Enclave at Estancia: Median Prices Dip in Rolling Year

Enclave at Estancia, Austin · 2026-11-17



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$447,312

-6.5% vs. last year

n=14

MEDIAN DAYS ON MARKET

25

-58.3% vs. last year

n=14

SOLD VS. ORIGINAL LIST

96.4%

n=14

HOMES FOR SALE TODAY

4

months of inventory: 2.18

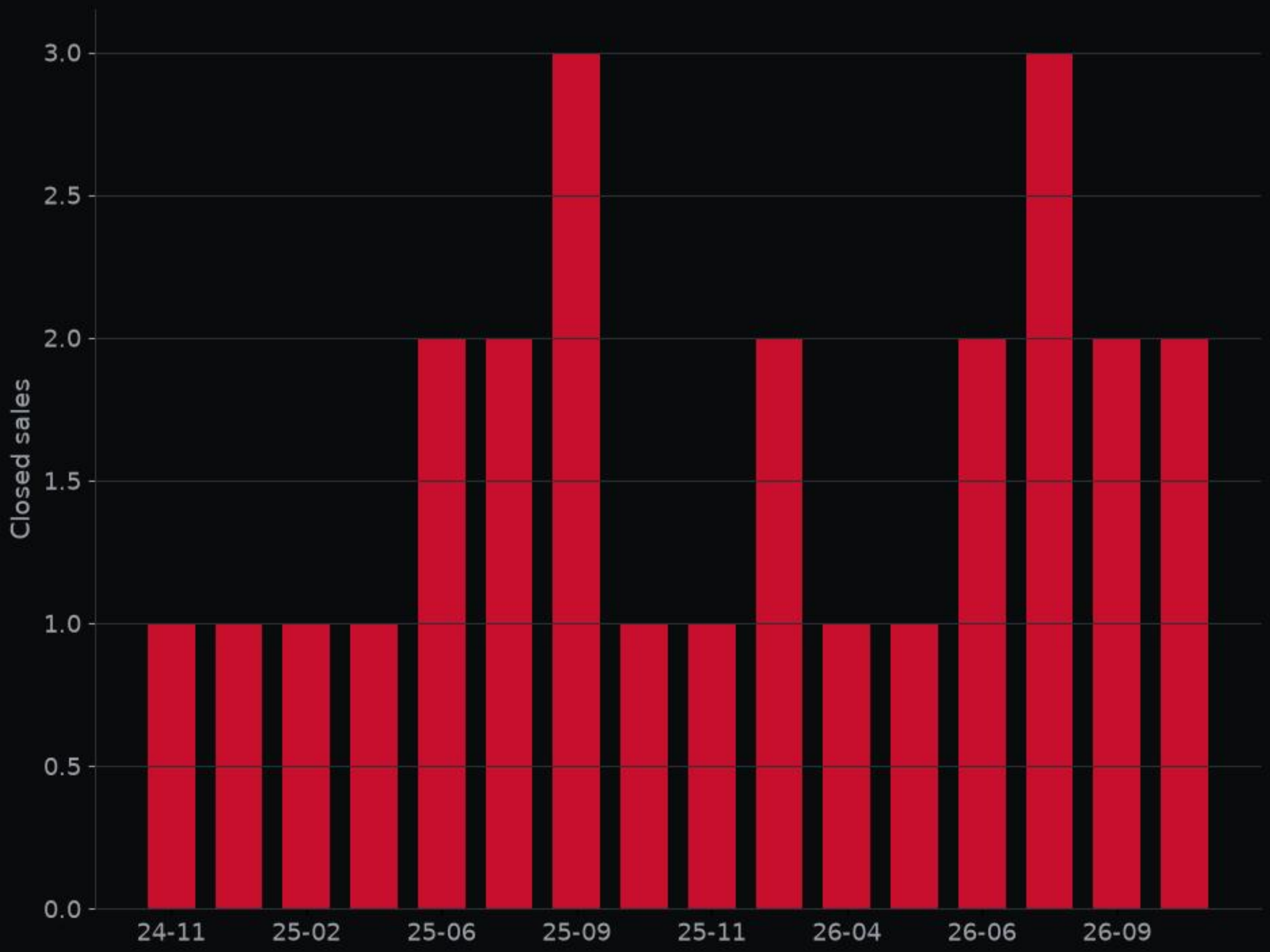
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





12203 Toluca DR · MLS #3280660

Kitchen · Listed by Elegant Choice Realty



12203 Toluca DR · MLS #3280660

Living room · Listed by Elegant Choice Realty



12203 Toluca DR · MLS #3280660

Bedroom · Listed by Elegant Choice Realty



12203 Toluca DR · MLS #3280660

Backyard · Listed by Elegant Choice Realty



12203 Toluca DR · MLS #3280660

Dining room · Listed by Elegant Choice Realty

Deal of the Week

12203 Toluca DR · MLS #3280660

$378,000

3 bed · 2 bath · 1,597 sq ft

listed 2% below the ALEX valuation; 20% under the local price per sq ft; price reduced 5% from original.

ALEX valuation: $386,000 (range $350,000–$400,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Elegant Choice 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

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