Northwest Austin: Is the Market Balanced in October?

Northwest Austin · 2026-11-04

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Key numbers

October 2026

MEDIAN SALE PRICE

$518,250

-1.3% vs. last year

n=88

MEDIAN DAYS ON MARKET

52

+15.6% vs. last year

n=88

SOLD VS. ORIGINAL LIST

93.8%

n=88

HOMES FOR SALE TODAY

432

months of inventory: 3.27

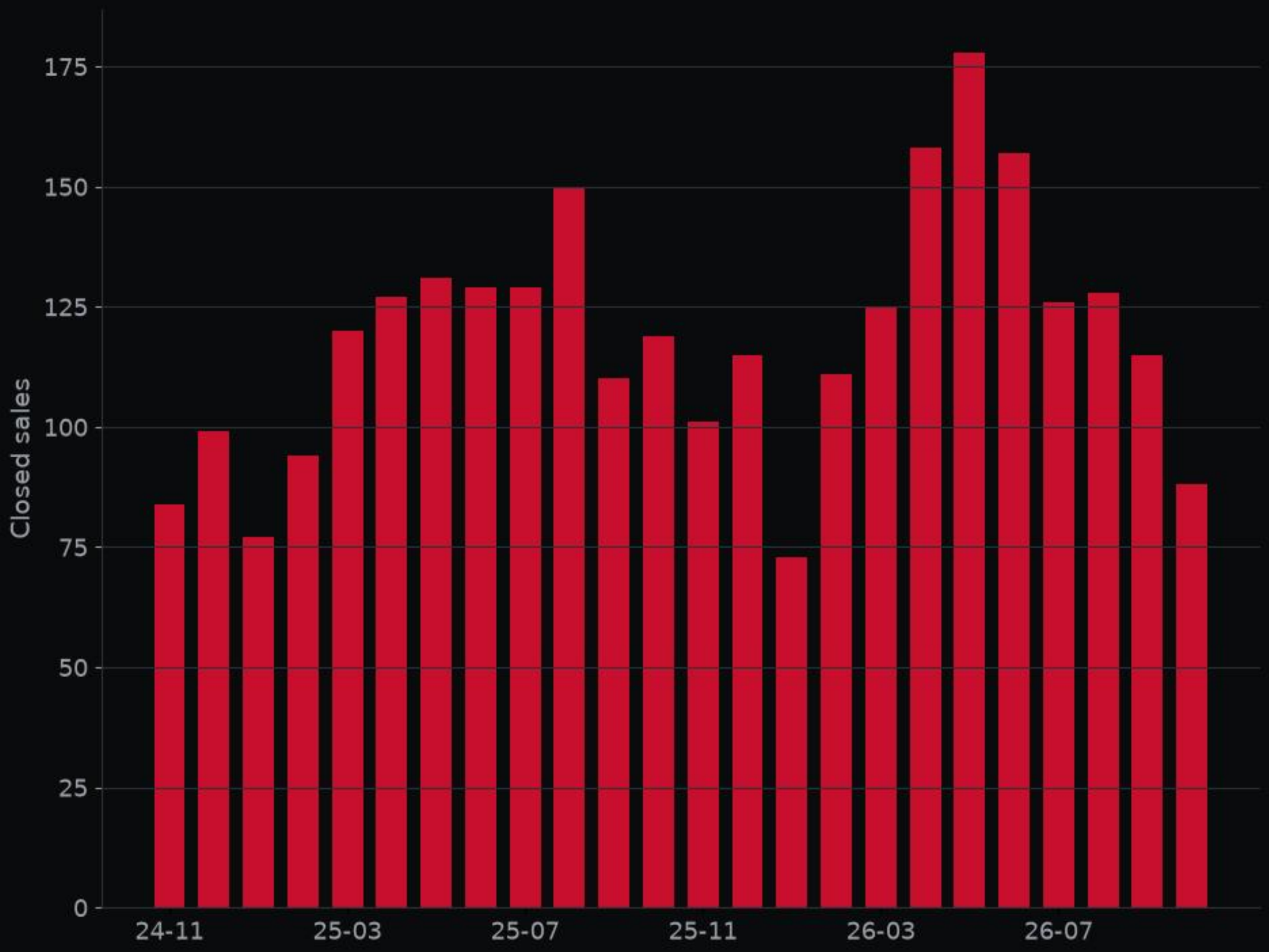
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





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

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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