Barton Creek West: Inventory Signals Shift in Late 2026

Barton Creek West, Austin · 2026-11-23



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: —

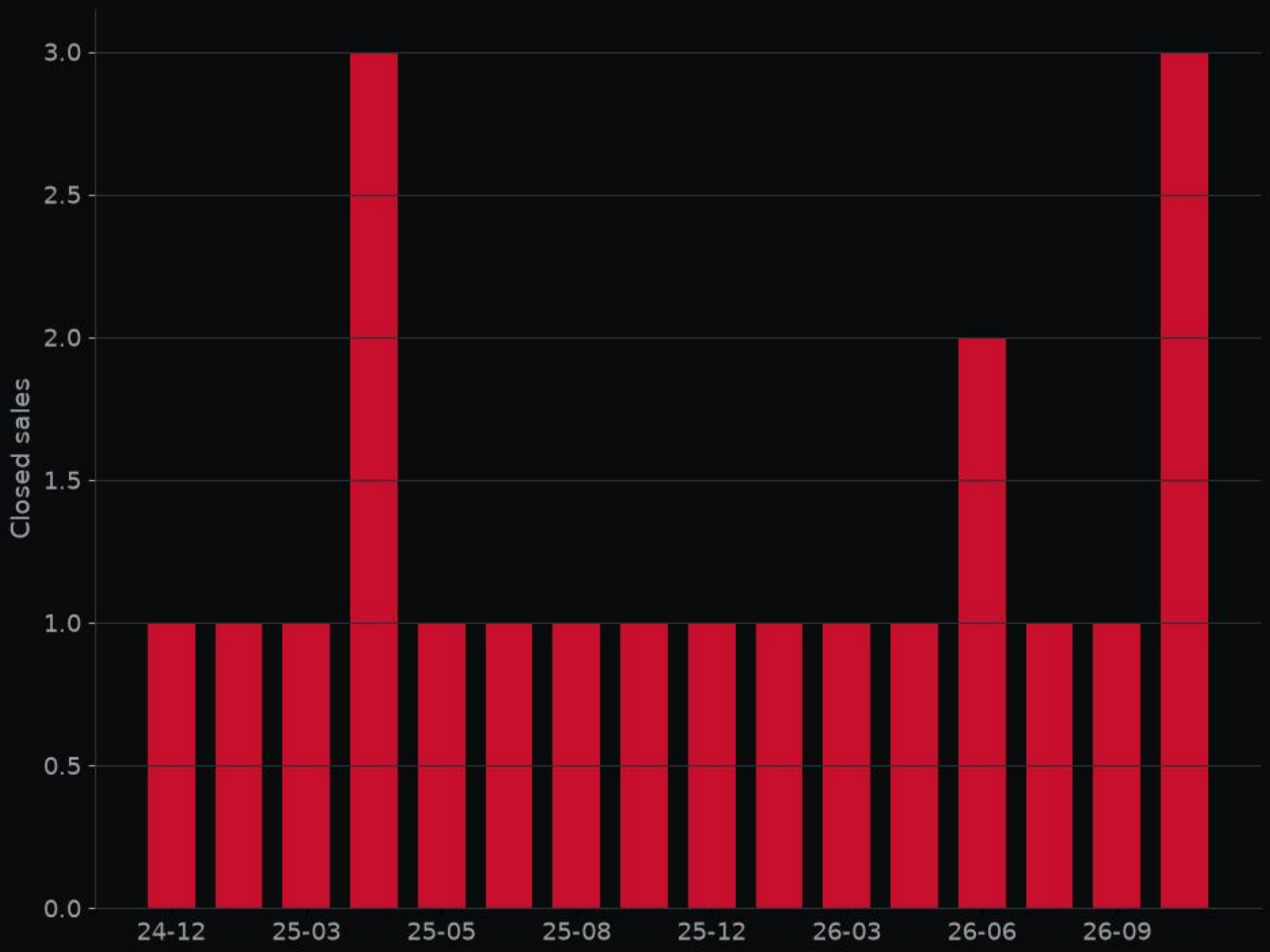
Median Sale Price by Month

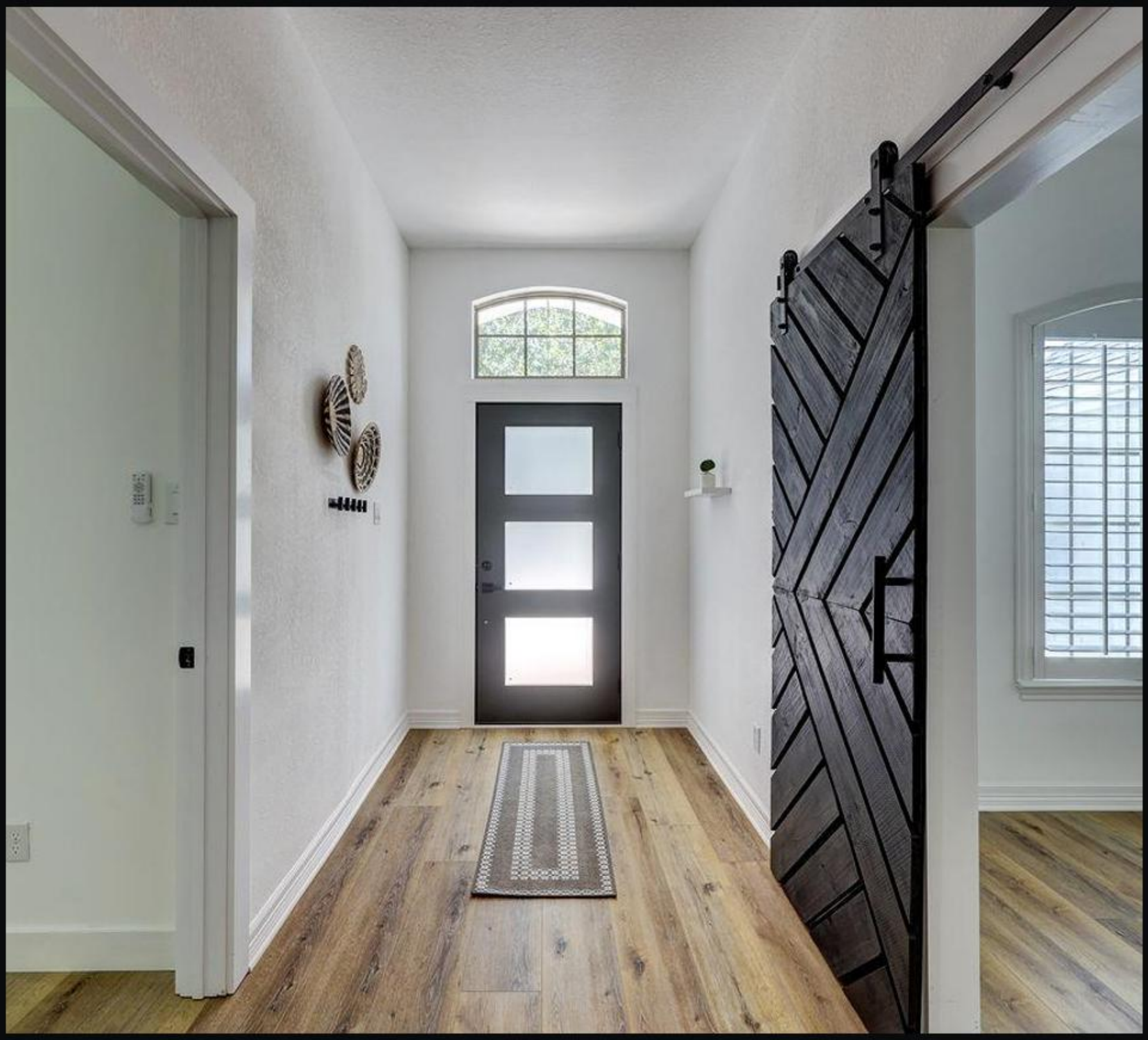
Closed sales, last 24 months · actuals only



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



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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 1% below the ALEX valuation; price reduced 13% from original.

ALEX valuation: $1,362,000 (range $1,202,000–$1,596,000)

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 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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