Southwest Austin: Where Prices Were Cut Most in October

Southwest Austin · 2026-11-15



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

Key numbers

October 2026

MEDIAN SALE PRICE

$588,412

+1.9% vs. last year

n=118

MEDIAN DAYS ON MARKET

36

-32.1% vs. last year

n=118

SOLD VS. ORIGINAL LIST

95.9%

n=118

HOMES FOR SALE TODAY

478

months of inventory: 2.91

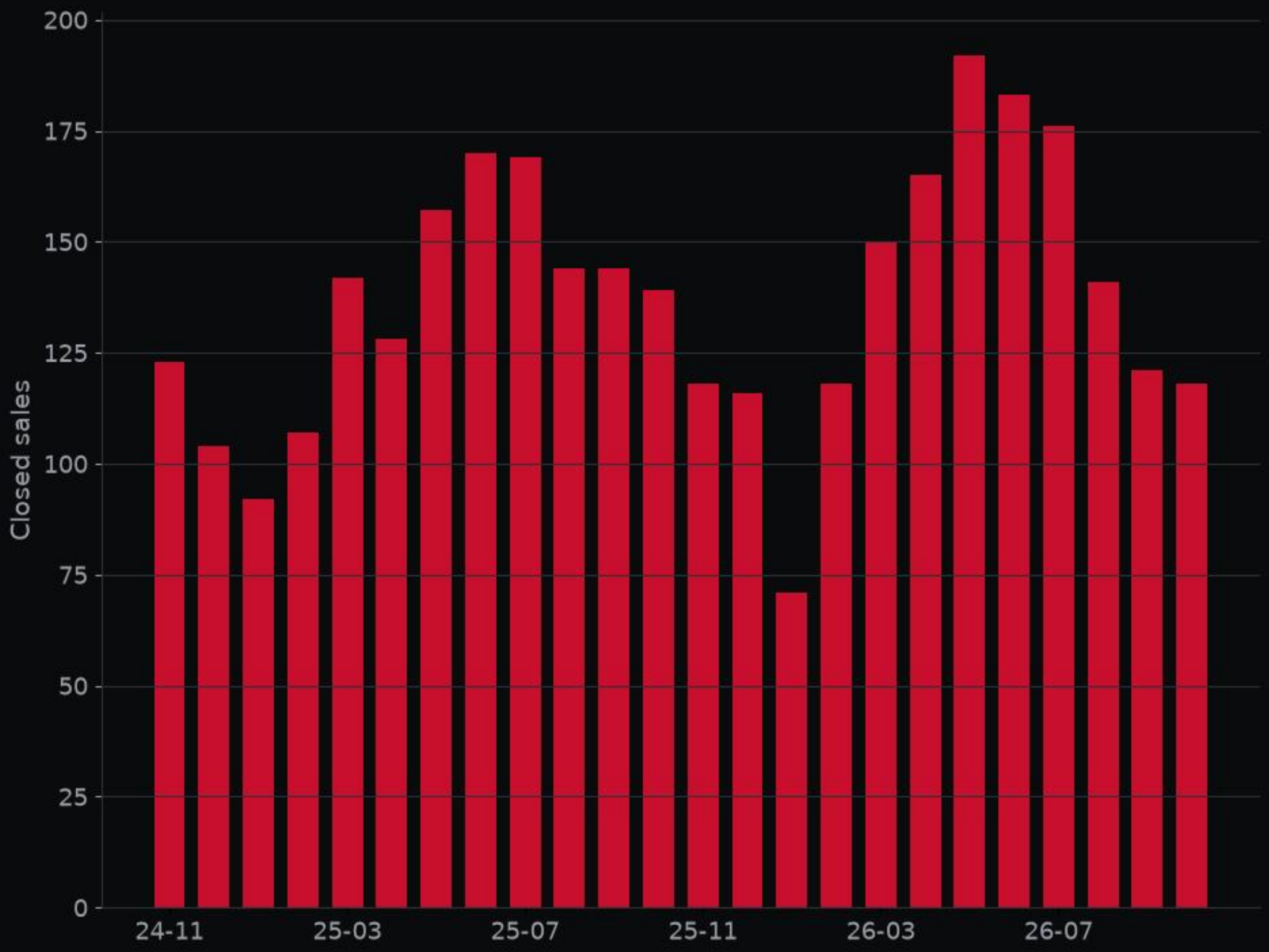
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 4 Subdivisions

October 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Maple Run	6	$484,375	60
Village At Western Oaks	9	$645,000	24
Belterra	8	$717,500	52
Circle C Ranch	15	$730,000	16



11504 Robert Wooding DR · MLS #6912237

Kitchen · Listed by The Leaders Realty, LLC



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Living room · Listed by The Leaders Realty, LLC



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Bedroom · Listed by The Leaders Realty, LLC



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Backyard · Listed by The Leaders Realty, LLC



11504 Robert Wooding DR · MLS #6912237

Bathroom · Listed by The Leaders Realty, LLC

Deal of the Week

11504 Robert Wooding DR · MLS #6912237

$299,000

3 bed · 2.5 bath · 1,590 sq ft

listed 7% below the ALEX valuation; 36% under the local price per sq ft; price reduced 15% from original.

ALEX valuation: $322,000 (range $304,000–$354,000)

ALEX Intelligence estimate, not an appraisal.

Listed by The Leaders Realty, 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

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

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