North Oaks Supply Gap: New Listings Outpace Closings

North Oaks, Austin · 2026-11-24



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$364,000 **-17.7% vs. last year**

n=13

MEDIAN DAYS ON MARKET

36 **-25.0% vs. last year**

n=13

SOLD VS. ORIGINAL LIST

94.8%

n=13

HOMES FOR SALE TODAY

4

months of inventory: —

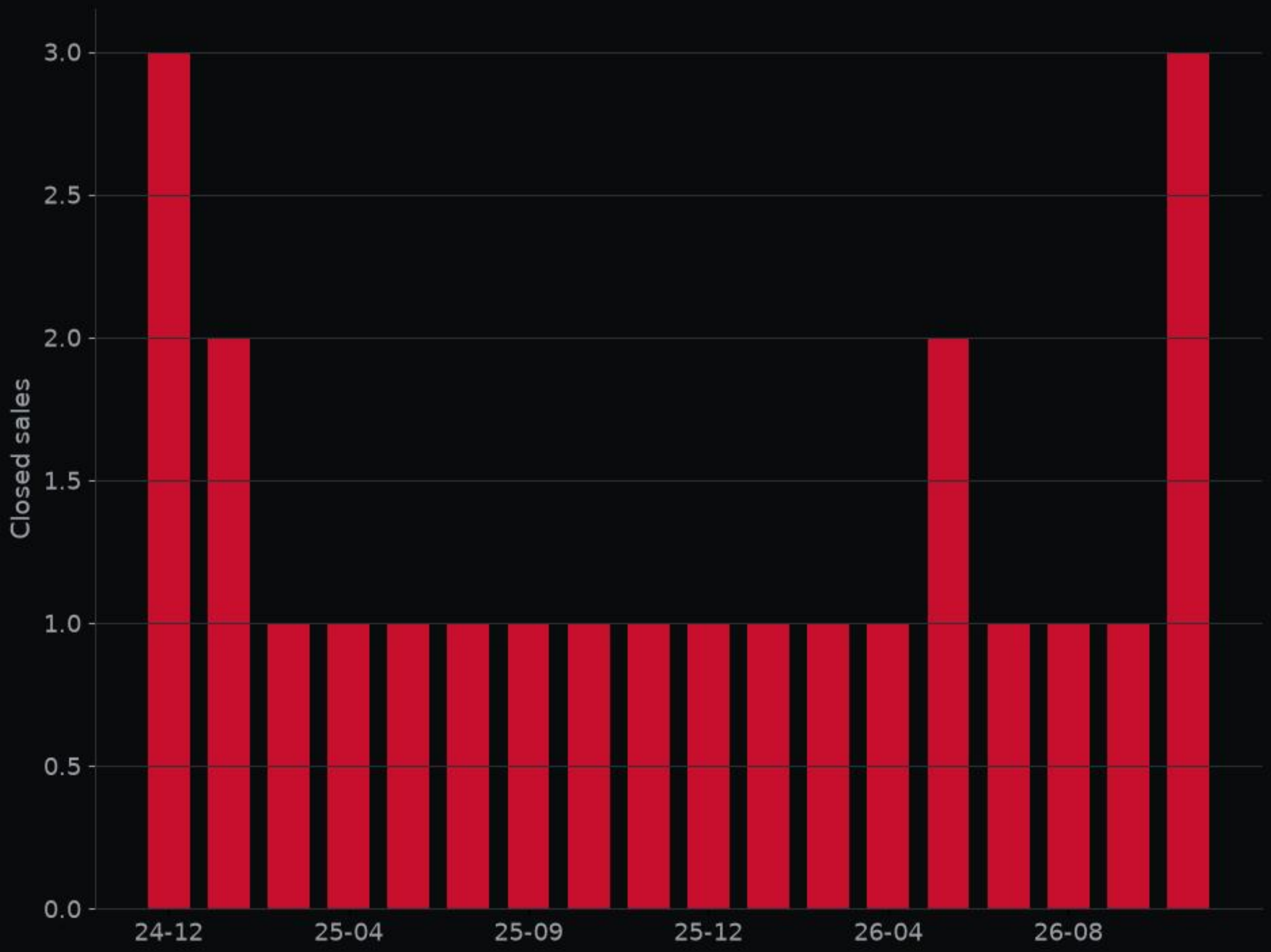
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





11908 North Oaks DR · MLS #5999061

Kitchen · Listed by Compass RE Texas, LLC



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Living room · Listed by Compass RE Texas, LLC



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Bedroom · Listed by Compass RE Texas, LLC



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Backyard · Listed by Compass RE Texas, LLC



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Dining room · Listed by Compass RE Texas, LLC

Deal of the Week

11908 North Oaks DR · MLS #5999061

$370,000

3 bed · 2 bath · 1,590 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 9% under the local price per sq ft.

ALEX valuation: $350,000 (range $316,000–$381,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, LLC

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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