# Northwest Austin: New Listings Outpace Closings in October

Northwest Austin · 2026-11-05

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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

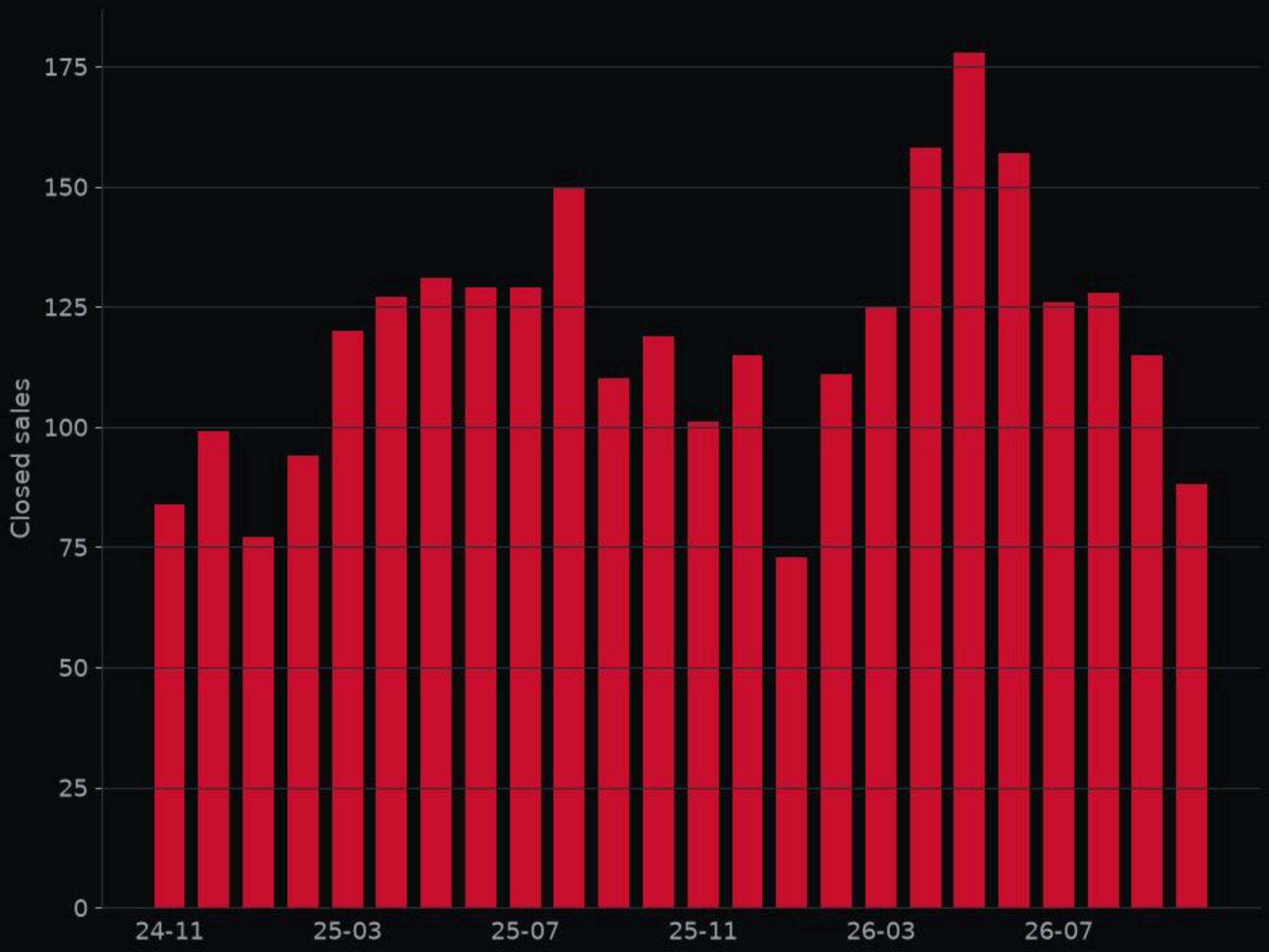
# Median Sale Price by Month

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

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# Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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