Central Austin: List-to-Sale Ratios Reveal Pricing Reality

Central Austin · 2026-11-26

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Key numbers

October 2026

MEDIAN SALE PRICE

$1,178,775

+12.2% vs. last year

n=64

MEDIAN DAYS ON MARKET

26

-35.0% vs. last year

n=64

SOLD VS. ORIGINAL LIST

94.7%

n=64

HOMES FOR SALE TODAY

732

months of inventory: 4.91

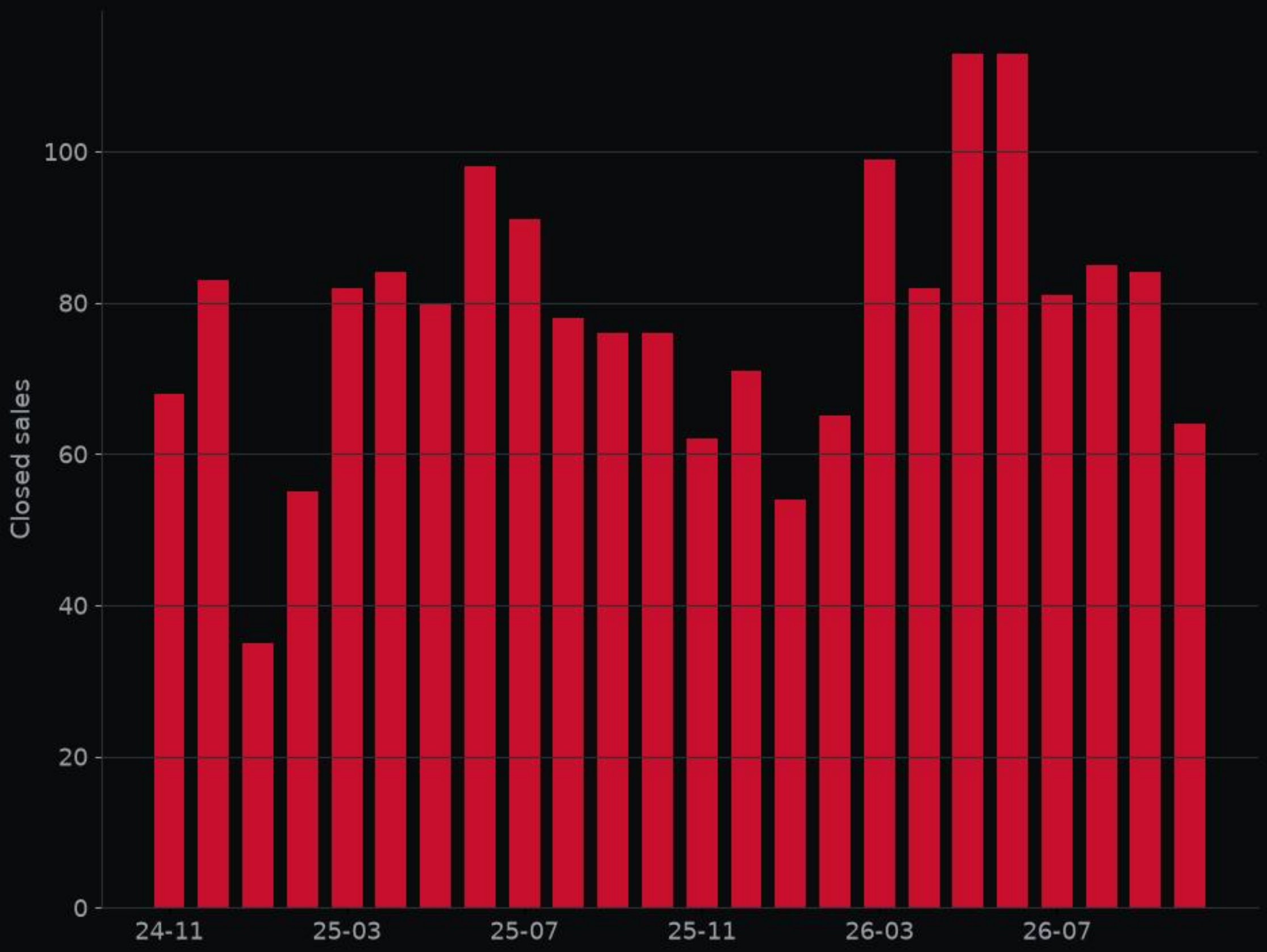
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





8207 Lazy LN · MLS #3112743

Kitchen · Listed by Phyllis Browning Company



8207 Lazy LN · MLS #3112743

Living room · Listed by Phyllis Browning Company



8207 Lazy LN · MLS #3112743

Bedroom · Listed by Phyllis Browning Company



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Backyard · Listed by Phyllis Browning Company



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Dining room · Listed by Phyllis Browning Company

Deal of the Week

8207 Lazy LN · MLS #3112743

$399,000

3 bed · 1.5 bath · 1,184 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; price reduced 6% from original.

ALEX valuation: $385,000 (range $345,000–$423,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Phyllis Browning Company

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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