Southwest Austin: Top 5 Luxury Subdivisions in October

Southwest Austin · 2026-11-20



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

461

months of inventory: 2.81

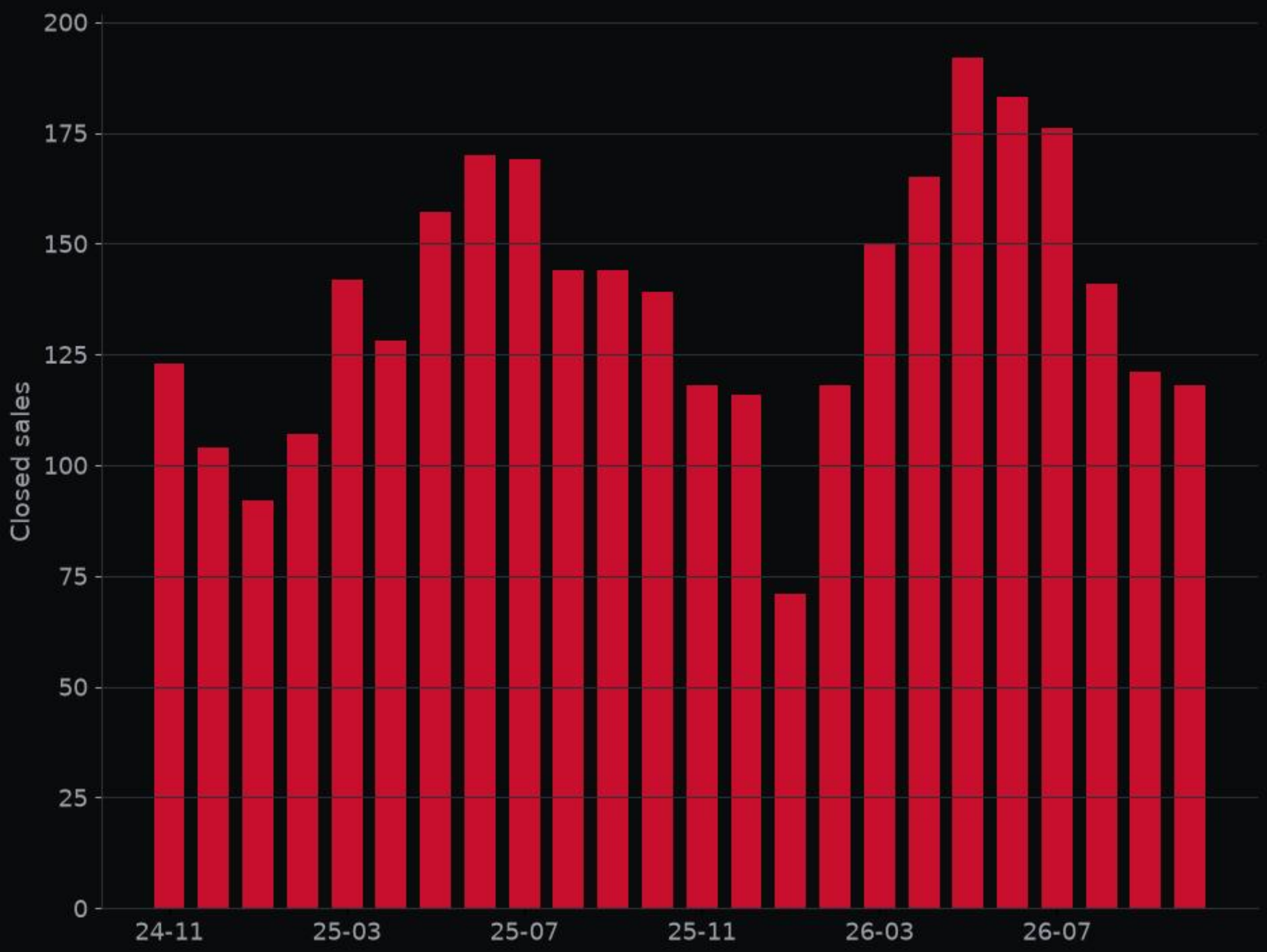
Median Sale Price by Month

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

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

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alex-companies.com/market-data

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