# West Austin: How Rates and Buydowns Affect Buying Power

West Austin · 2026-11-18



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**

**245**

months of inventory: 3.5

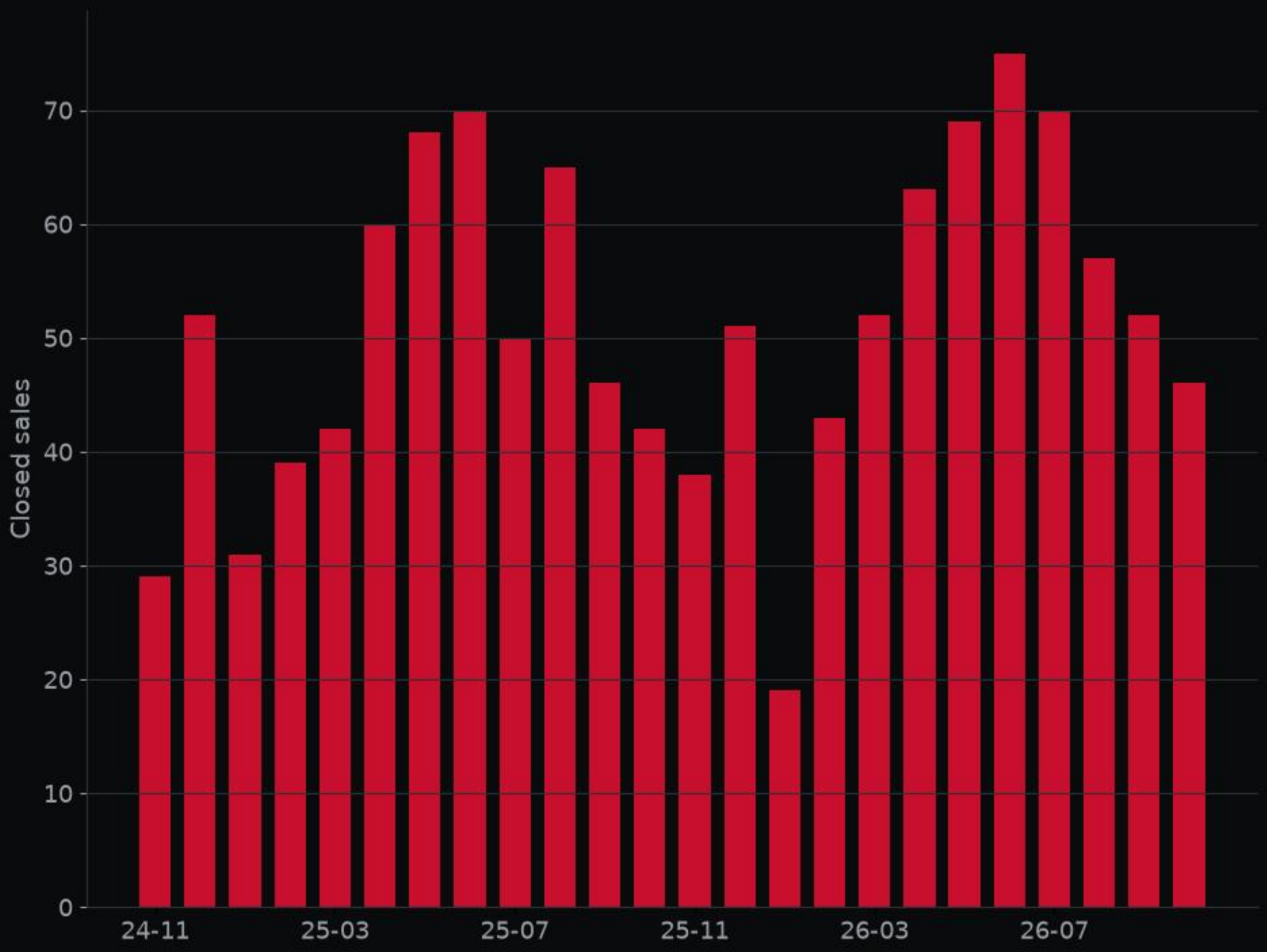
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

Closed sales, last 24 months





# 3101 Persimmon Valley TRL · MLS #6882773

Kitchen · Listed by ListingSpark



# 3101 Persimmon Valley TRL · MLS #6882773

Living room · Listed by ListingSpark



# 3101 Persimmon Valley TRL · MLS #6882773

Bedroom · Listed by ListingSpark



# 3101 Persimmon Valley TRL · MLS #6882773

Backyard · Listed by ListingSpark



# 3101 Persimmon Valley TRL · MLS #6882773

Dining room · Listed by ListingSpark

# Deal of the Week

3101 Persimmon Valley TRL · MLS #6882773

# $529,900

3 bed · 2 bath · 2,206 sq ft

listed 2% below the ALEX valuation; 18% under the local price per sq ft; price reduced 3% from original.

ALEX valuation: $539,000 (range $485,000–$573,000)

ALEX Intelligence estimate, not an appraisal.

Listed by ListingSpark

**View on alex.realestate**

Want a private showing? Call or text George · 713.918.9951

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# Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

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