West Austin Inventory: Is It a Buyer's Market?

West Austin · 2026-11-04

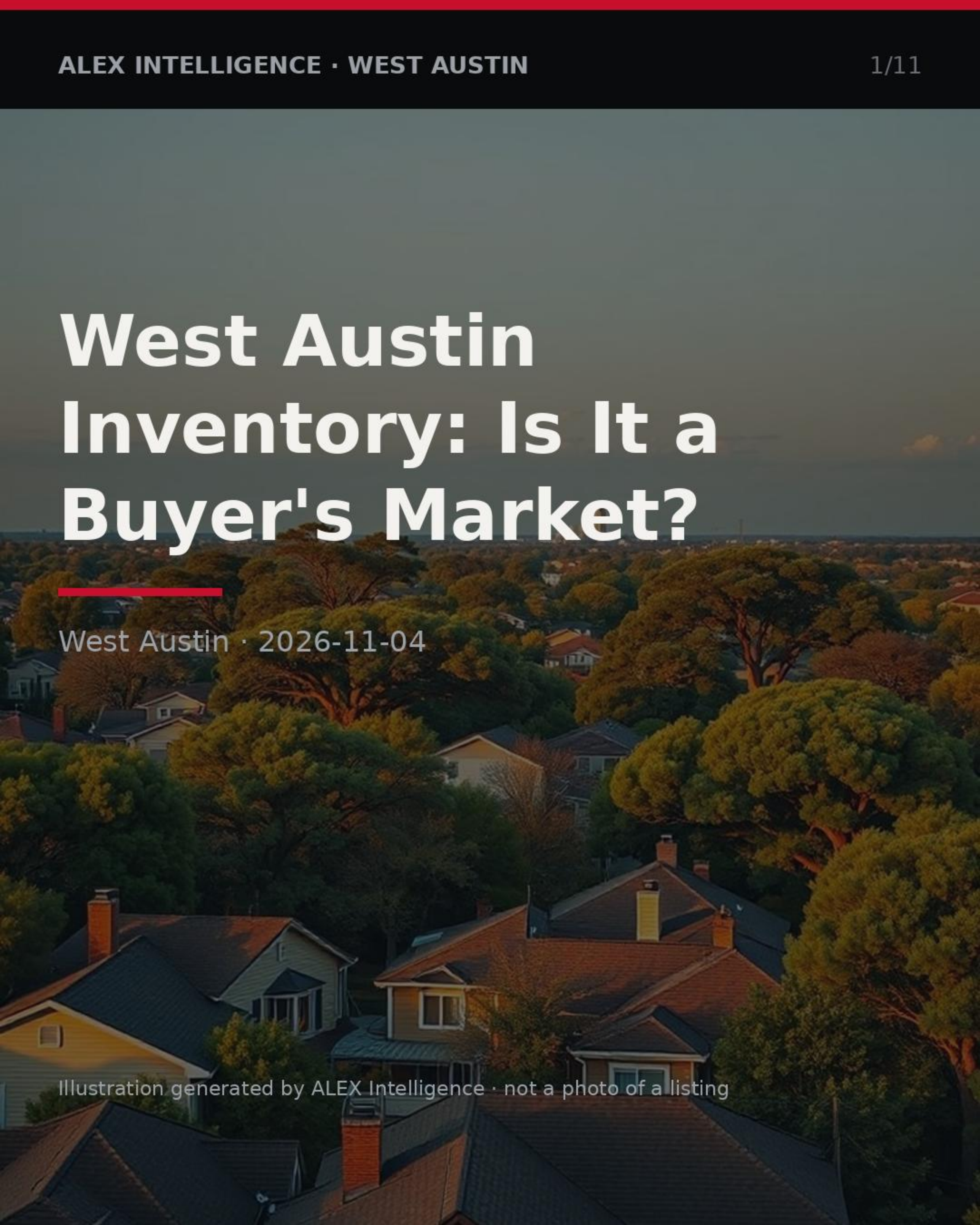


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

October 2026

MEDIAN SALE PRICE

$1,158,750

-4.2% vs. last year

n=56

MEDIAN DAYS ON MARKET

67

-10.7% vs. last year

n=56

SOLD VS. ORIGINAL LIST

92.5%

n=56

HOMES FOR SALE TODAY

269

months of inventory: 3.85

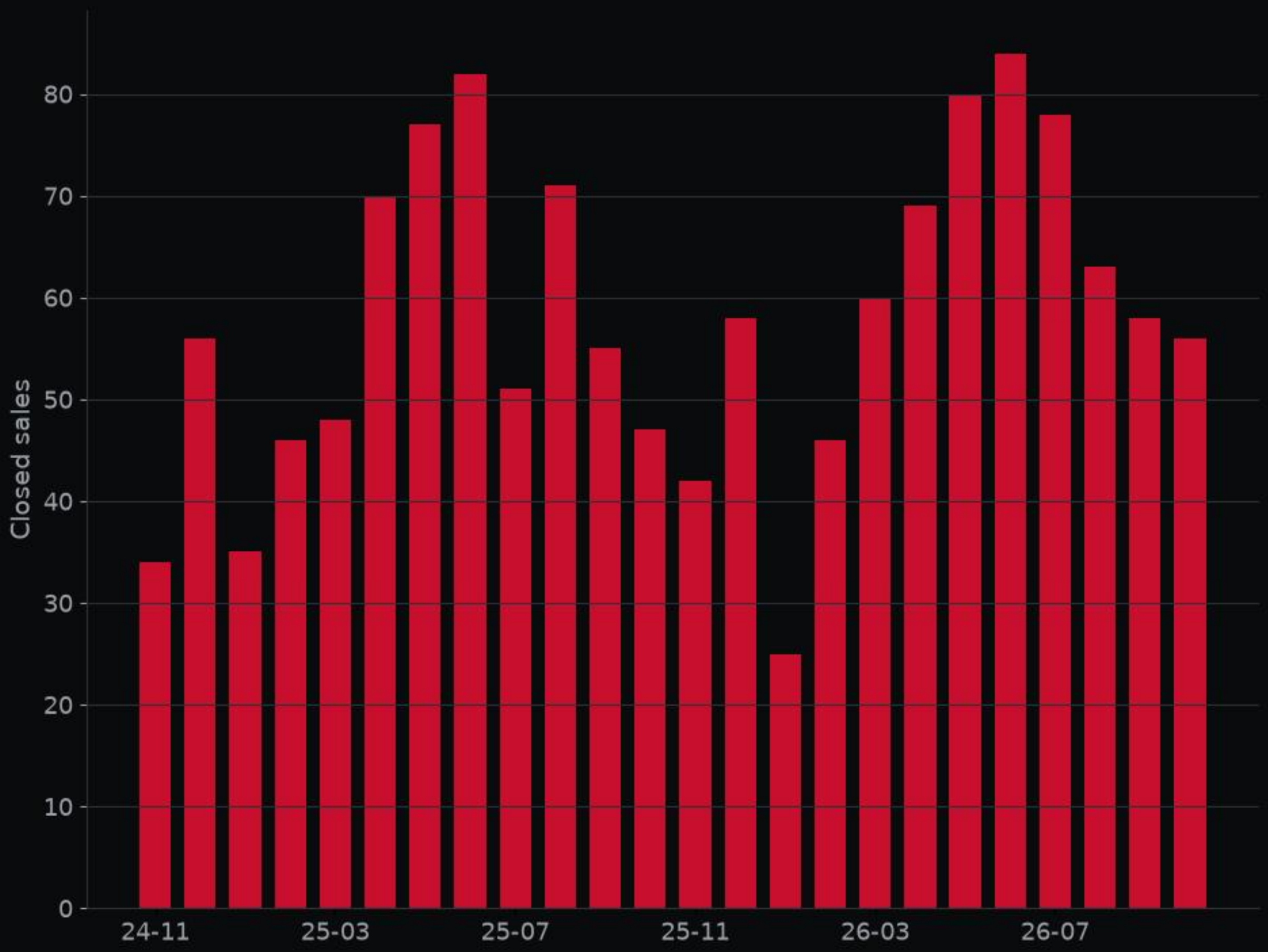
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





2505 Golden Gate PARK · MLS #9132081

Kitchen · Listed by MSA Realty, LLC



2505 Golden Gate PARK · MLS #9132081

Living room · Listed by MSA Realty, LLC



2505 Golden Gate PARK · MLS #9132081

Bedroom · Listed by MSA Realty, LLC



2505 Golden Gate PARK · MLS #9132081

Backyard · Listed by MSA Realty, LLC



2505 Golden Gate PARK · MLS #9132081

Dining room · Listed by MSA Realty, LLC

Deal of the Week

2505 Golden Gate PARK · MLS #9132081

$599,000

4 bed · 2.5 bath · 2,666 sq ft

listed 7% below the ALEX valuation; price reduced 11% from original.

ALEX valuation: $642,000 (range $581,000–$666,000)

ALEX Intelligence estimate, not an appraisal.

Listed by MSA Realty, 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.