

Central Austin Housing Market: September 2026

Central Austin · 2026-10-20

Photo: Joe Mabel · CC BY 3.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

September 2026

MEDIAN SALE PRICE

\$745,000

-6.0% vs. last year

n=129

MEDIAN DAYS ON MARKET

40

-42.0% vs. last year

n=129

SOLD VS. ORIGINAL LIST

94.0%

n=129

HOMES FOR SALE TODAY

808

months of inventory: 5.06

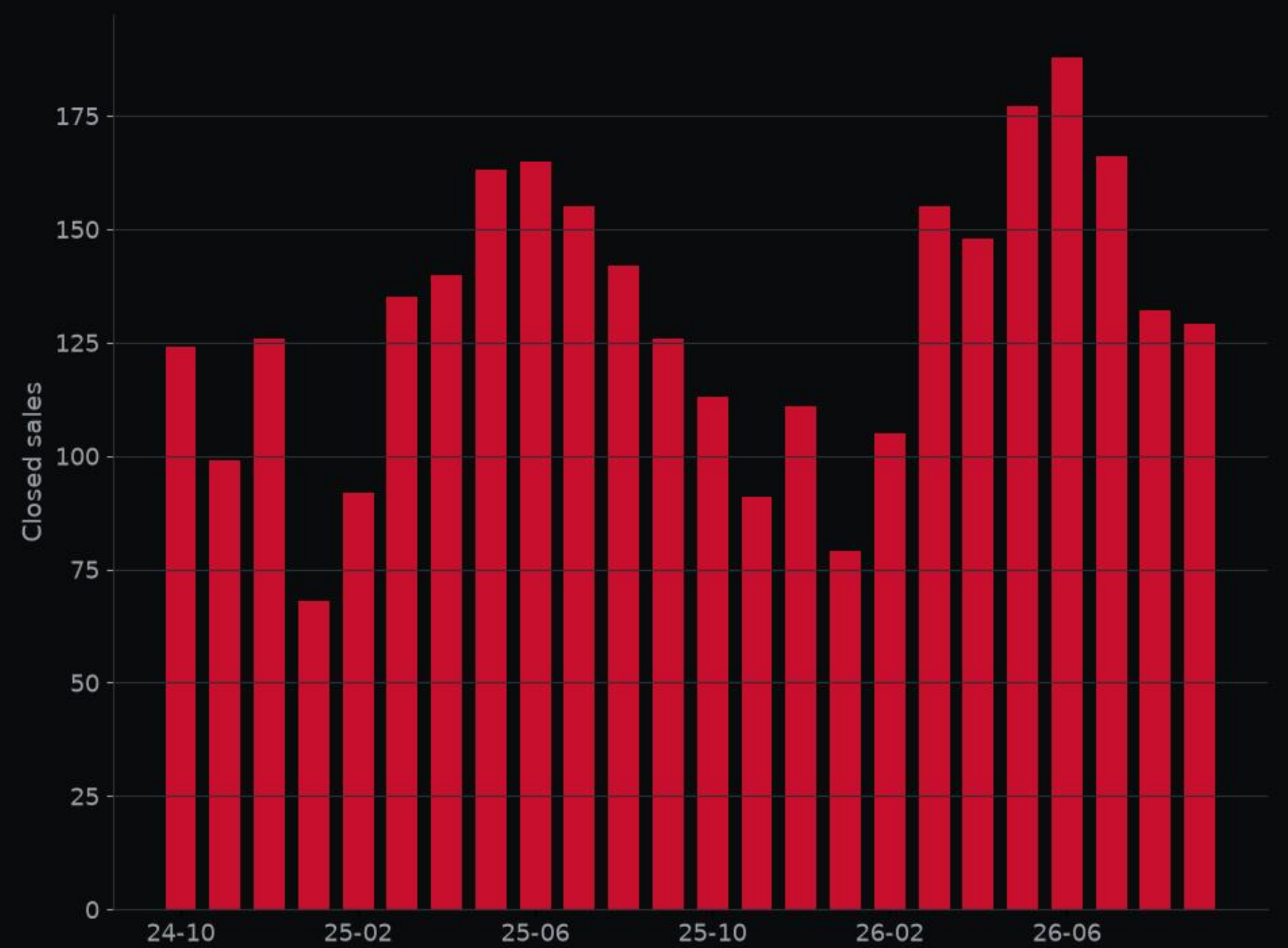
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





808 E 46th ST # B · MLS #4545087

Kitchen · Listed by Younger Homes Real Estate, LLC



808 E 46th ST # B · MLS #4545087

Living room · Listed by Younger Homes Real Estate, LLC



808 E 46th ST # B · MLS #4545087

Bedroom · Listed by Younger Homes Real Estate, LLC



808 E 46th ST # B · MLS #4545087

Backyard · Listed by Younger Homes Real Estate, LLC



808 E 46th ST # B · MLS #4545087

Dining room · Listed by Younger Homes Real Estate, LLC

Deal of the Week

808 E 46th ST # B · MLS #4545087

\$299,000

2 bed · 1 bath · 704 sq ft

listed 10% below the ALEX valuation; 21% under the local price per sq ft; price reduced 15% from original.

ALEX valuation: \$333,000 (range \$292,000–\$352,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Younger Homes Real Estate, 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

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.