

North Austin Market Recap: Prices Rise as Sales Slow in September

North Austin · 2026-10-20

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

Key numbers

September 2026

MEDIAN SALE PRICE

\$381,999

+3.5% vs. last year

n=65

MEDIAN DAYS ON MARKET

36

-35.7% vs. last year

n=65

SOLD VS. ORIGINAL LIST

94.8%

n=65

HOMES FOR SALE TODAY

461

months of inventory: 5.79

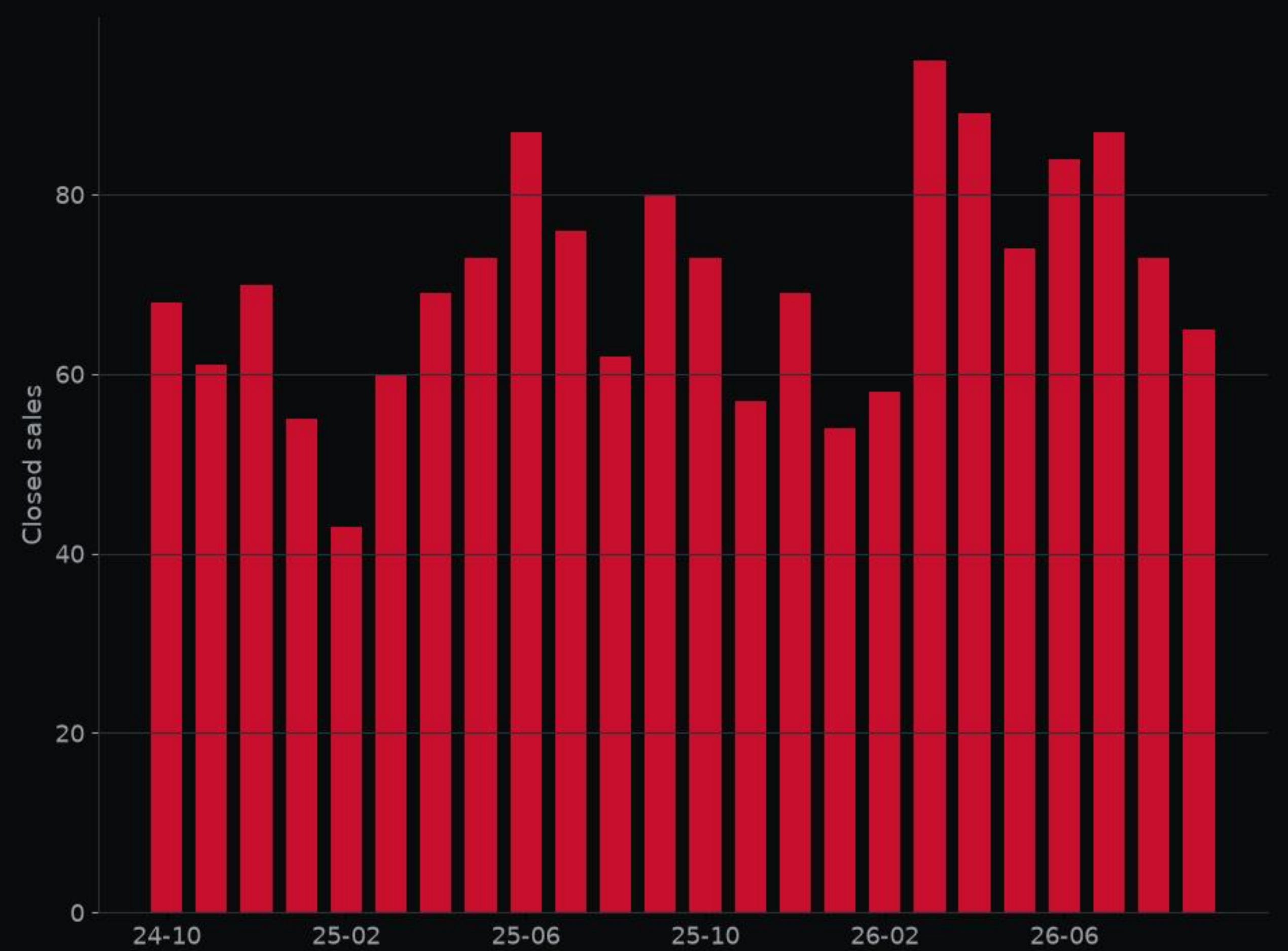
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





11604 N Oaks DR · MLS #3886316

Kitchen · Listed by Redfin Corporation



11604 N Oaks DR · MLS #3886316

Living room · Listed by Redfin Corporation



11604 N Oaks DR · MLS #3886316

Bedroom · Listed by Redfin Corporation



11604 N Oaks DR · MLS #3886316

Backyard · Listed by Redfin Corporation



11604 N Oaks DR · MLS #3886316

Bathroom · Listed by Redfin Corporation

Deal of the Week

11604 N Oaks DR · MLS #3886316

\$287,500

3 bed · 1 bath · 1,770 sq ft

listed 9% below the ALEX valuation; 45% under the local price per sq ft; price reduced 18% from original.

ALEX valuation: \$316,000 (range \$276,000–\$356,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Redfin Corporation

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Want a private showing? Call or text George · 713.918.9951

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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.