Southwest Austin: Is the Market Balanced in October?

Southwest Austin · 2026-11-16



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

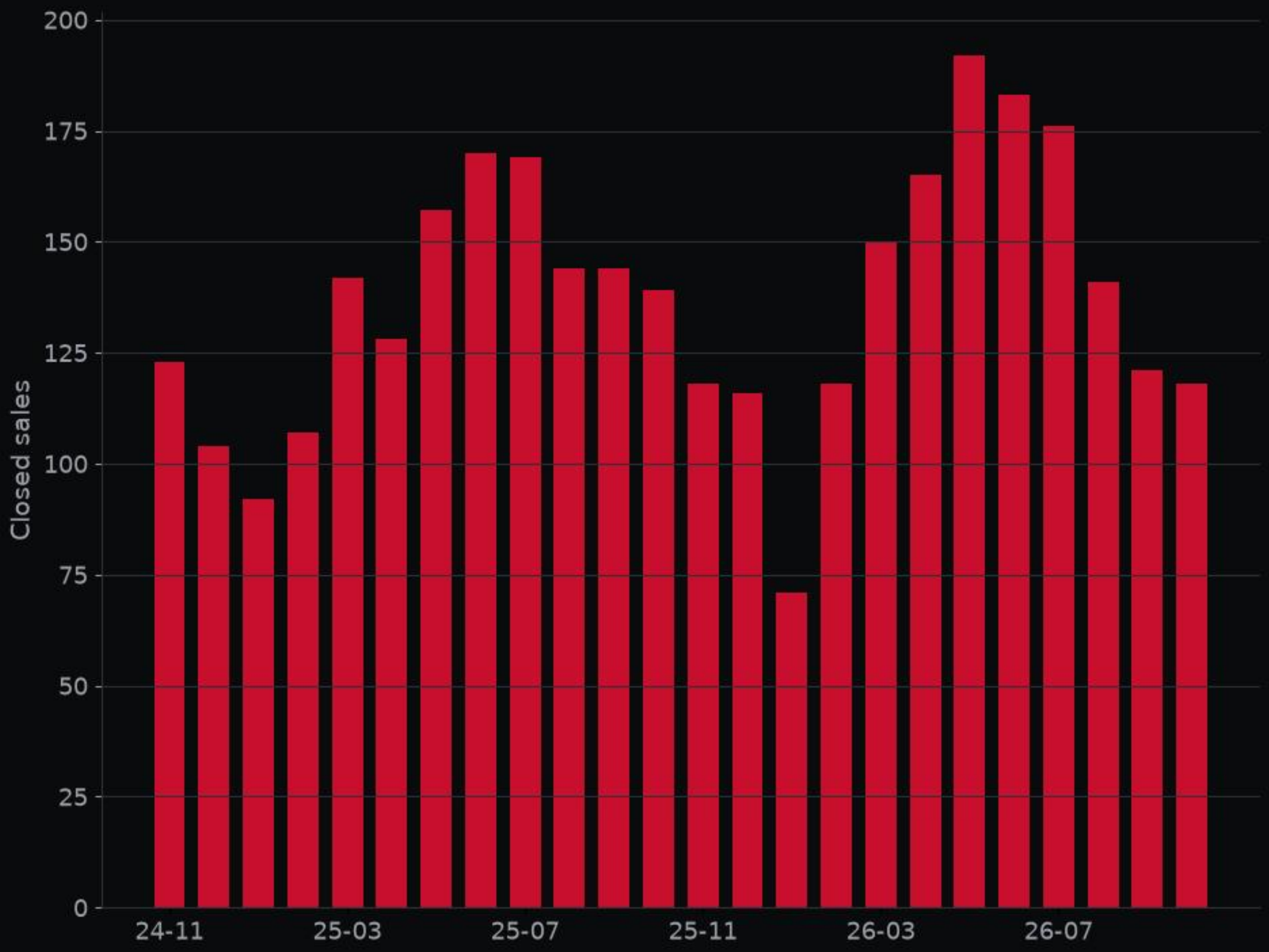
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





10600 N Platt River DR · MLS #4168537

Kitchen · Listed by Solutions Real Estate Texas



10600 N Platt River DR · MLS #4168537

Living room · Listed by Solutions Real Estate Texas



10600 N Platt River DR · MLS #4168537

Backyard · Listed by Solutions Real Estate Texas



10600 N Platt River DR · MLS #4168537

Bathroom · Listed by Solutions Real Estate Texas



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Garage · Listed by Solutions Real Estate Texas

Deal of the Week

10600 N Platt River DR · MLS #4168537

$295,000

3 bed · 2 bath · 1,203 sq ft

listed 7% below the ALEX valuation; 17% under the local price per sq ft; price reduced 10% from original.

ALEX valuation: $317,000 (range $284,000–$332,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Solutions Real Estate Texas

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

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