

West Austin Seasonality: When Prices Peak and Sales Surge

West Austin · 2026-10-29

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

272

months of inventory: 3.75

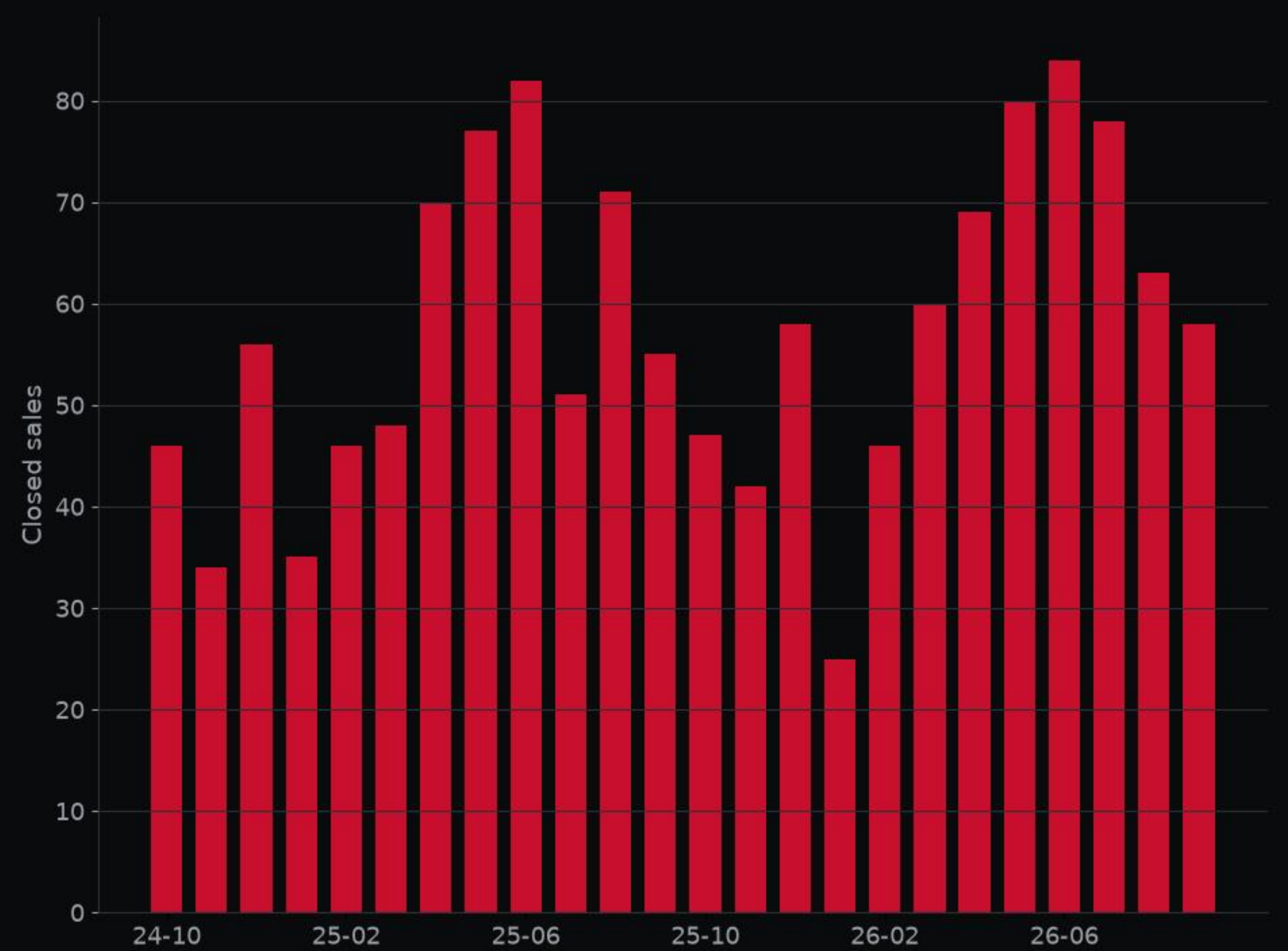
Median Sale Price by Month

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



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Bedroom · Listed by Compass RE Texas, LLC



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Backyard · Listed by Compass RE Texas, LLC



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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 a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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ALEX Real Estate

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Data from Unlock MLS. Deemed reliable, not guaranteed.