

South Central Austin: Is It a Buyer's Market in September?

South Central Austin · 2026-10-26

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

Key numbers

September 2026

MEDIAN SALE PRICE

\$486,095

-20.3% vs. last year

n=94

MEDIAN DAYS ON MARKET

58

+45.0% vs. last year

n=94

SOLD VS. ORIGINAL LIST

91.5%

n=94

HOMES FOR SALE TODAY

618

months of inventory: 5.3

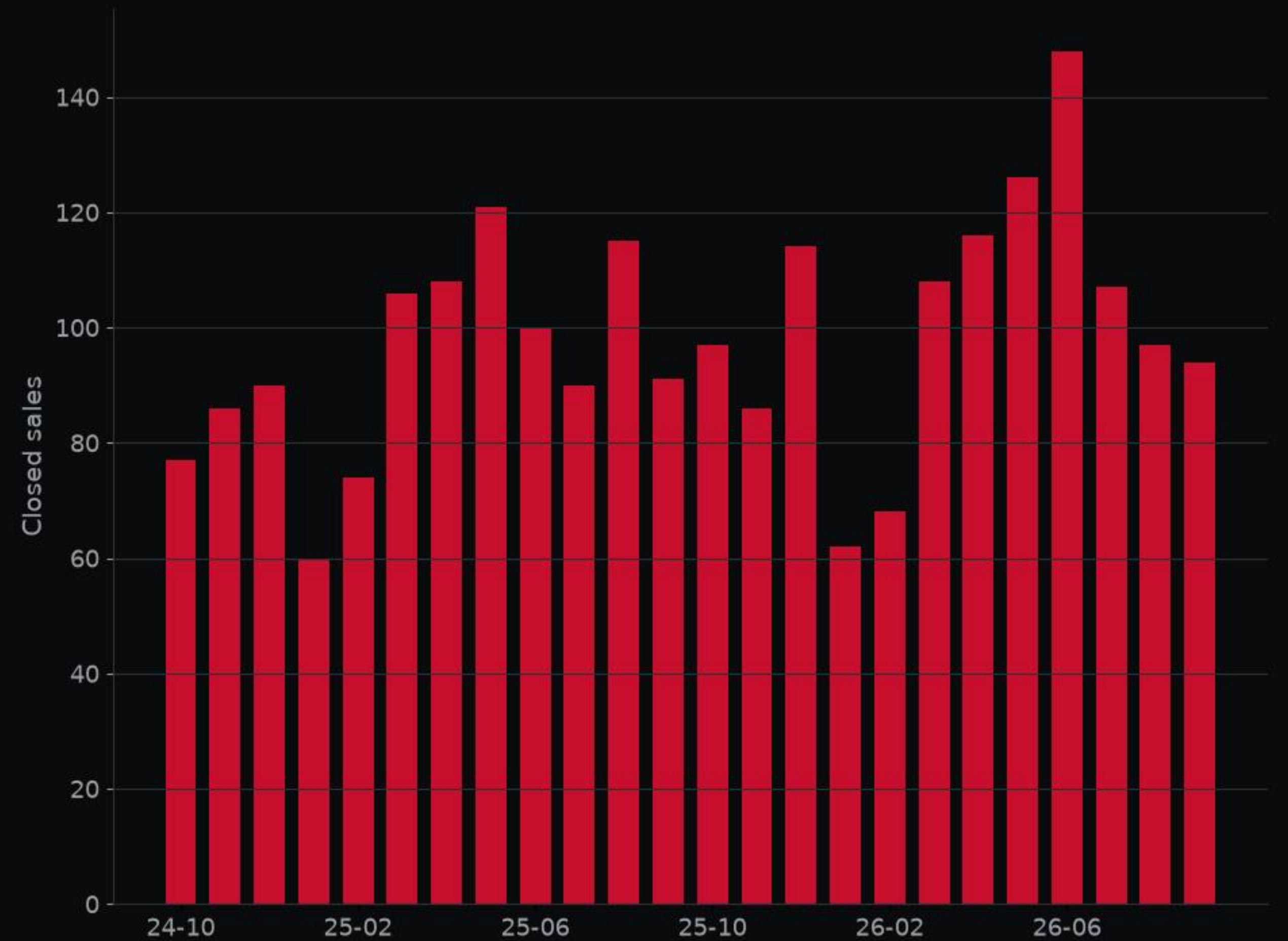
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





5704 Cedardale DR · MLS #1431286

Kitchen · Listed by Fariss, REALTORS



5704 Cedardale DR · MLS #1431286

Backyard · Listed by Fariss, REALTORS



5704 Cedardale DR · MLS #1431286

Bathroom · Listed by Fariss, REALTORS

Deal of the Week

5704 Cedardale DR · MLS #1431286

\$275,000

3 bed · 1 bath · 962 sq ft

listed 15% below the ALEX valuation; 3% under the local price per sq ft; price reduced 19% from original.

ALEX valuation: \$322,000 (range \$276,000–\$354,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Fariss, REALTORS

[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

George Arnold Alexander III, MPA

Associate Broker · Texas License #574878-B

george@alex.realestate · 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.