North Austin Inventory Signals a Shift to Buyers

North Austin · 2026-11-04



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

Key numbers

October 2026

MEDIAN SALE PRICE

$342,500

-11.5% vs. last year

n=54

MEDIAN DAYS ON MARKET

43

-17.3% vs. last year

n=54

SOLD VS. ORIGINAL LIST

92.6%

n=54

HOMES FOR SALE TODAY

444

months of inventory: 6.1

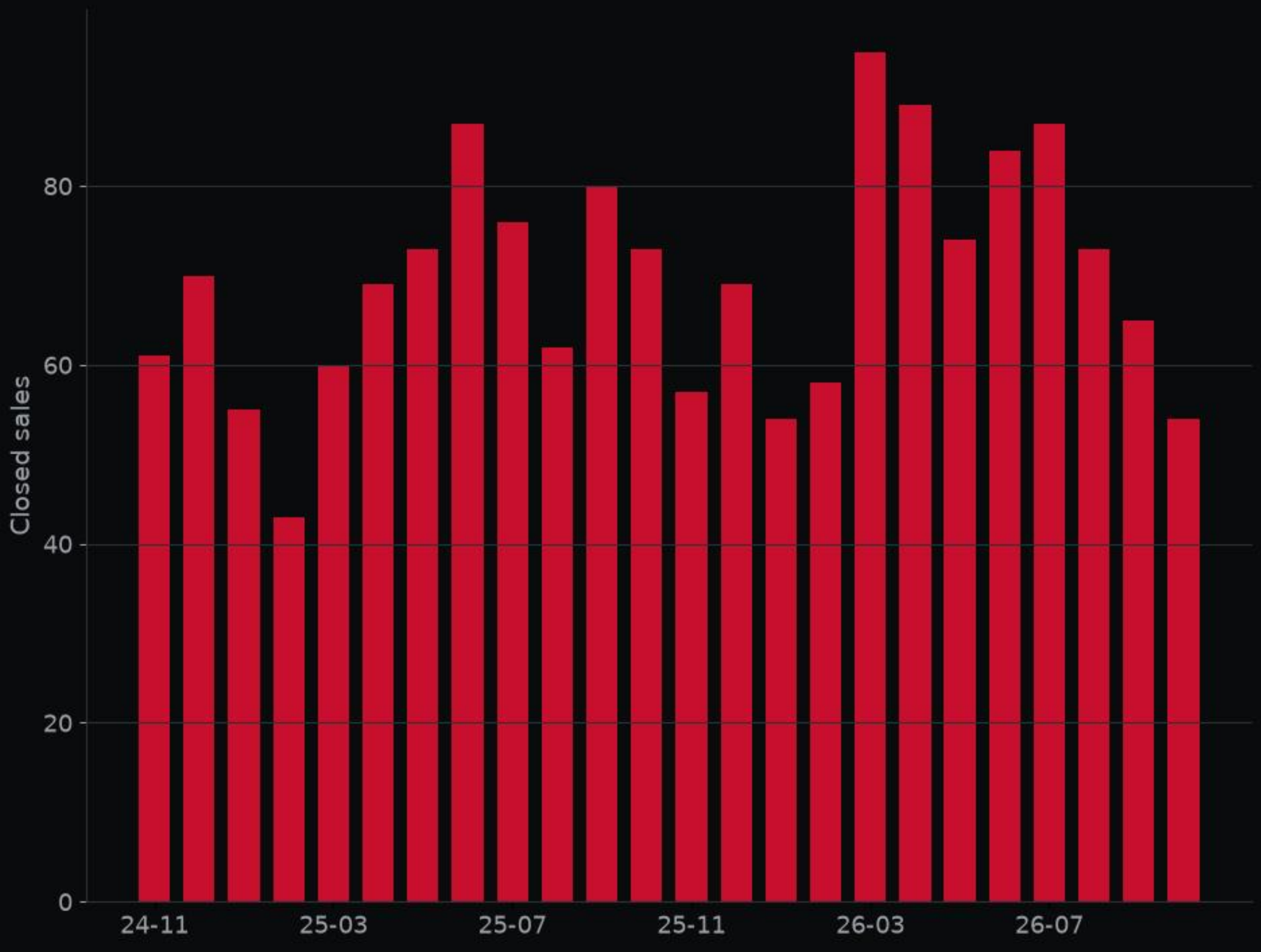
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





7306 Bethune Ave · MLS #3406199

Bedroom · Listed by Keller Williams Realty



7306 Bethune Ave · MLS #3406199

Backyard · Listed by Keller Williams Realty



7306 Bethune Ave · MLS #3406199

Dining room · Listed by Keller Williams Realty



7306 Bethune Ave · MLS #3406199

Bathroom · Listed by Keller Williams Realty



7306 Bethune Ave · MLS #3406199

Garage · Listed by Keller Williams Realty

Deal of the Week

7306 Bethune Ave · MLS #3406199

$195,000

3 bed · 1 bath · 1,102 sq ft

listed 23% below the ALEX valuation; 40% under the local price per sq ft; price reduced 30% from original.

ALEX valuation: $253,000 (range $203,000–$284,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

View on 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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