Barton Creek West Market Recap: Prices Rise as Sales Slow

Barton Creek West, Austin · 2026-11-16



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$1,406,920

+7.4% vs. last year

n=12

MEDIAN DAYS ON MARKET

22

+266.7% vs. last year

n=12

SOLD VS. ORIGINAL LIST

90.9%

n=12

HOMES FOR SALE TODAY

1

months of inventory: —

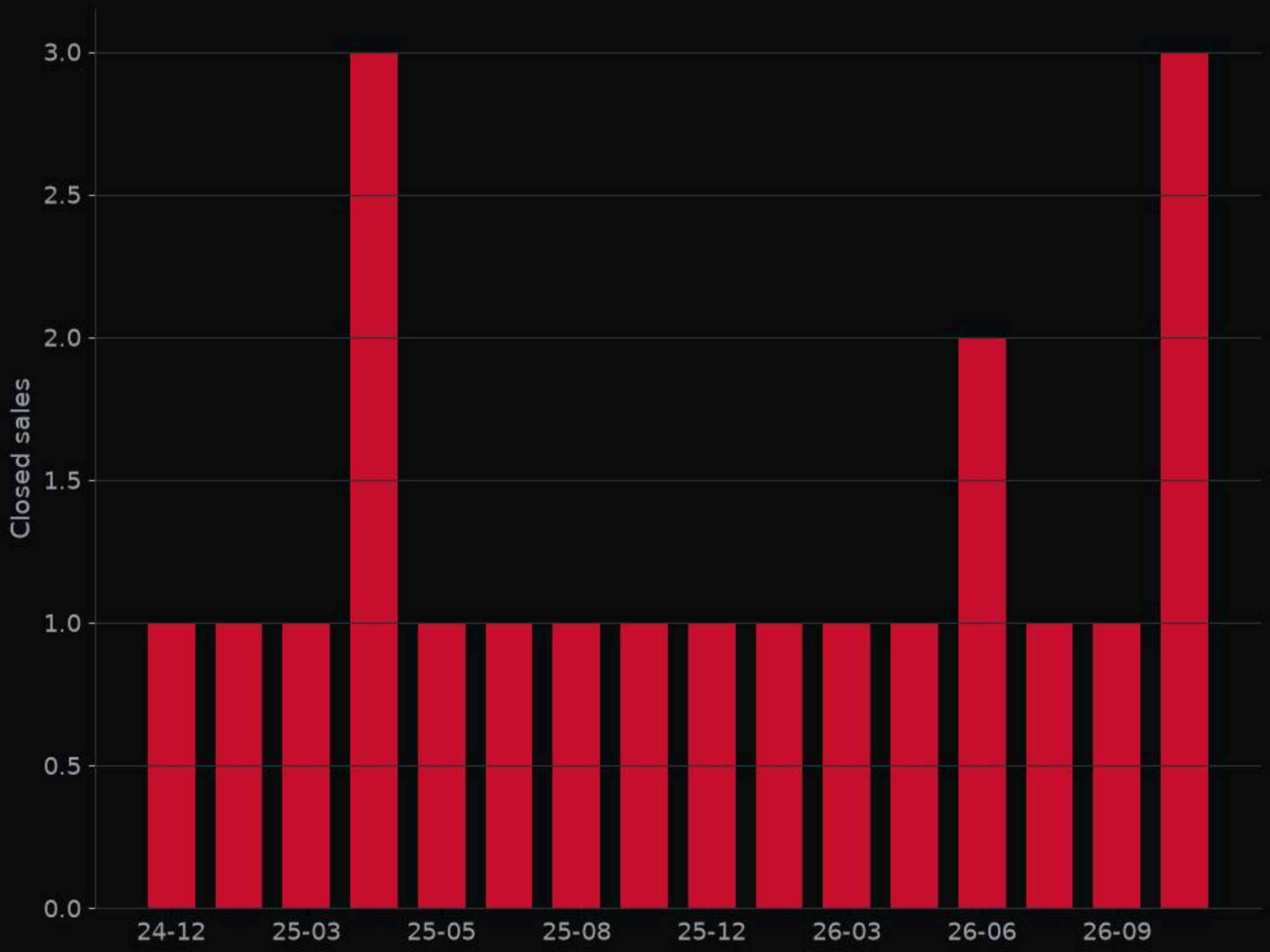
Median Sale Price by Month

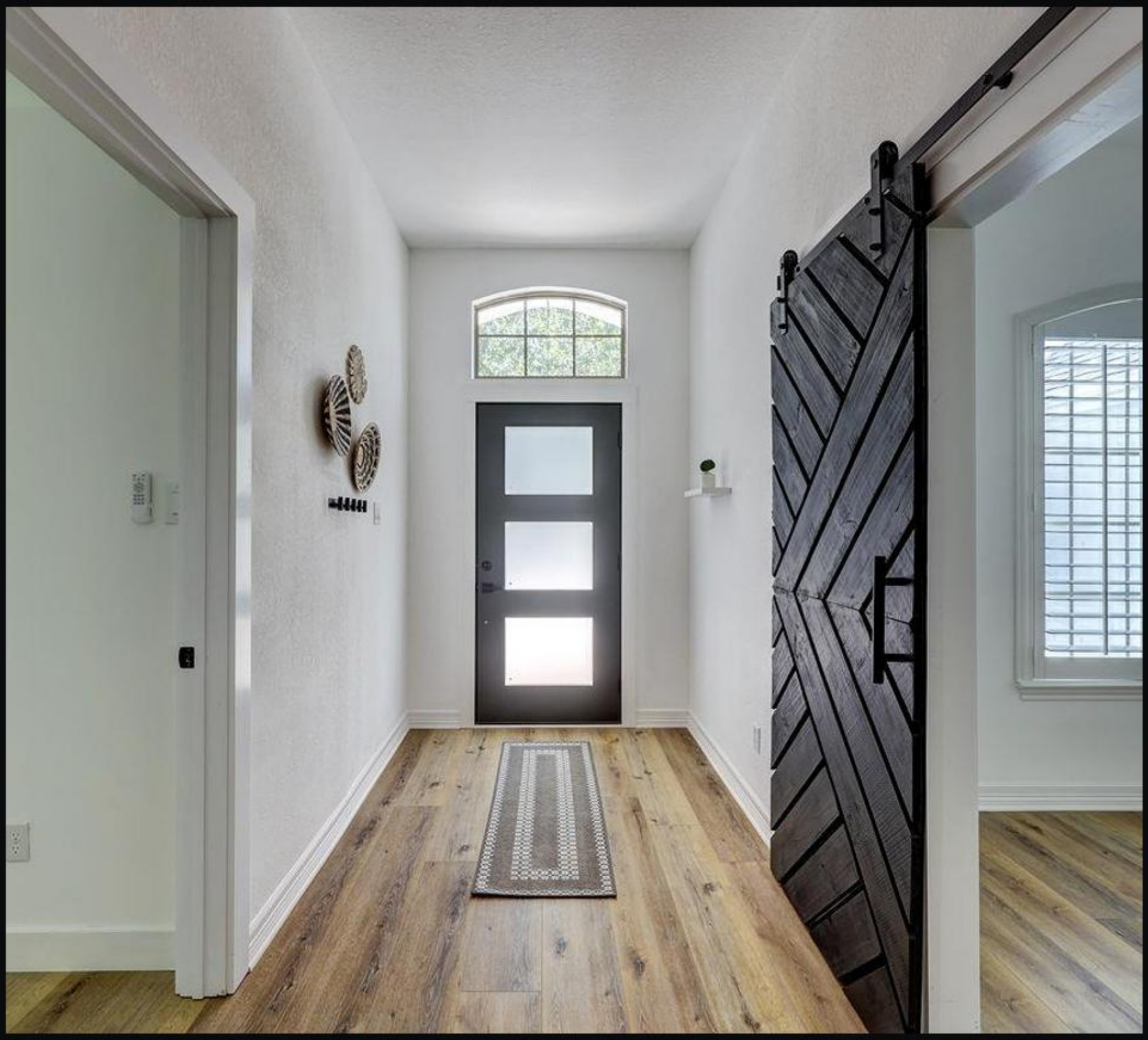
Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





9902 Scenic Bluff DR · MLS #5120019

Front exterior · Listed by All City Real Estate Ltd. Co



9902 Scenic Bluff DR · MLS #5120019

Kitchen · Listed by All City Real Estate Ltd. Co



9902 Scenic Bluff DR · MLS #5120019

Living room · Listed by All City Real Estate Ltd. Co



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Bedroom · Listed by All City Real Estate Ltd. Co



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Backyard · Listed by All City Real Estate Ltd. Co

Deal of the Week

9902 Scenic Bluff DR · MLS #5120019

$1,349,900

5 bed · 3 bath · 3,458 sq ft

listed 2% below the ALEX valuation; price reduced 13% from original.

ALEX valuation: $1,372,000 (range $1,251,000–$1,522,000)

ALEX Intelligence estimate, not an appraisal.

Listed by All City Real Estate Ltd. Co

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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Data from Unlock MLS. Deemed reliable, not guaranteed.