

West Austin September Market Pulse: Prices Dip, Sales Slow

West Austin · 2026-10-22

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

Key numbers

September 2026

MEDIAN SALE PRICE

\$1,127,500

+12.8% vs. last year

n=58

MEDIAN DAYS ON MARKET

52

+13.0% vs. last year

n=58

SOLD VS. ORIGINAL LIST

92.8%

n=58

HOMES FOR SALE TODAY

276

months of inventory: 3.81

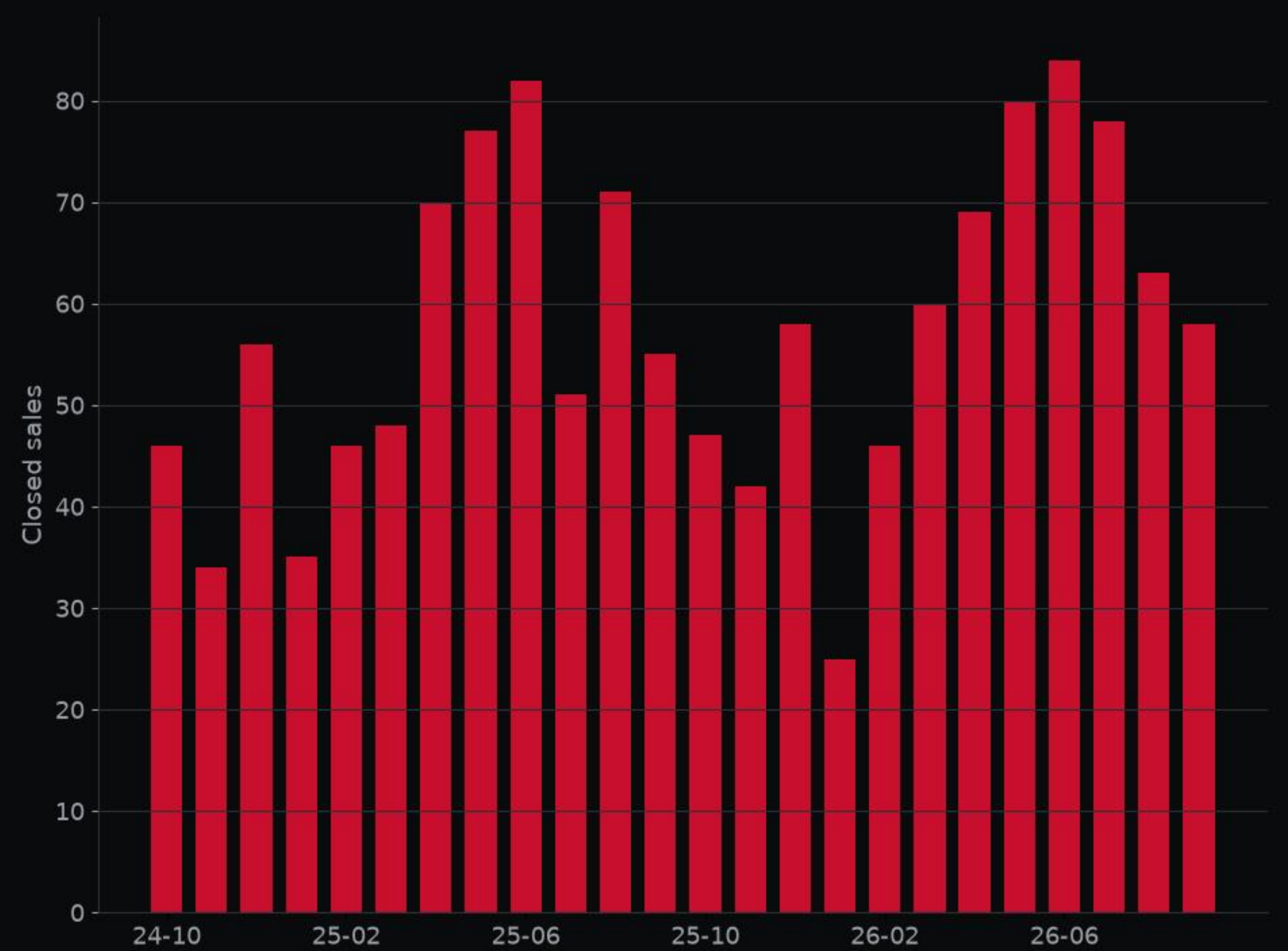
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





8110 Ranch Road 2222 RD # 33 · MLS #65240

Kitchen · Listed by Compass RE Texas, LLC



8110 Ranch Road 2222 RD # 33 · MLS #65240

Living room · Listed by Compass RE Texas, LLC



8110 Ranch Road 2222 RD # 33 · MLS #65240

Bedroom · Listed by Compass RE Texas, LLC



8110 Ranch Road 2222 RD # 33 · MLS #65240

Backyard · Listed by Compass RE Texas, LLC



8110 Ranch Road 2222 RD # 33 · MLS #65240

Pool · Listed by Compass RE Texas, LLC

Deal of the Week

8110 Ranch Road 2222 RD # 33 · MLS #6524661

\$600,000

4 bed · 3.5 bath · 2,133 sq ft

listed 21% below the ALEX valuation; 5% under the local price per sq ft; price reduced 23% from original.

ALEX valuation: \$757,000 (range \$671,000–\$837,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, LLC

[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

Data from Unlock MLS. Deemed reliable, not guaranteed.