Park Forest Entry-Level Affordability Check

Park Forest, Austin · 2026-11-23

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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$650,000 **+17.8% vs. last year**

n=18

MEDIAN DAYS ON MARKET

78 **+18.2% vs. last year**

n=18

SOLD VS. ORIGINAL LIST

91.4%

n=18

HOMES FOR SALE TODAY

3

months of inventory: —

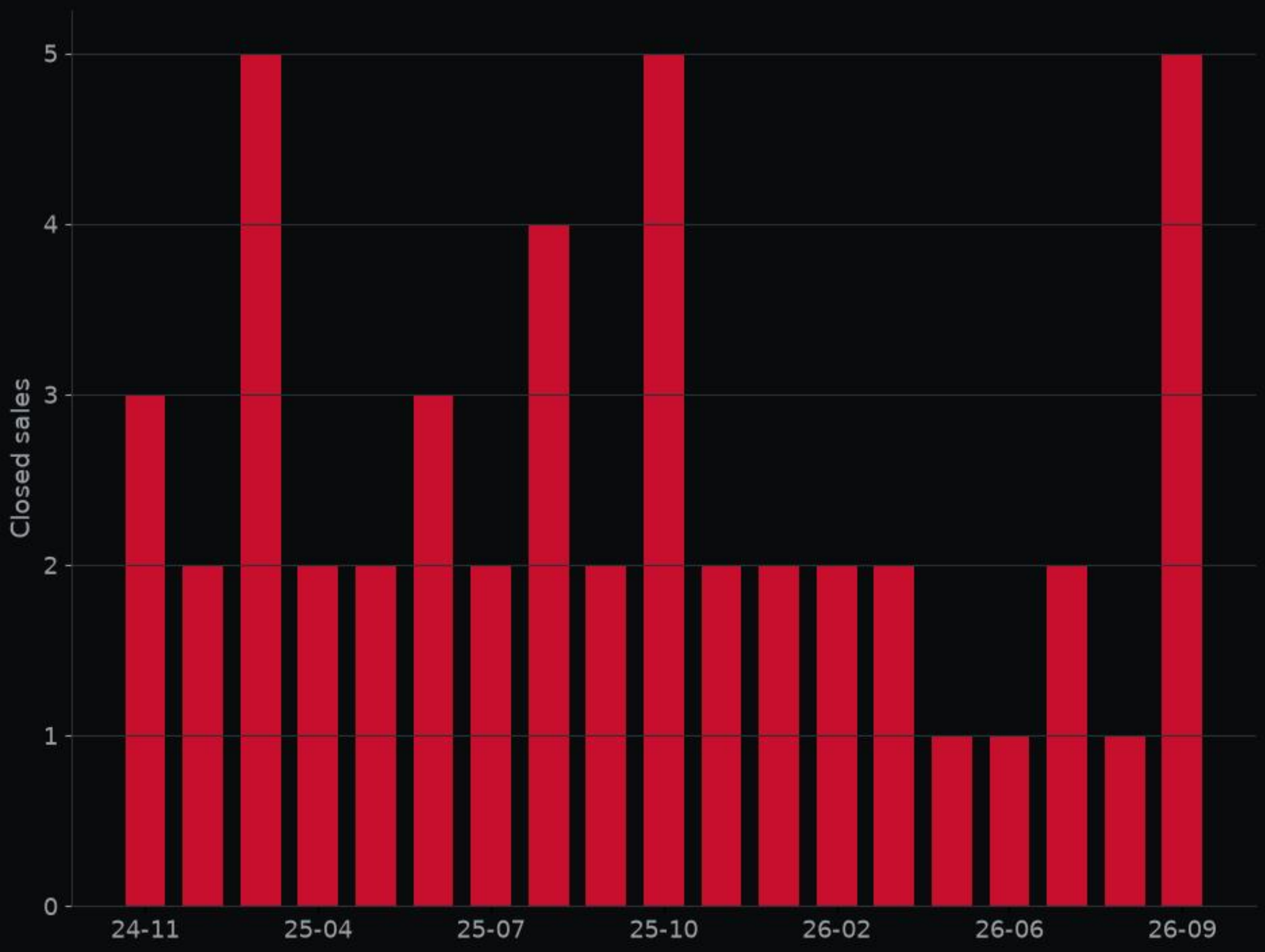
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





4904 Enchanted LN · MLS #4527798

Kitchen · Listed by Central Metro Realty



4904 Enchanted LN · MLS #4527798

Bedroom · Listed by Central Metro Realty



4904 Enchanted LN · MLS #4527798

Backyard · Listed by Central Metro Realty



4904 Enchanted LN · MLS #4527798

Dining room · Listed by Central Metro Realty



4904 Enchanted LN · MLS #4527798

Bathroom · Listed by Central Metro Realty

Deal of the Week

4904 Enchanted LN · MLS #4527798

$540,000

3 bed · 2 bath · 1,400 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; price reduced 2% from original.

ALEX valuation: $531,000 (range $475,000–$575,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Central Metro Realty

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

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

alex-companies.com/market-data

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex-companies.com · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.