Barton Creek vs. Neighbors: A High-End Market Update

Barton Creek, Austin · 2026-11-16

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Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$3,500,000

+4.5% vs. last year

n=13

MEDIAN DAYS ON MARKET

43

-50.6% vs. last year

n=13

SOLD VS. ORIGINAL LIST

92.0%

n=13

HOMES FOR SALE TODAY

3

months of inventory: —

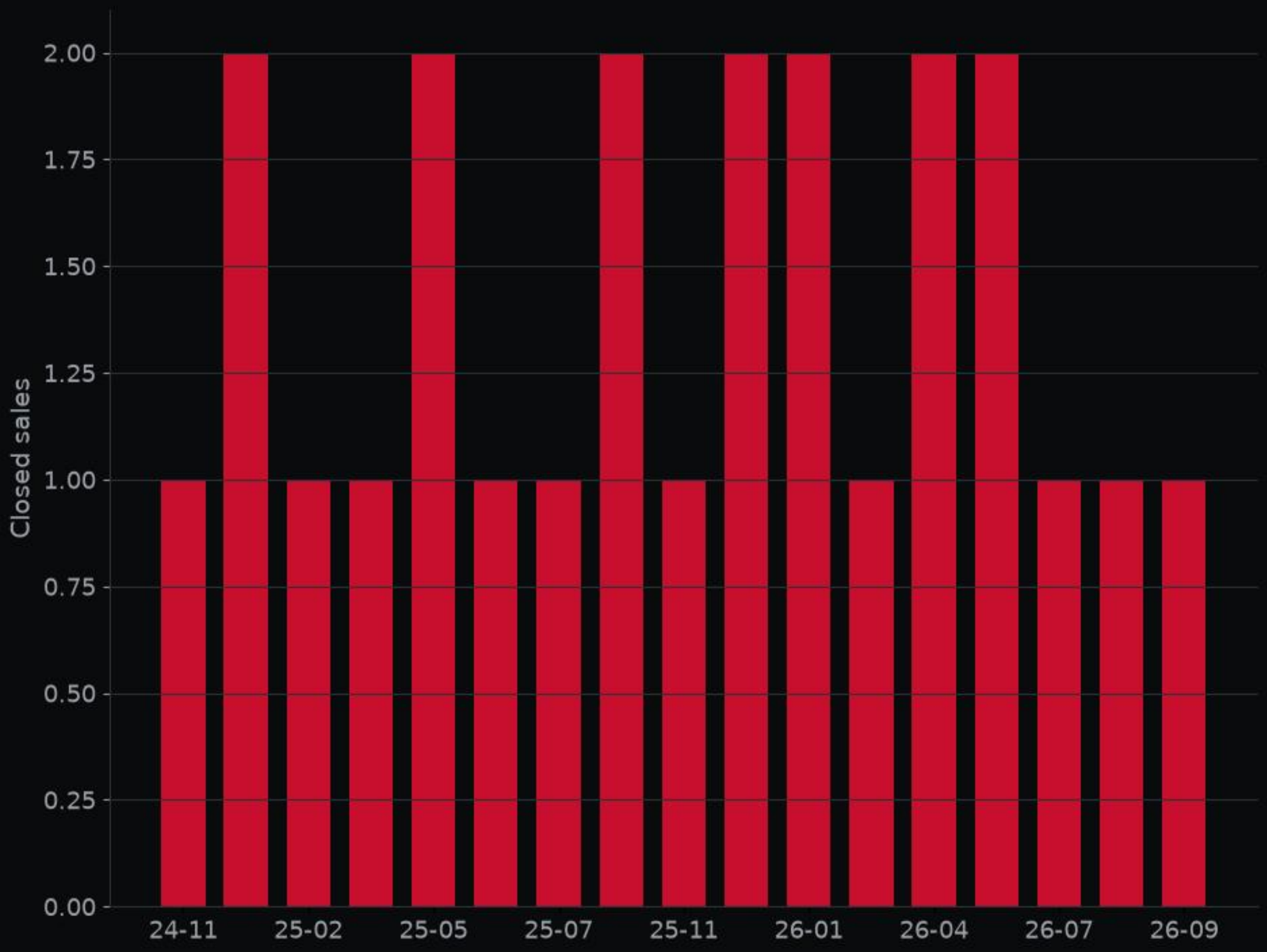
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





8616 Mendocino DR · MLS #4022834

Kitchen · Listed by Realty of America, LLC



8616 Mendocino DR · MLS #4022834

Living room · Listed by Realty of America, LLC



8616 Mendocino DR · MLS #4022834

Bedroom · Listed by Realty of America, LLC



8616 Mendocino DR · MLS #4022834

Backyard · Listed by Realty of America, LLC



8616 Mendocino DR · MLS #4022834

Dining room · Listed by Realty of America, LLC

Deal of the Week

8616 Mendocino DR · MLS #4022834

$2,840,000

6 bed · 4.5 bath · 5,931 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market.

ALEX valuation: $2,590,000 (range $2,055,000–$2,926,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Realty of America, LLC

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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