Southwest Austin: New Listings vs. Closings Show Supply Gap

Southwest Austin · 2026-11-05



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

Key numbers

October 2026

MEDIAN SALE PRICE

$580,000

+0.0% vs. last year

n=124

MEDIAN DAYS ON MARKET

32

-30.4% vs. last year

n=124

SOLD VS. ORIGINAL LIST

95.5%

n=124

HOMES FOR SALE TODAY

466

months of inventory: 2.84

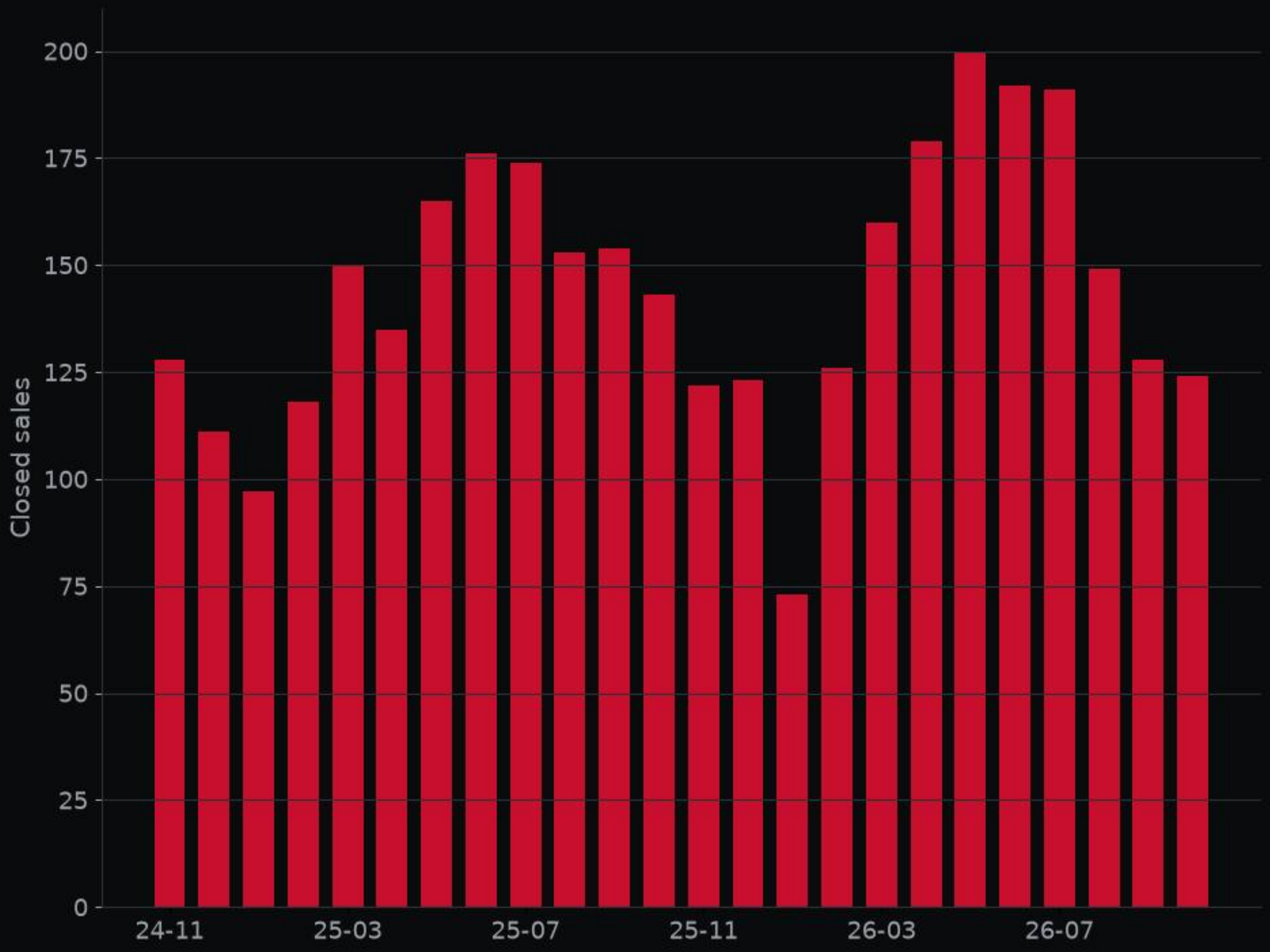
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





8509 Copano DR · MLS #8810650

Kitchen · Listed by LPT Realty LLC - Ascend Group



8509 Copano DR · MLS #8810650

Living room · Listed by LPT Realty LLC - Ascend Group



8509 Copano DR · MLS #8810650

Bedroom · Listed by LPT Realty LLC - Ascend Group



8509 Copano DR · MLS #8810650

Backyard · Listed by LPT Realty LLC - Ascend Group



8509 Copano DR · MLS #8810650

Bathroom · Listed by LPT Realty LLC - Ascend Group

Deal of the Week

8509 Copano DR · MLS #8810650

$435,000

3 bed · 2.5 bath · 2,071 sq ft

listed 9% below the ALEX valuation; 33% under the local price per sq ft; price reduced 13% from original.

ALEX valuation: $479,000 (range $435,000–$514,000)

ALEX Intelligence estimate, not an appraisal.

Listed by LPT Realty LLC - Ascend Group

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.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.