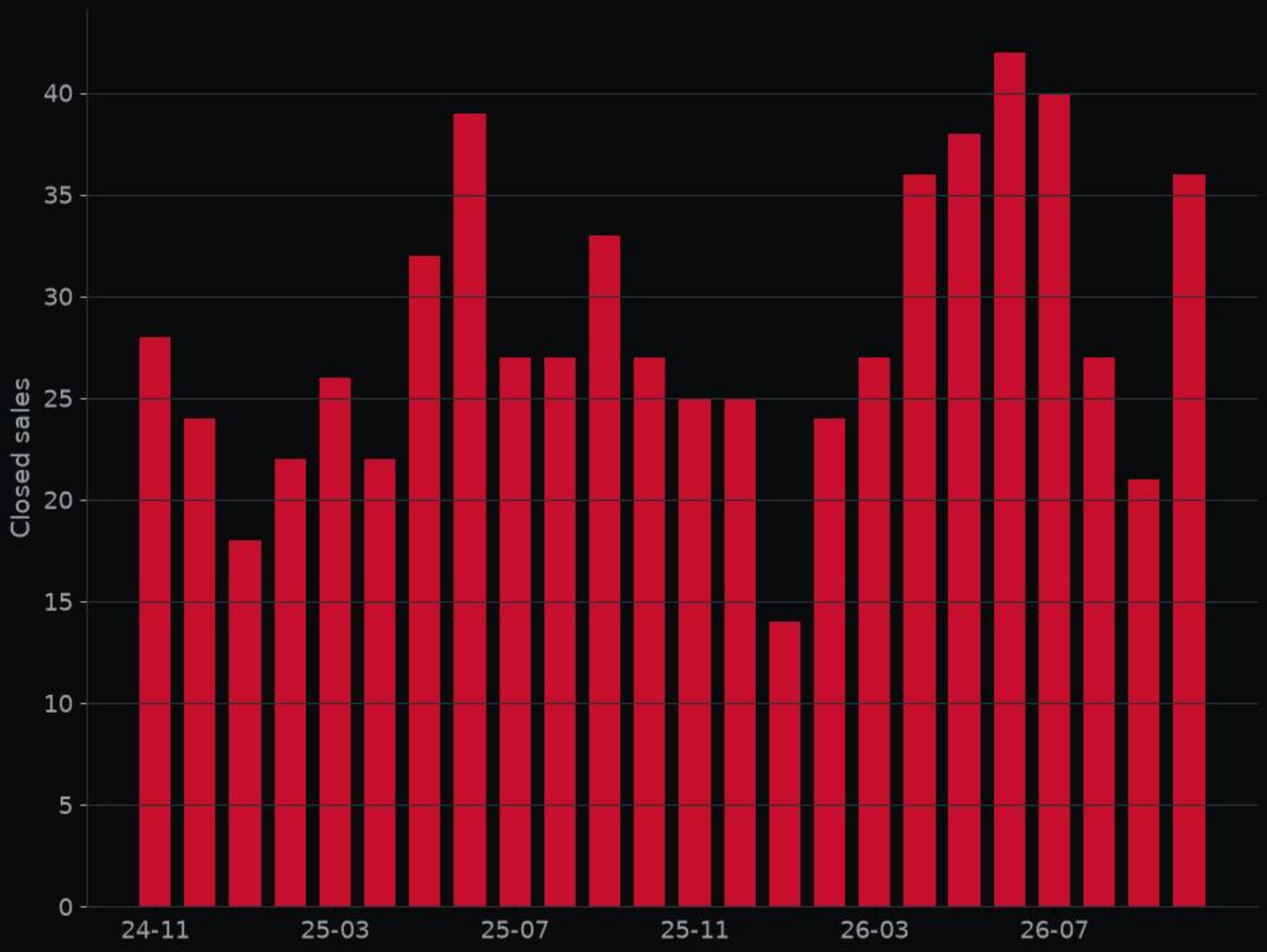
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 3 Subdivisions

October 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Circle C Ranch	15	$730,000	16
Village At Western Oaks	9	$645,000	24
Maple Run	6	$484,375	60



8406 Washita DR · MLS #7519031

Kitchen · Listed by Keller Williams Realty



8406 Washita DR · MLS #7519031

Living room · Listed by Keller Williams Realty



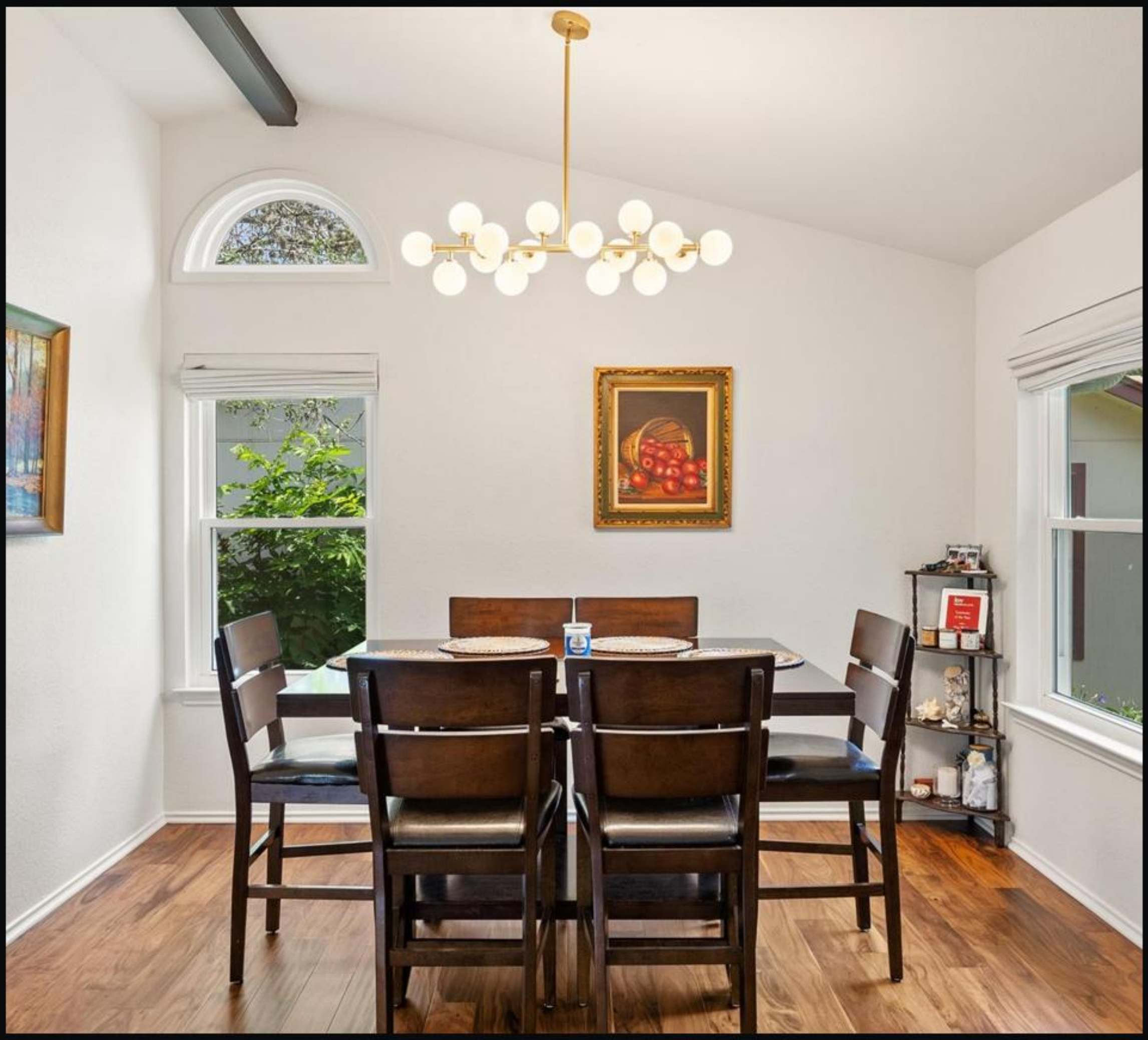
8406 Washita DR · MLS #7519031

Bedroom · Listed by Keller Williams Realty



8406 Washita DR · MLS #7519031

Backyard · Listed by Keller Williams Realty



8406 Washita DR · MLS #7519031

Dining room · Listed by Keller Williams Realty

Deal of the Week

8406 Washita DR · MLS #7519031

$469,000

3 bed · 2.5 bath · 1,468 sq ft

listed 6% below the ALEX valuation; price reduced 15% from original.

ALEX valuation: $498,000 (range $453,000–$517,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams 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.