Southwest Austin School Zones Lead in Sales Activity

Southwest Austin · 2026-10-31

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

486

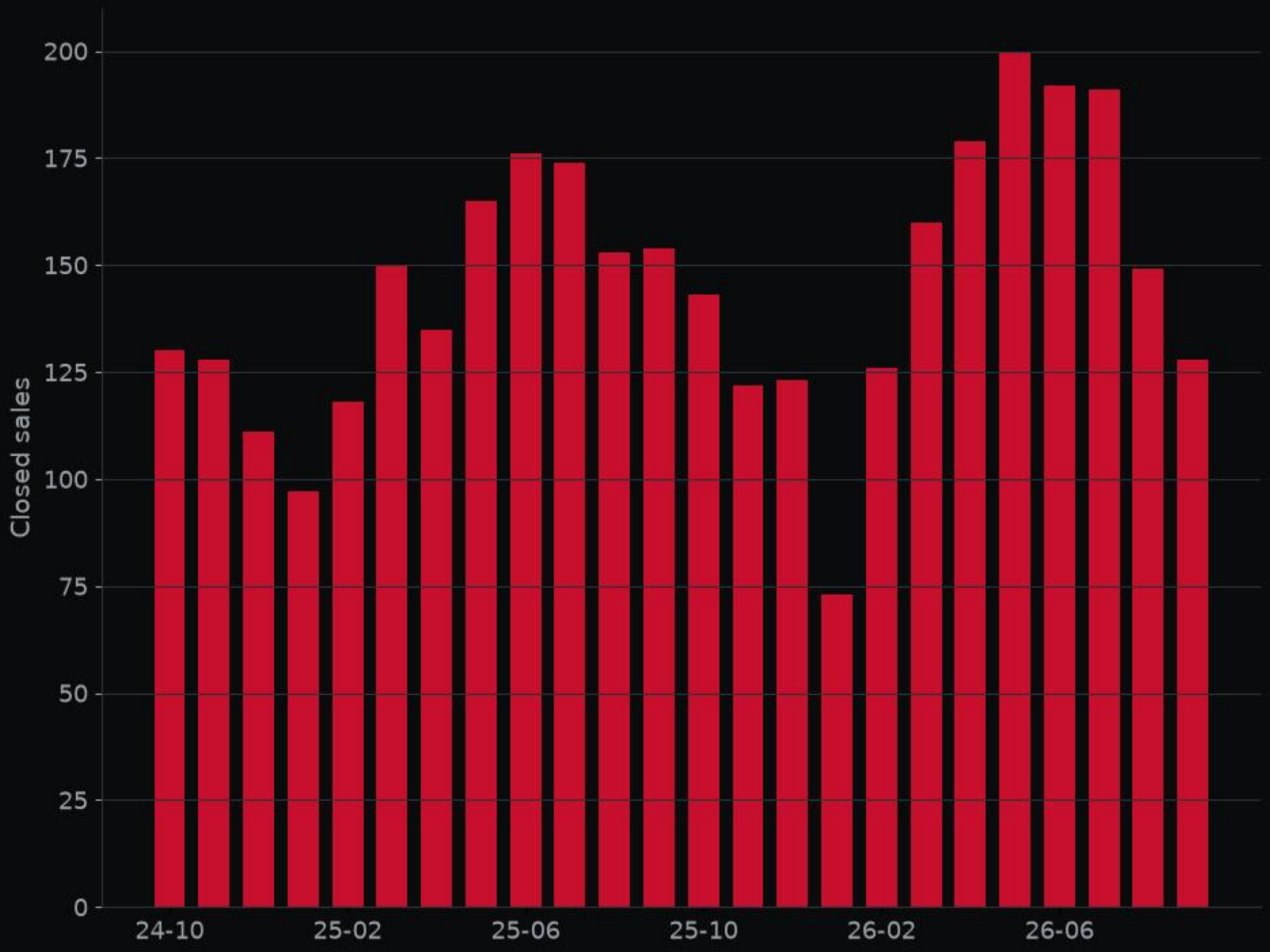
months of inventory: 2.77

Median Sale Price by Month

Closed sales, last 24 months · actuals only

Homes Sold by Month

Closed sales, last 24 months



Sales Activity by School Zone

September 2026 · activity only, not school quality

ELEMENTARY ZONE	SALES	MEDIAN
Menchaca	18	$415,000
Oak Hill	13	$770,000
Cypress Springs	12	$1,087,500
Patton	11	$545,000
Cowan	10	$561,000

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

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Dining room · Listed by Keller Williams Realty

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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

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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