East Austin New Listings vs Closings: The Supply Gap

East Austin · 2026-11-15

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Key numbers

October 2026

MEDIAN SALE PRICE

$502,000

+3.3% vs. last year

n=78

MEDIAN DAYS ON MARKET

46

-20.7% vs. last year

n=78

SOLD VS. ORIGINAL LIST

94.5%

n=78

HOMES FOR SALE TODAY

669

months of inventory: 5.38

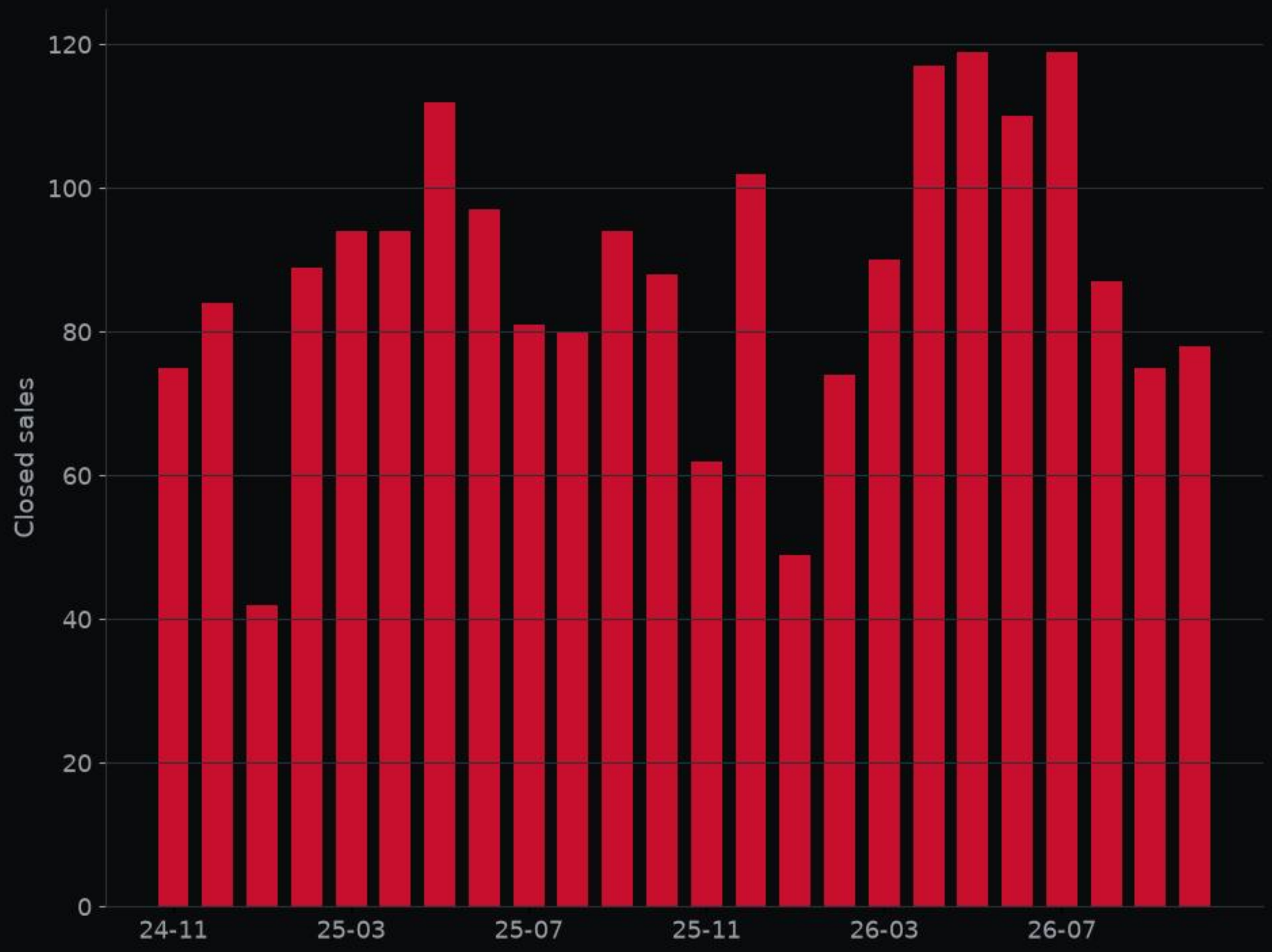
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





6009 Belfast DR · MLS #5012953

Kitchen · Listed by Cornerstone Real Estate Inc.



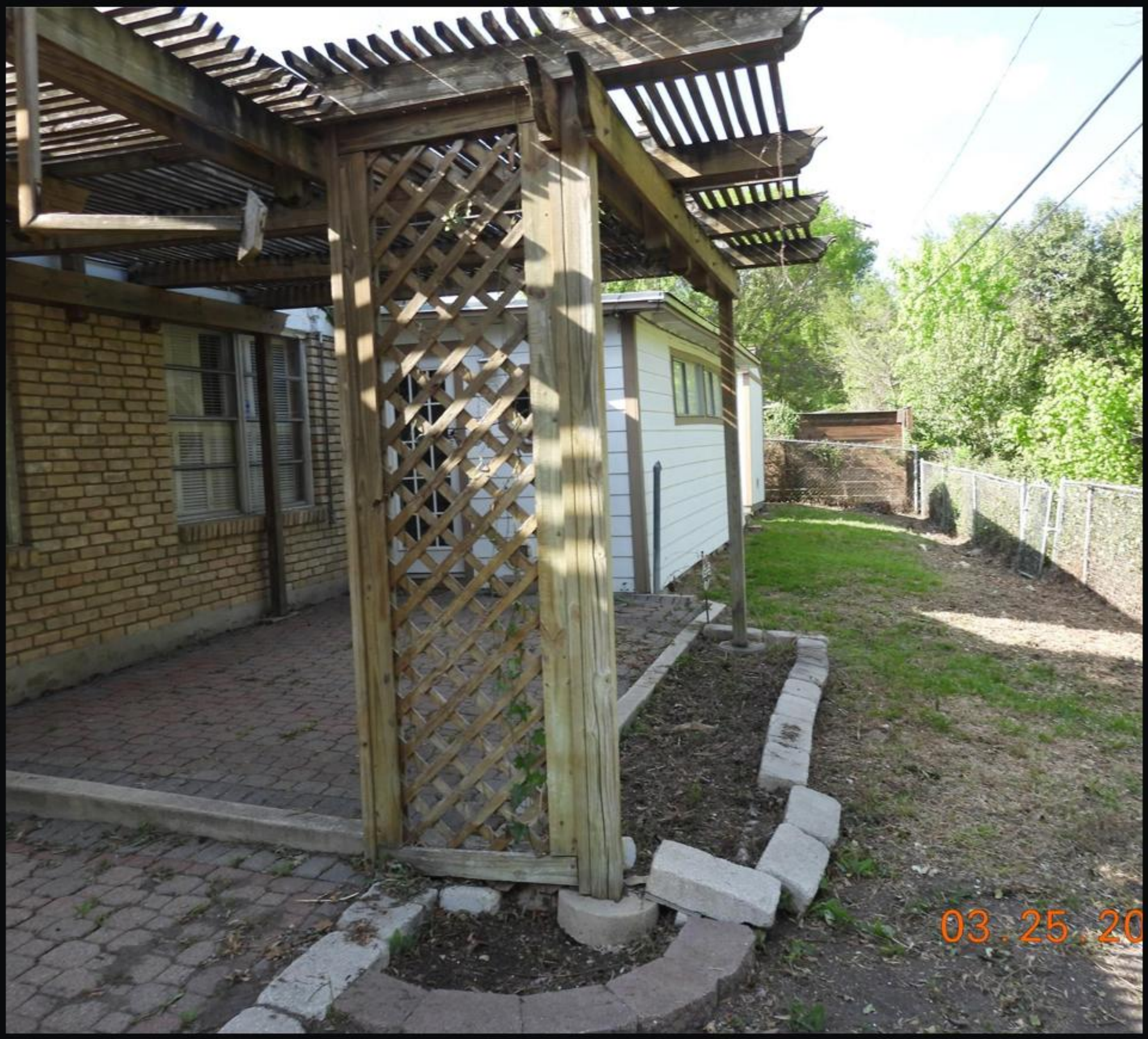
6009 Belfast DR · MLS #5012953

Living room · Listed by Cornerstone Real Estate Inc.



6009 Belfast DR · MLS #5012953

Bedroom · Listed by Cornerstone Real Estate Inc.



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Backyard · Listed by Cornerstone Real Estate Inc.



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Dining room · Listed by Cornerstone Real Estate Inc.

Deal of the Week

6009 Belfast DR · MLS #5012953

$272,850

4 bed · 2 bath · 1,833 sq ft

listed 34% below the ALEX valuation; 49% under the local price per sq ft; price reduced 37% from original.

ALEX valuation: $416,000 (range $350,000–$444,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Cornerstone Real Estate Inc.

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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