River Dance Austin: Cash vs. Financed Purchases Update

River Dance, Austin · 2026-11-23

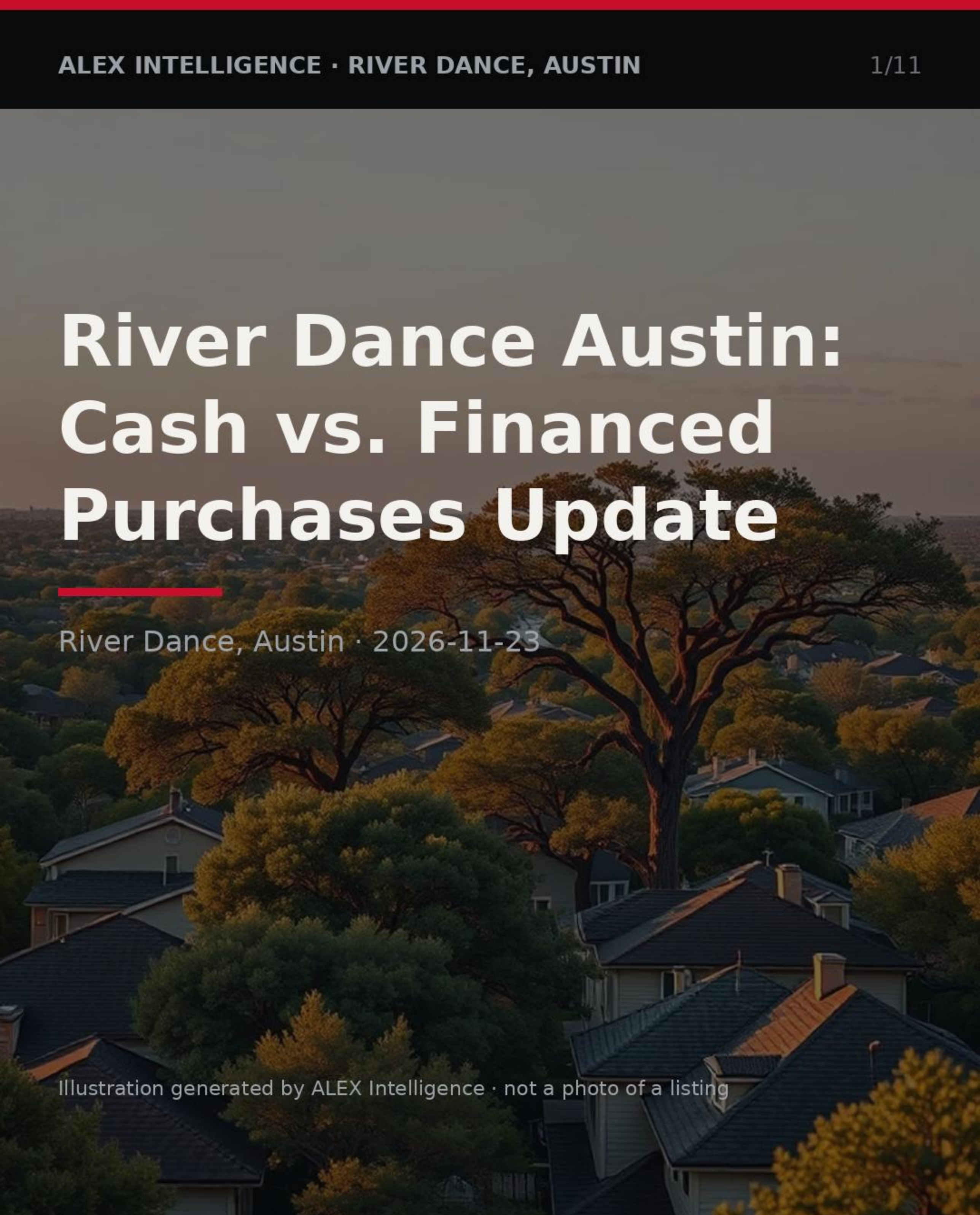


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$971,000

+8.0% vs. last year

n=16

MEDIAN DAYS ON MARKET

36

+0.0% vs. last year

n=16

SOLD VS. ORIGINAL LIST

94.9%

n=16

HOMES FOR SALE TODAY

5

months of inventory: 2.73

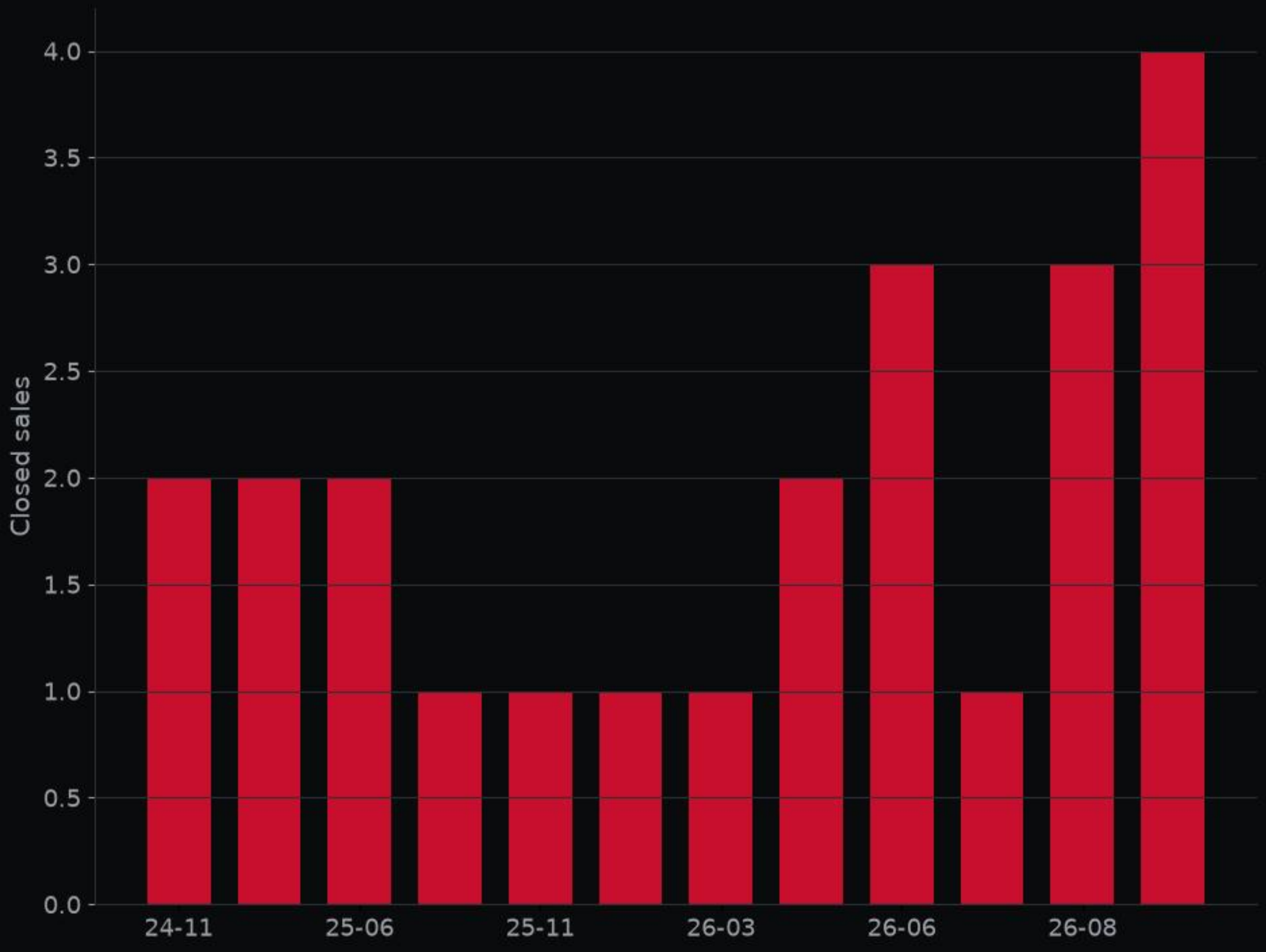
Median Sale Price by Month

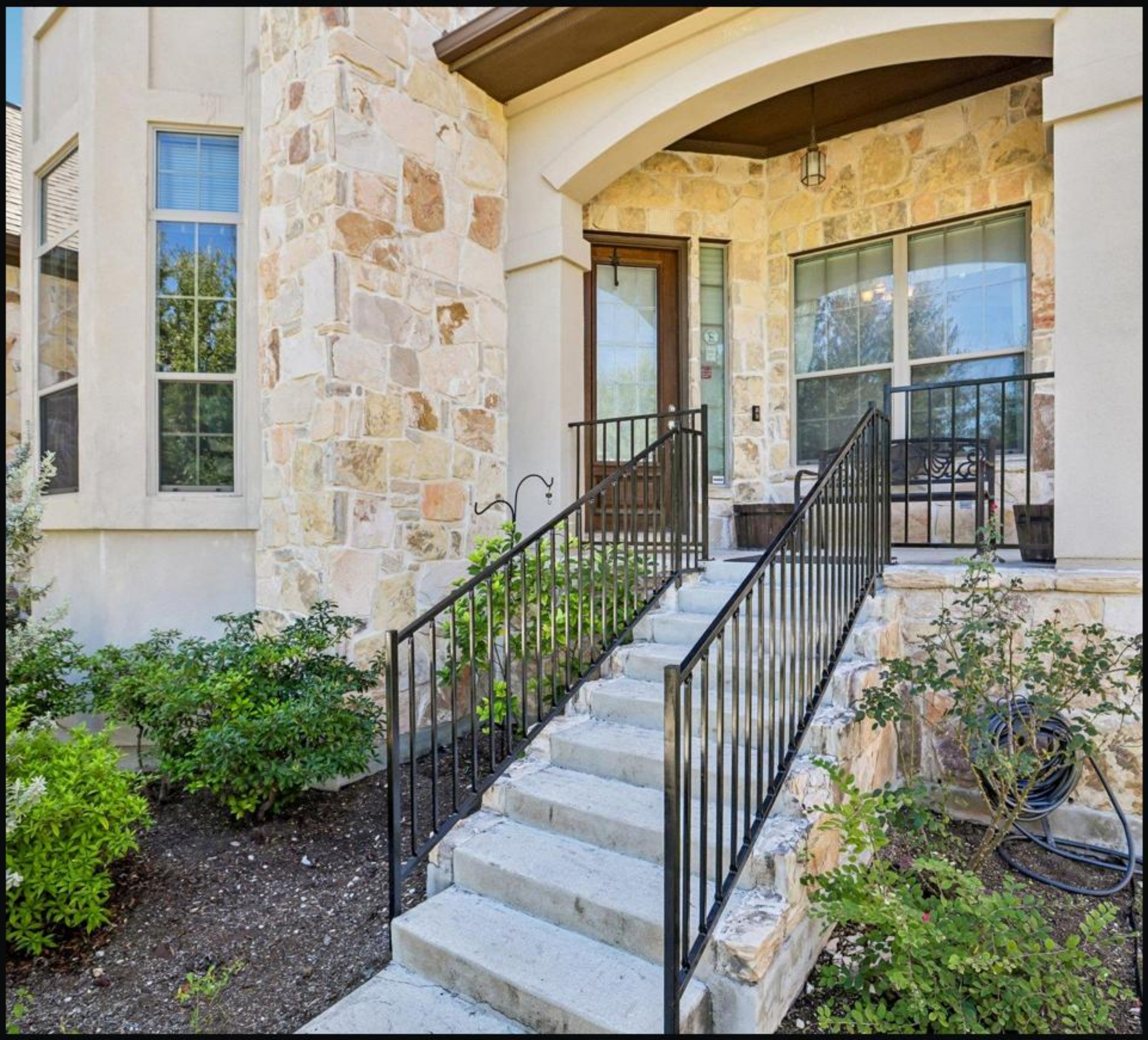
Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





12213 Montclair BND · MLS #9311219

Front exterior · Listed by Compass RE Texas, LLC



12213 Montclair BND · MLS #9311219

Kitchen · Listed by Compass RE Texas, LLC



12213 Montclair BND · MLS #9311219

Living room · Listed by Compass RE Texas, LLC



12213 Montclair BND · MLS #9311219

Bedroom · Listed by Compass RE Texas, LLC



12213 Montclair BND · MLS #9311219

Backyard · Listed by Compass RE Texas, LLC

Deal of the Week

12213 Montclair BND · MLS #9311219

$750,000

4 bed · 3.5 bath · 3,033 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 16% under the local price per sq ft.

ALEX valuation: $730,000 (range $649,000–$774,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, LLC

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

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