Central Austin Inventory Signals a Balanced Market in October

Central Austin · 2026-11-05

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Key numbers

October 2026

MEDIAN SALE PRICE

$900,000

+0.0% vs. last year

n=99

MEDIAN DAYS ON MARKET

30

-28.6% vs. last year

n=99

SOLD VS. ORIGINAL LIST

93.2%

n=99

HOMES FOR SALE TODAY

763

months of inventory: 5.13

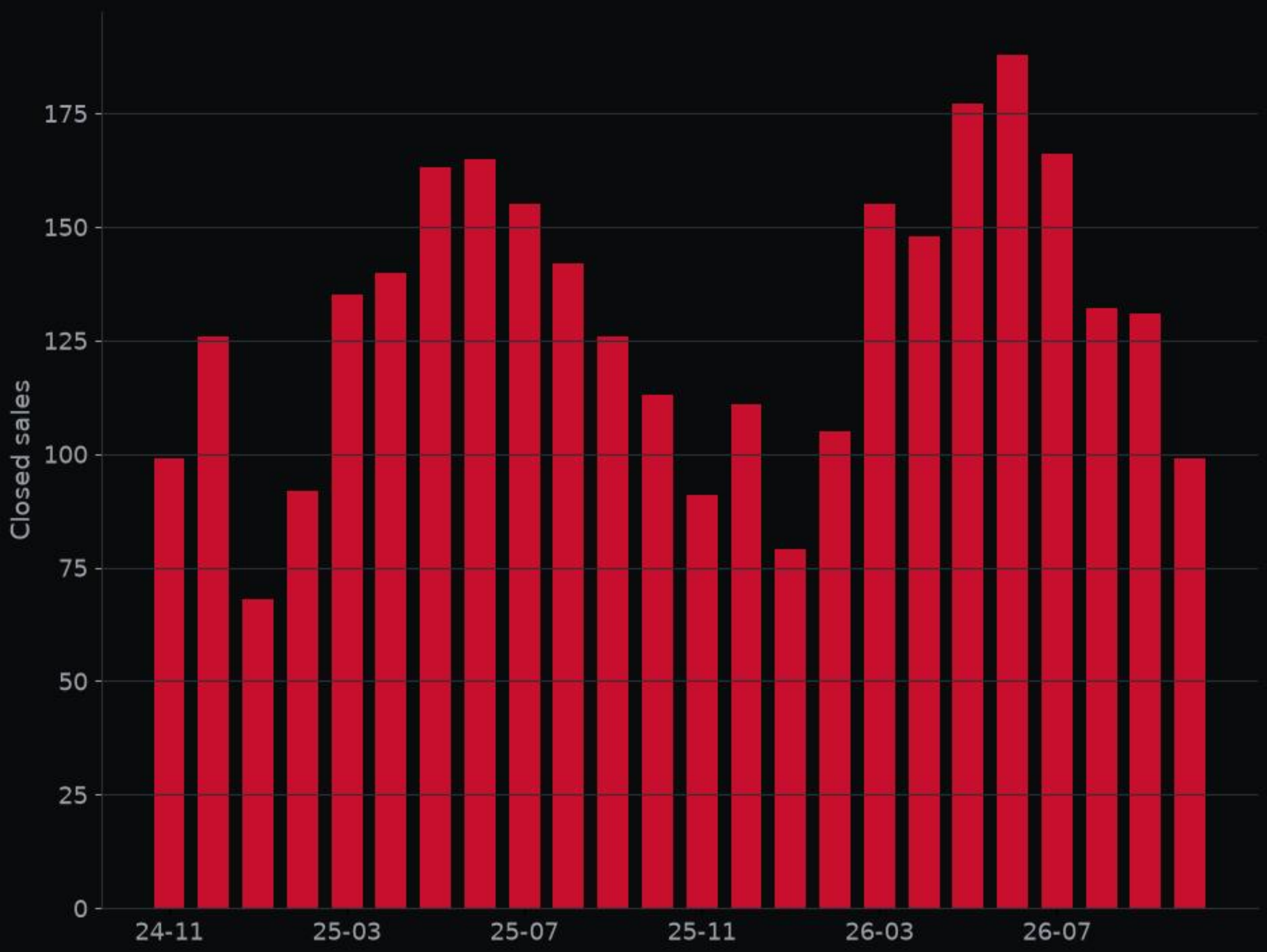
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1801 Ohlen RD · MLS #8617277

Kitchen · Listed by Bramlett Partners



1801 Ohlen RD · MLS #8617277

Living room · Listed by Bramlett Partners



1801 Ohlen RD · MLS #8617277

Bedroom · Listed by Bramlett Partners



1801 Ohlen RD · MLS #8617277

Backyard · Listed by Bramlett Partners



1801 Ohlen RD · MLS #8617277

Dining room · Listed by Bramlett Partners

Deal of the Week

1801 Ohlen RD · MLS #8617277

$450,000

3 bed · 2 bath · 1,646 sq ft

listed 3% below the ALEX valuation; 7% under the local price per sq ft; price reduced 9% from original.

ALEX valuation: $465,000 (range $442,000–$506,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Bramlett Partners

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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