West Austin Inventory Signals a Balanced Market in October

West Austin · 2026-11-23



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

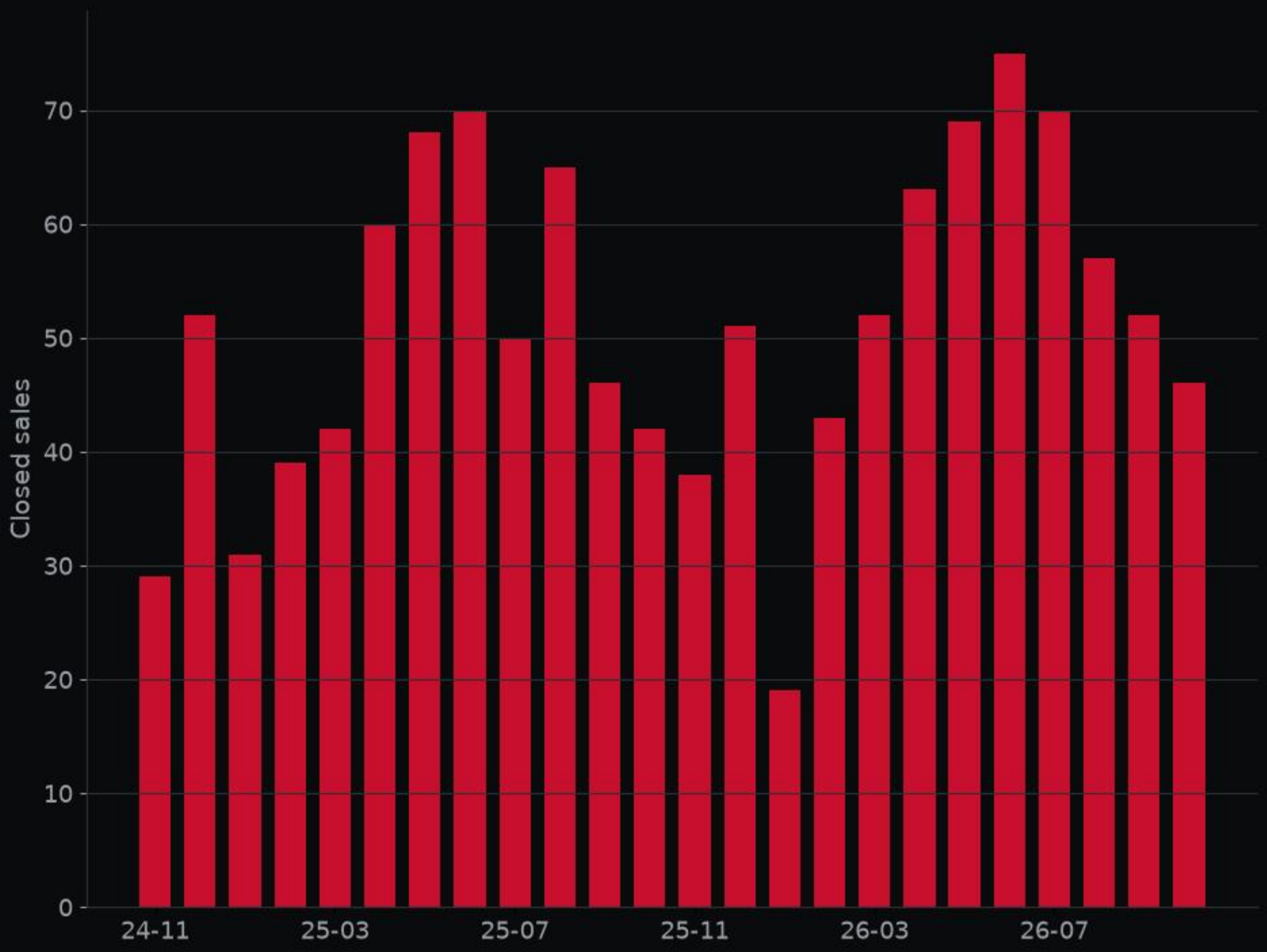
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





12315 Simmental DR · MLS #9634111

Front exterior · Listed by Compass RE Texas, LLC



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Kitchen · Listed by Compass RE Texas, LLC



12315 Simmental DR · MLS #9634111

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

Deal of the Week

12315 Simmental DR · MLS #9634111

$644,999

5 bed · 2.5 bath · 2,596 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 16% under the local price per sq ft.

ALEX valuation: $641,000 (range $577,000–$681,000)

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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