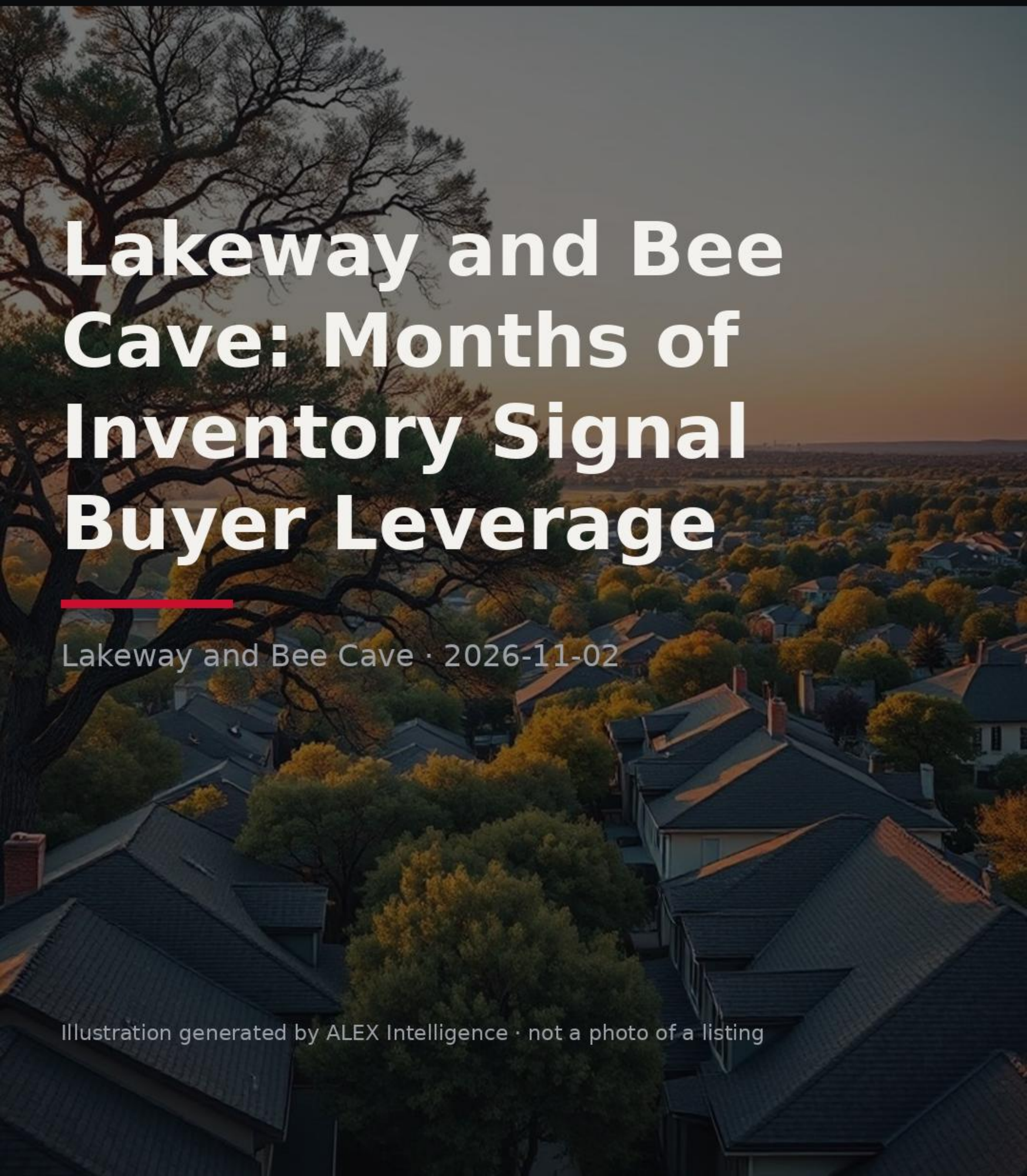


Lakeway and Bee Cave: Months of Inventory Signal Buyer Leverage

Lakeway and Bee Cave · 2026-11-02

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

443

months of inventory: 4.39

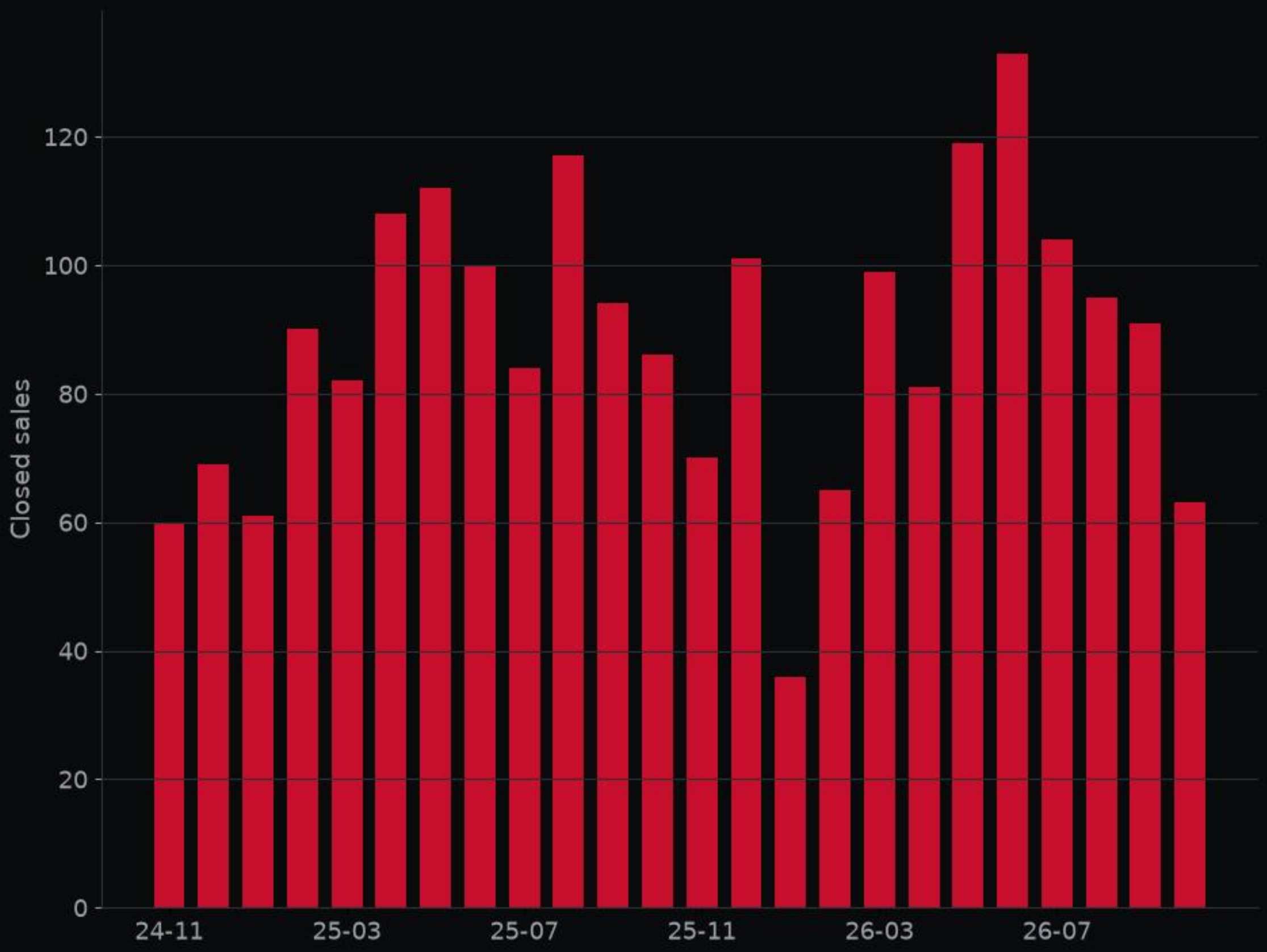
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





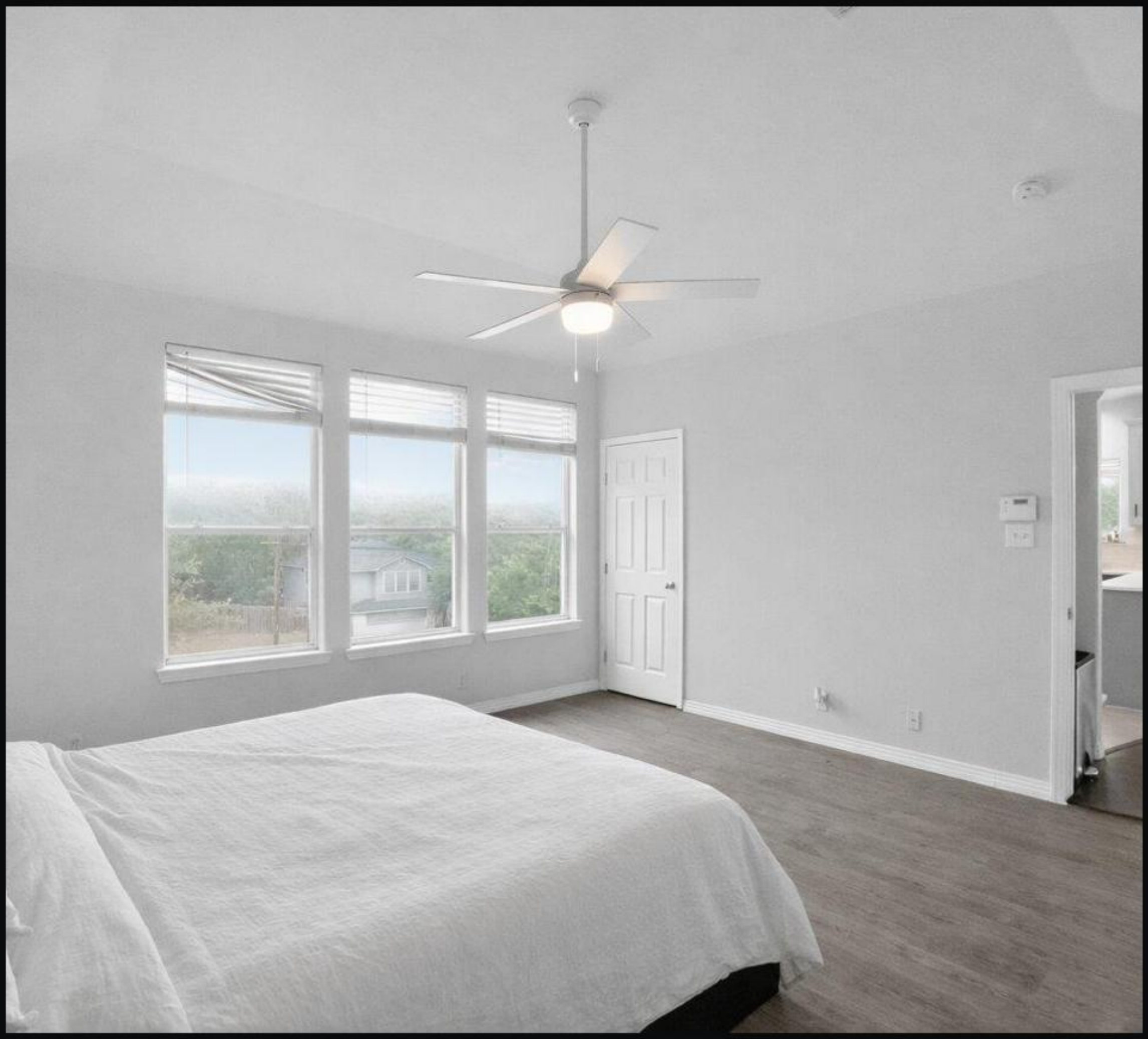
15109 S Flamingo DR S · MLS #2266388

Kitchen · Listed by Keller Williams Realty



15109 S Flamingo DR S · MLS #2266388

Living room · Listed by Keller Williams Realty



15109 S Flamingo DR S · MLS #2266388

Bedroom · Listed by Keller Williams Realty



15109 S Flamingo DR S · MLS #2266388

Backyard · Listed by Keller Williams Realty



15109 S Flamingo DR S · MLS #2266388

Dining room · Listed by Keller Williams Realty

Deal of the Week

15109 S Flamingo DR S · MLS #2266388

$465,000

3 bed · 2.5 bath · 2,292 sq ft

listed 8% below the ALEX valuation; 31% under the local price per sq ft; price reduced 11% from original.

ALEX valuation: $506,000 (range $442,000–$534,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

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.