

East Austin Inventory Signals a Shift in Market Balance

East Austin · 2026-10-20

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Key numbers

September 2026

MEDIAN SALE PRICE

\$490,000

+15.3% vs. last year

n=95

MEDIAN DAYS ON MARKET

54

+12.5% vs. last year

n=95

SOLD VS. ORIGINAL LIST

93.9%

n=95

HOMES FOR SALE TODAY

734

months of inventory: 5.5

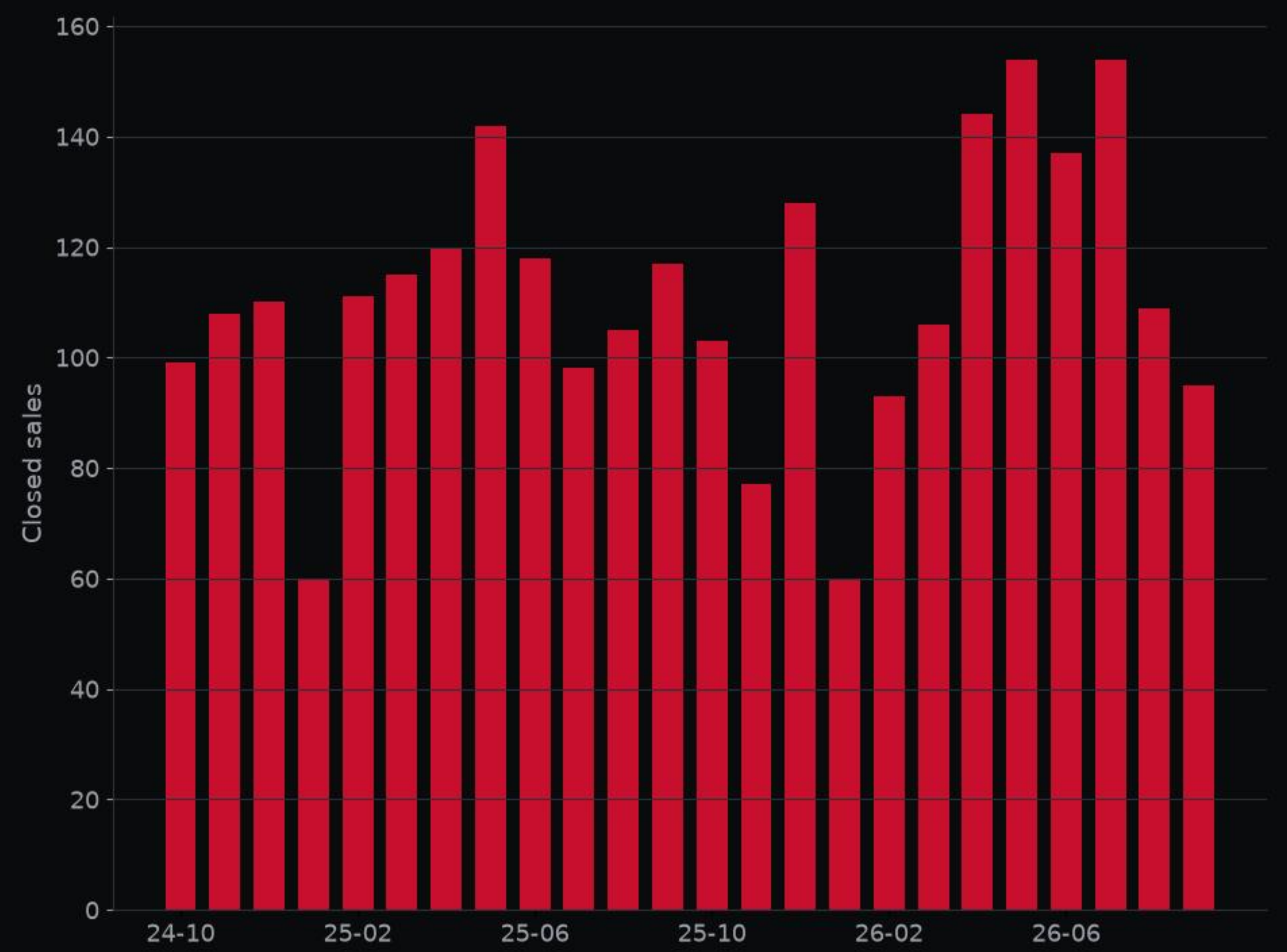
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





508 Red Tails DR · MLS #4740040

Kitchen · Listed by ZERA Realty



508 Red Tails DR · MLS #4740040

Living room · Listed by ZERA Realty



508 Red Tails DR · MLS #4740040

Bedroom · Listed by ZERA Realty



508 Red Tails DR · MLS #4740040

Backyard · Listed by ZERA Realty



508 Red Tails DR · MLS #4740040

Dining room · Listed by ZERA Realty

Deal of the Week

508 Red Tails DR · MLS #4740040

\$220,000

3 bed · 2 bath · 1,740 sq ft

listed 16% below the ALEX valuation; 57% under the local price per sq ft; price reduced 17% from original.

ALEX valuation: \$261,000 (range \$230,000–\$274,000)

ALEX Intelligence estimate, not an appraisal.

Listed by ZERA Realty

[View on alex.realestate](https://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.