Northwest Austin: New Listings Outpace Closings in October

Northwest Austin · 2026-11-26

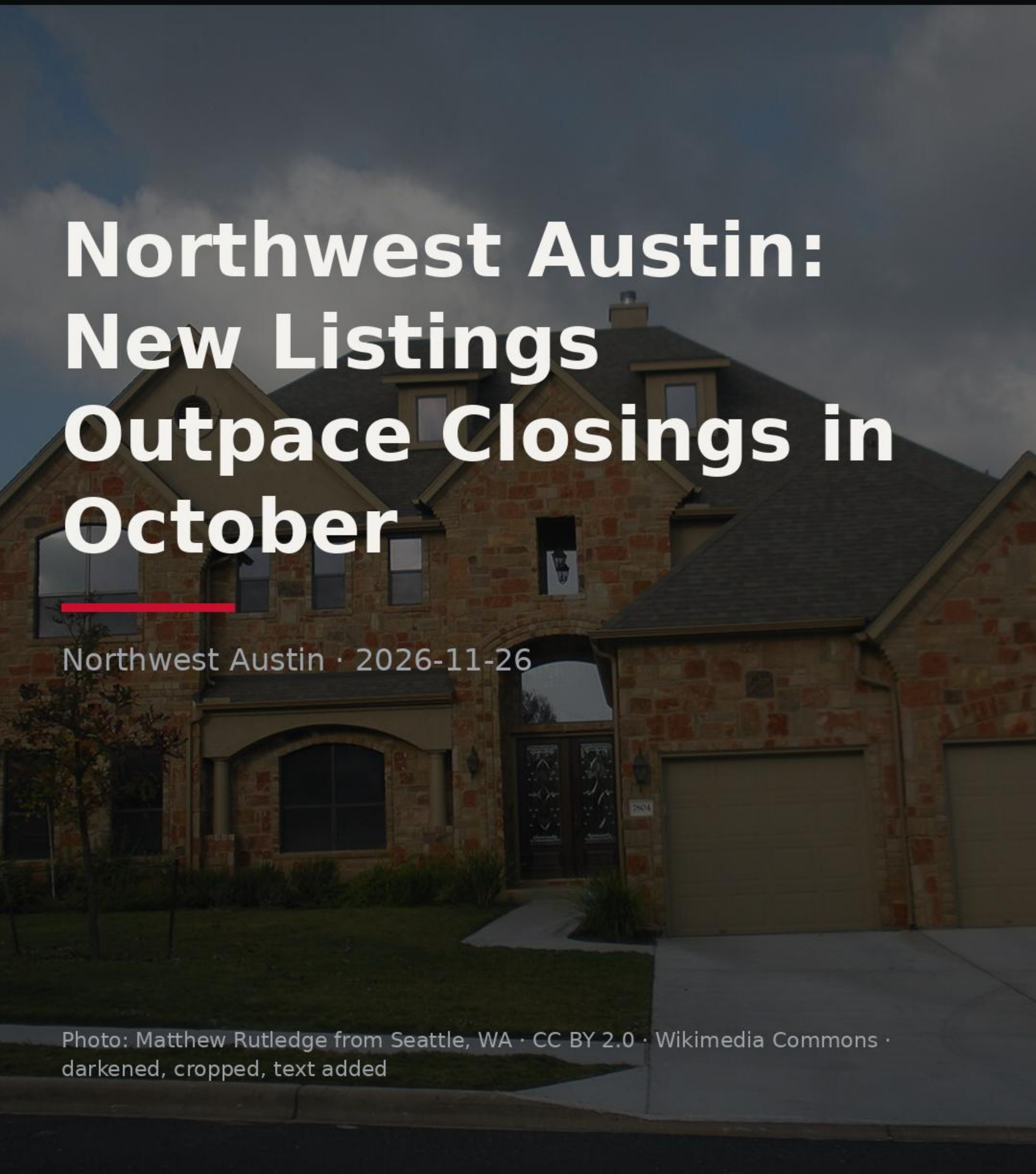


Photo: Matthew Rutledge from Seattle, WA · CC BY 2.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

October 2026

MEDIAN SALE PRICE

$540,512

-1.3% vs. last year

n=76

MEDIAN DAYS ON MARKET

50

-10.7% vs. last year

n=76

SOLD VS. ORIGINAL LIST

93.5%

n=76

HOMES FOR SALE TODAY

403

months of inventory: 3.05

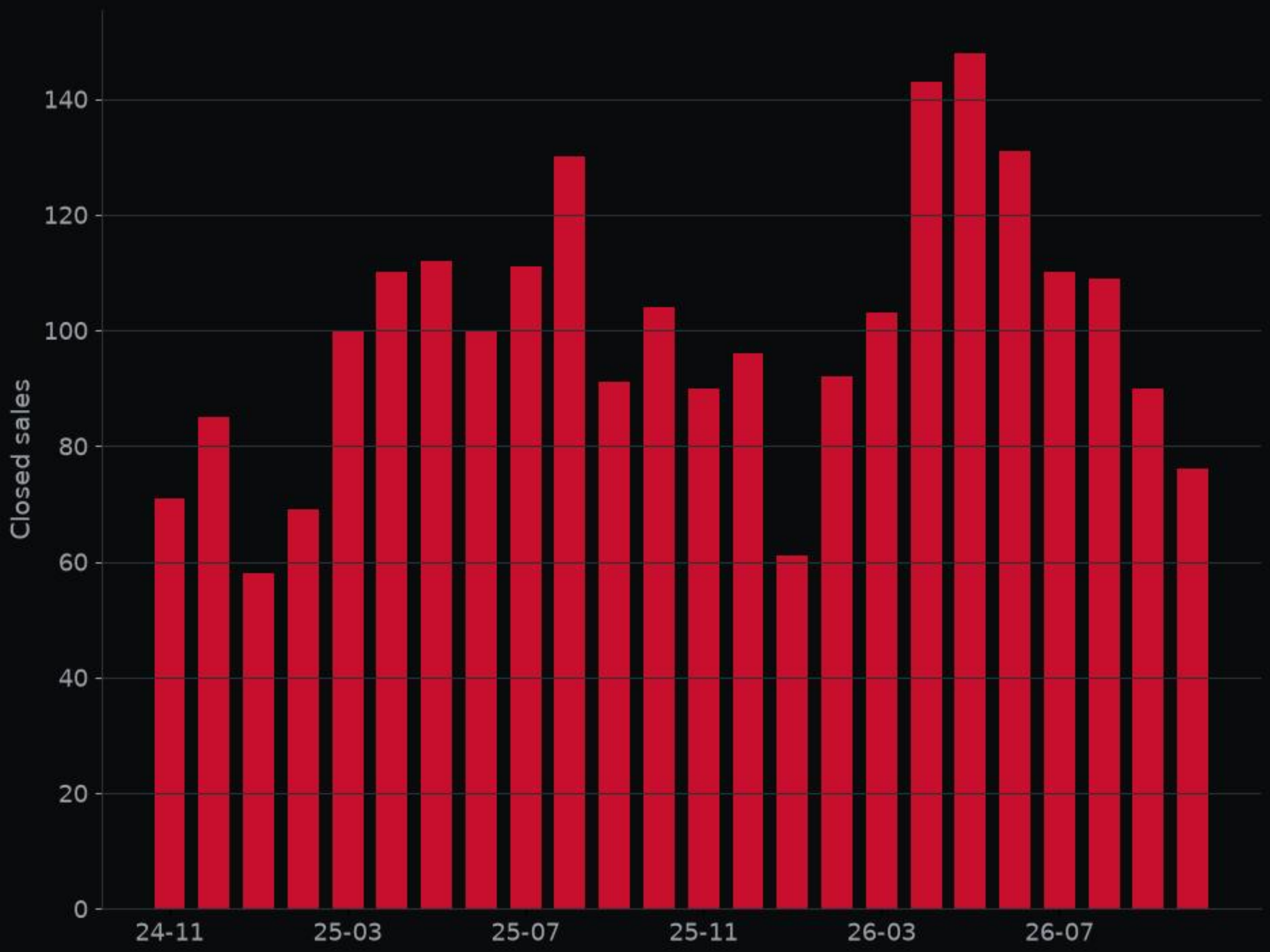
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





13501 Metric BLVD # 3 · MLS #1401853

Kitchen · Listed by Compass RE Texas, LLC



13501 Metric BLVD # 3 · MLS #1401853

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



13501 Metric BLVD # 3 · MLS #1401853

Bathroom · Listed by Compass RE Texas, LLC

Deal of the Week

13501 Metric BLVD # 3 · MLS #1401853

$349,999

3 bed · 2.5 bath · 1,739 sq ft

listed 4% below the ALEX valuation; 32% under the local price per sq ft; price reduced 5% from original.

ALEX valuation: $363,000 (range $335,000–$367,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, LLC

View on alex.realestate

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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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