West Austin vs. Neighbors: Price and Speed Gaps in October

West Austin · 2026-11-09



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

Key numbers

October 2026

MEDIAN SALE PRICE

$1,244,250

+2.4% vs. last year

n=46

MEDIAN DAYS ON MARKET

80

-7.0% vs. last year

n=46

SOLD VS. ORIGINAL LIST

93.6%

n=46

HOMES FOR SALE TODAY

276

months of inventory: 3.95

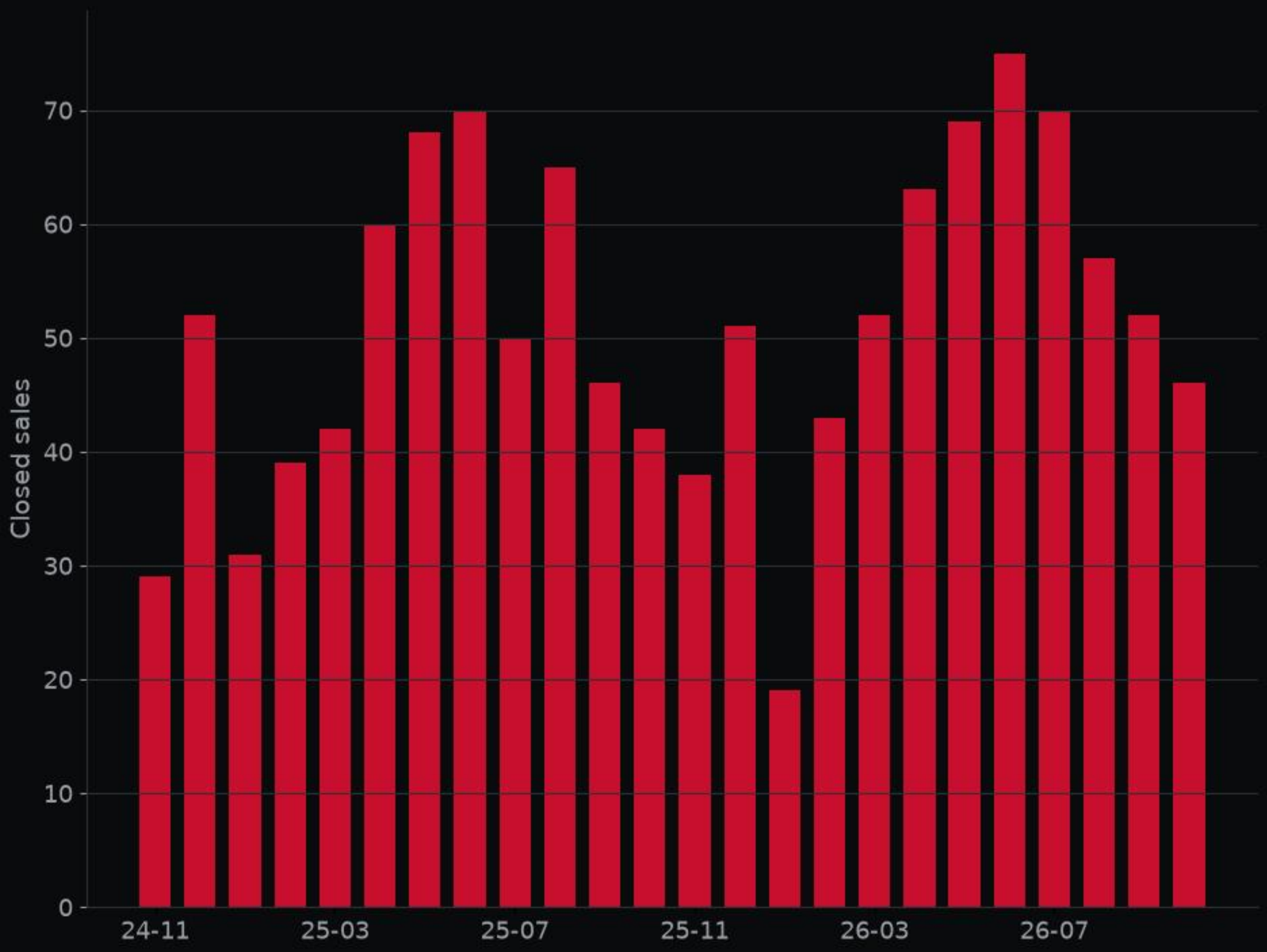
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





12508 Mixson DR · MLS #1804073

Front exterior · Listed by UCAN LLC



12508 Mixson DR · MLS #1804073

Kitchen · Listed by UCAN LLC



12508 Mixson DR · MLS #1804073

Living room · Listed by UCAN LLC



12508 Mixson DR · MLS #1804073

Bedroom · Listed by UCAN LLC



12508 Mixson DR · MLS #1804073

Backyard · Listed by UCAN LLC

Deal of the Week

12508 Mixson DR · MLS #1804073

$549,000

3 bed · 2 bath · 1,627 sq ft

listed 10% below the ALEX valuation; price reduced 17% from original.

ALEX valuation: $608,000 (range $519,000–$656,000)

ALEX Intelligence estimate, not an appraisal.

Listed by UCAN 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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