

Lakeway and Bee Cave: How List-to-Sale Ratios Shifted in October

Lakeway and Bee Cave · 2026-11-01

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

Key numbers

October 2026

MEDIAN SALE PRICE

$860,000

+13.2% vs. last year

n=63

MEDIAN DAYS ON MARKET

57

-23.0% vs. last year

n=63

SOLD VS. ORIGINAL LIST

93.4%

n=63

HOMES FOR SALE TODAY

448

months of inventory: 4.44

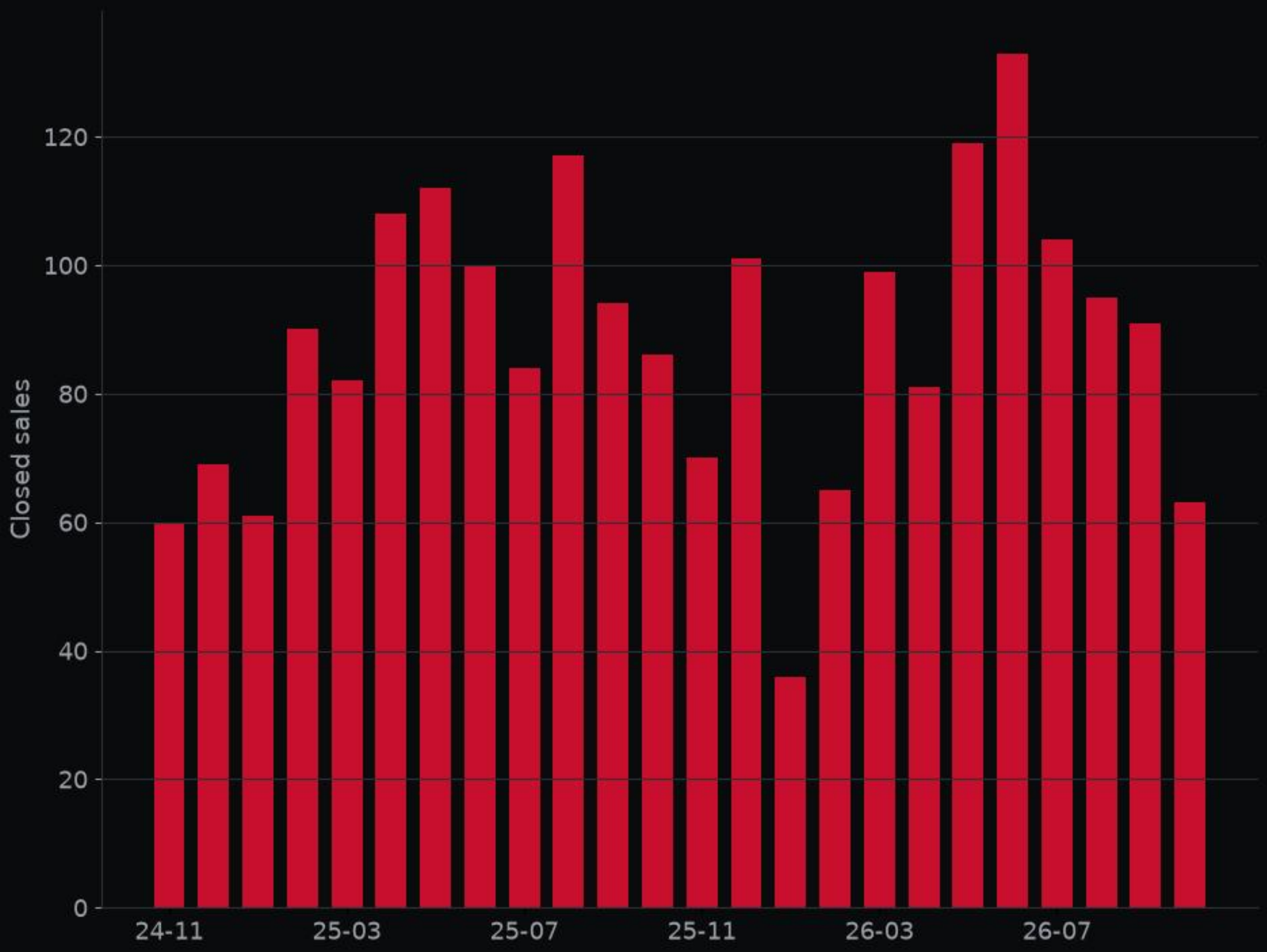
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





15214 Nightingale LN · MLS #2264155

Kitchen · Listed by Oberg Properties



15214 Nightingale LN · MLS #2264155

Living room · Listed by Oberg Properties



15214 Nightingale LN · MLS #2264155

Bedroom · Listed by Oberg Properties



15214 Nightingale LN · MLS #2264155

Backyard · Listed by Oberg Properties



15214 Nightingale LN · MLS #2264155

Bathroom · Listed by Oberg Properties

Deal of the Week

15214 Nightingale LN · MLS #2264155

$585,000

4 bed · 3 bath · 2,674 sq ft

listed 13% below the ALEX valuation; 16% under the local price per sq ft; price reduced 17% from original.

ALEX valuation: $672,000 (range $573,000–$705,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Oberg Properties

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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