Park Forest: New Listings Outpace Closings by Nearly Two to One

Park Forest, Austin · 2026-11-16

Photo: Yinan Chen · Public Domain · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$490,000

-5.7% vs. last year

n=23

MEDIAN DAYS ON MARKET

69

+1.5% vs. last year

n=23

SOLD VS. ORIGINAL LIST

92.7%

n=23

HOMES FOR SALE TODAY

6

months of inventory: 3.0

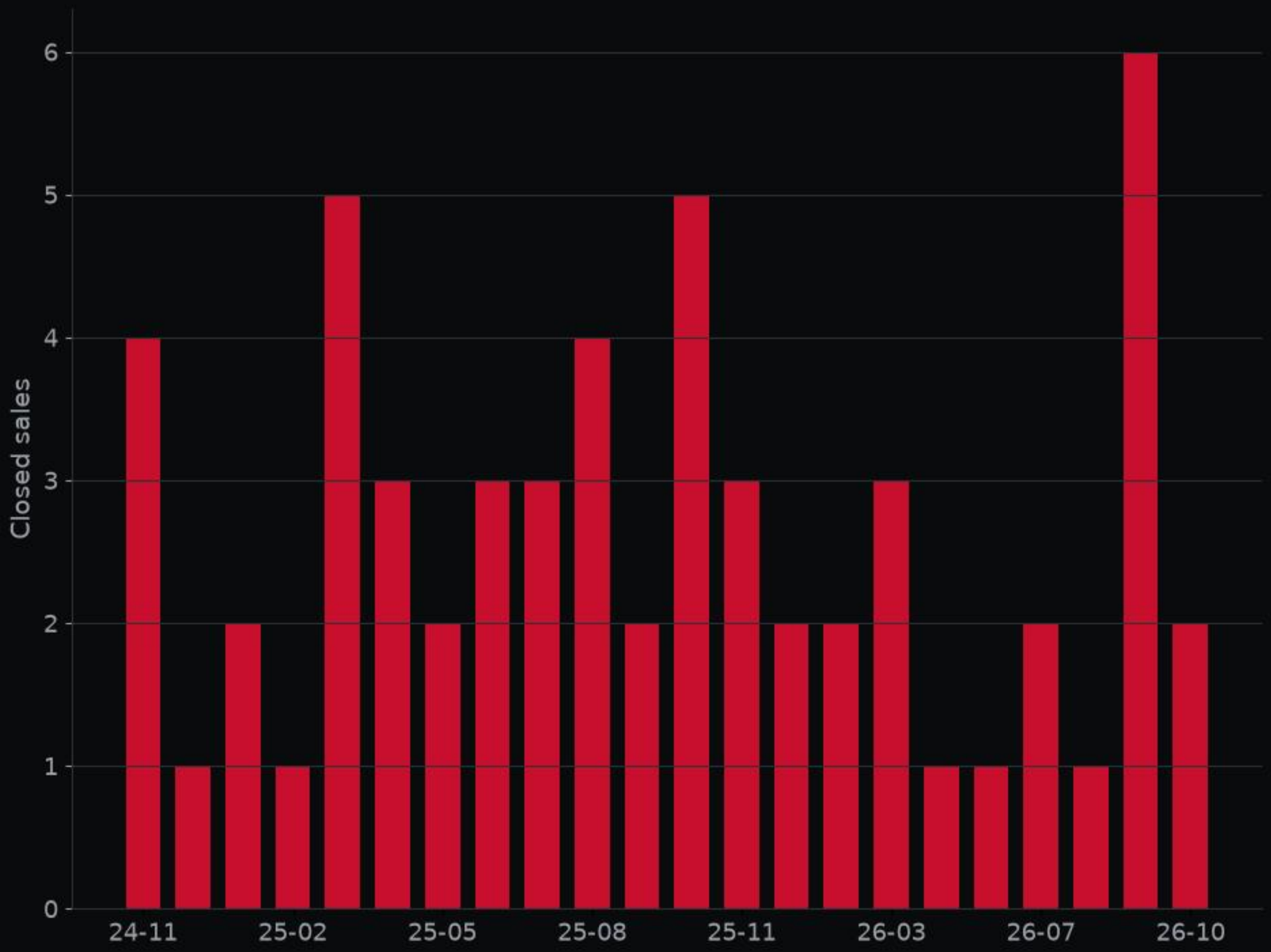
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





4621 Philco DR · MLS #5245904

Kitchen · Listed by JBGoodwin REALTORS NW



4621 Philco DR · MLS #5245904

Backyard · Listed by JBGoodwin REALTORS NW



4621 Philco DR · MLS #5245904

Dining room · Listed by JBGoodwin REALTORS NW



4621 Philco DR · MLS #5245904

Bathroom · Listed by JBGoodwin REALTORS NW

Deal of the Week

4621 Philco DR · MLS #5245904

$450,000

4 bed · 2.5 bath · 2,361 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 41% under the local price per sq ft.

ALEX valuation: $439,000 (range $404,000–$459,000)

ALEX Intelligence estimate, not an appraisal.

Listed by JBGoodwin REALTORS NW

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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