

Southwest Austin: Is It a Buyer's or Seller's Market?

Southwest Austin · 2026-10-26

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

Key numbers

September 2026

MEDIAN SALE PRICE

\$636,300

+7.2% vs. last year

n=128

MEDIAN DAYS ON MARKET

32

-38.5% vs. last year

n=128

SOLD VS. ORIGINAL LIST

95.2%

n=128

HOMES FOR SALE TODAY

490

months of inventory: 2.79

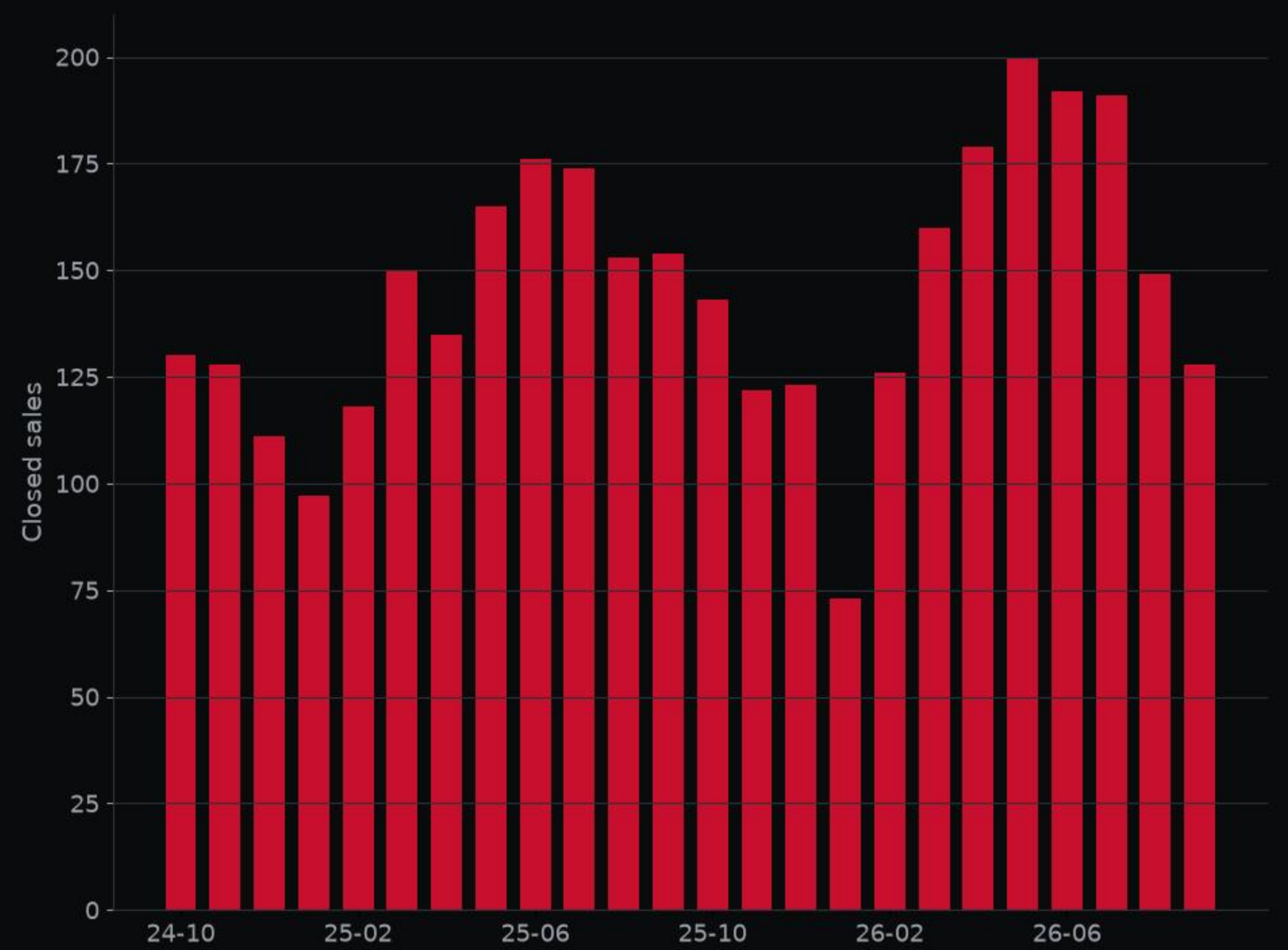
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





10606 N Platt River DR · MLS #8258939

Kitchen · Listed by Keller Williams Realty



10606 N Platt River DR · MLS #8258939

Bedroom · Listed by Keller Williams Realty



10606 N Platt River DR · MLS #8258939

Backyard · Listed by Keller Williams Realty



10606 N Platt River DR · MLS #8258939

Dining room · Listed by Keller Williams Realty



10606 N Platt River DR · MLS #8258939

Bathroom · Listed by Keller Williams Realty

Deal of the Week

10606 N Platt River DR · MLS #8258939

\$290,000

3 bed · 2.5 bath · 1,293 sq ft

listed 14% below the ALEX valuation; 24% under the local price per sq ft; price reduced 17% from original.

ALEX valuation: \$336,000 (range \$302,000–\$356,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

[View on alex.realestate](#)

Want a private showing? Call or text George · 713.918.9951

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or text George at
713.918.9951 for a private
showing.**

alex-companies.com/market-data

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ALEX Real Estate

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Data from Unlock MLS. Deemed reliable, not guaranteed.