Northwest Austin School Zones by Sales Activity in October

Northwest Austin · 2026-11-02

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Key numbers

October 2026

MEDIAN SALE PRICE

$518,250

-1.3% vs. last year

n=84

MEDIAN DAYS ON MARKET

54

+20.0% vs. last year

n=84

SOLD VS. ORIGINAL LIST

93.8%

n=84

HOMES FOR SALE TODAY

442

months of inventory: 3.37

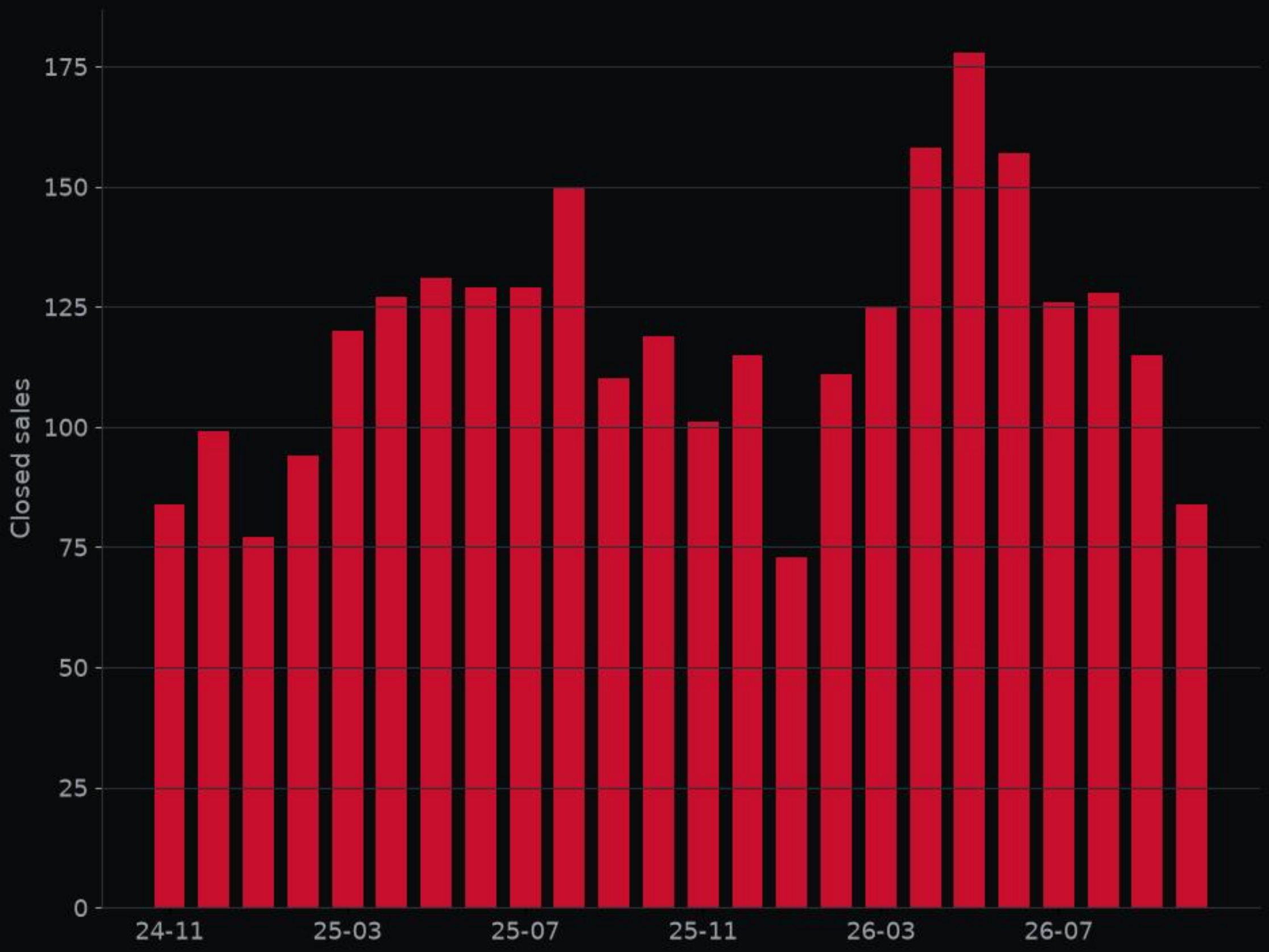
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Sales Activity by School Zone

October 2026 · activity only, not school quality

ELEMENTARY ZONE	SALES	MEDIAN
Hill	14	$841,250
Parmer Lane	11	$403,000
Anderson Mill	8	$415,000
Spicewood	6	$647,500
Live Oak	5	$413,000



12517 Limerick Ave · MLS #9953975

Kitchen · Listed by Luisa Mauro Real Estate



12517 Limerick Ave · MLS #9953975

Living room · Listed by Luisa Mauro Real Estate



12517 Limerick Ave · MLS #9953975

Bedroom · Listed by Luisa Mauro Real Estate



12517 Limerick Ave · MLS #9953975

Backyard · Listed by Luisa Mauro Real Estate



12517 Limerick Ave · MLS #9953975

Dining room · Listed by Luisa Mauro Real Estate

Deal of the Week

12517 Limerick Ave · MLS #9953975

$250,000

3 bed · 2 bath · 1,007 sq ft

listed 15% below the ALEX valuation; 16% under the local price per sq ft; price reduced 17% from original.

ALEX valuation: $296,000 (range $257,000–$312,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Luisa Mauro Real Estate

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

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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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