East Austin Inventory Signals Buyer Leverage in October

East Austin · 2026-11-05

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

October 2026

MEDIAN SALE PRICE

$431,777

-12.8% vs. last year

n=97

MEDIAN DAYS ON MARKET

39

-26.4% vs. last year

n=97

SOLD VS. ORIGINAL LIST

94.4%

n=97

HOMES FOR SALE TODAY

670

months of inventory: 5.37

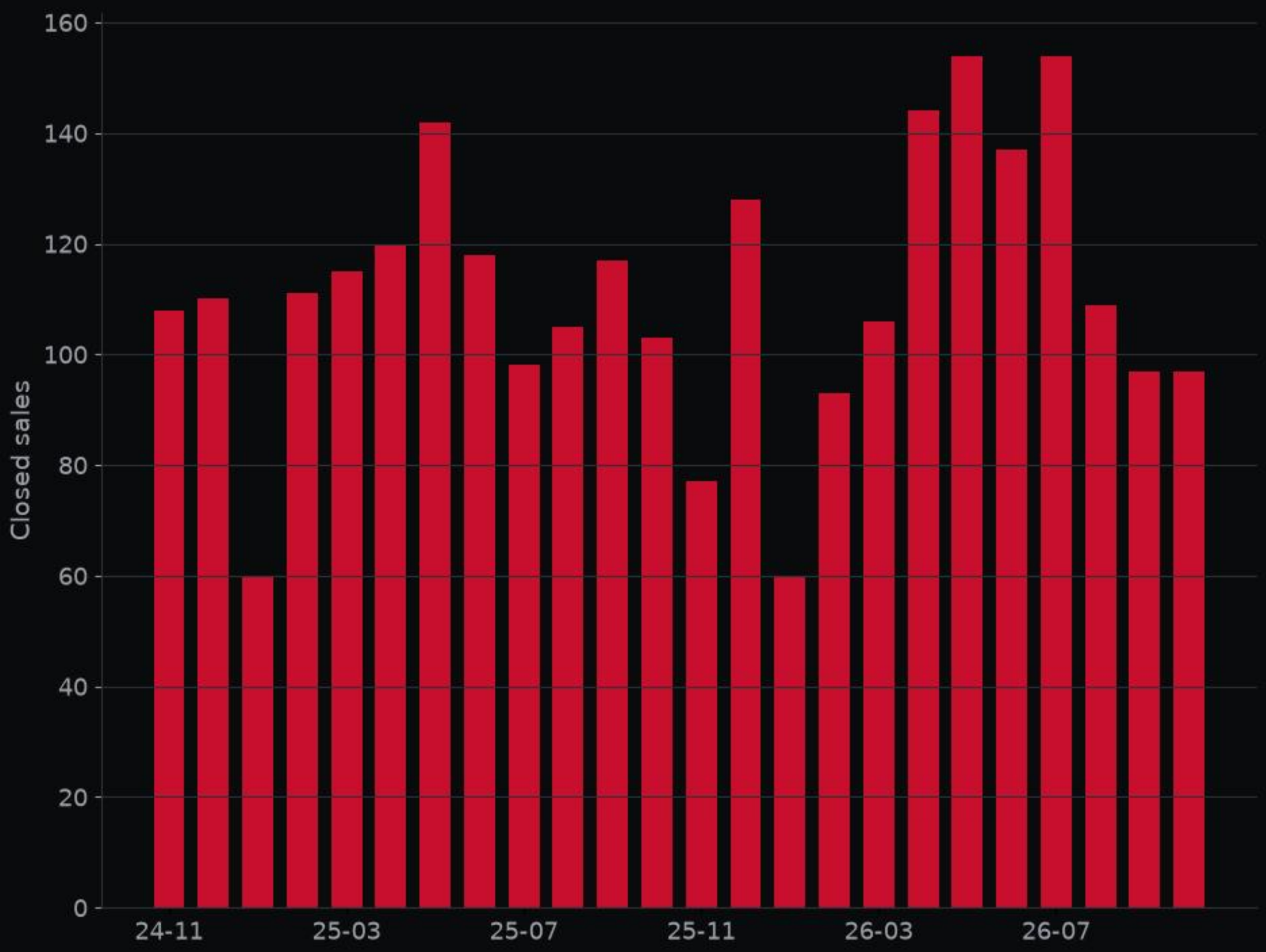
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1112 Terry DR · MLS #8676730

Backyard · Listed by Pure Realty



1112 Terry DR · MLS #8676730

Community · Listed by Pure Realty

Deal of the Week

1112 Terry DR · MLS #8676730

$205,000

4 bed · 4 bath · 1,521 sq ft

listed 29% below the ALEX valuation; 54% under the local price per sq ft; price reduced 35% from original.

ALEX valuation: $287,000 (range $220,000–$341,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Pure Realty

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

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.