Seasonality: The Best Month to List in Lakeway and Bee Cave

Lakeway and Bee Cave · 2026-11-05

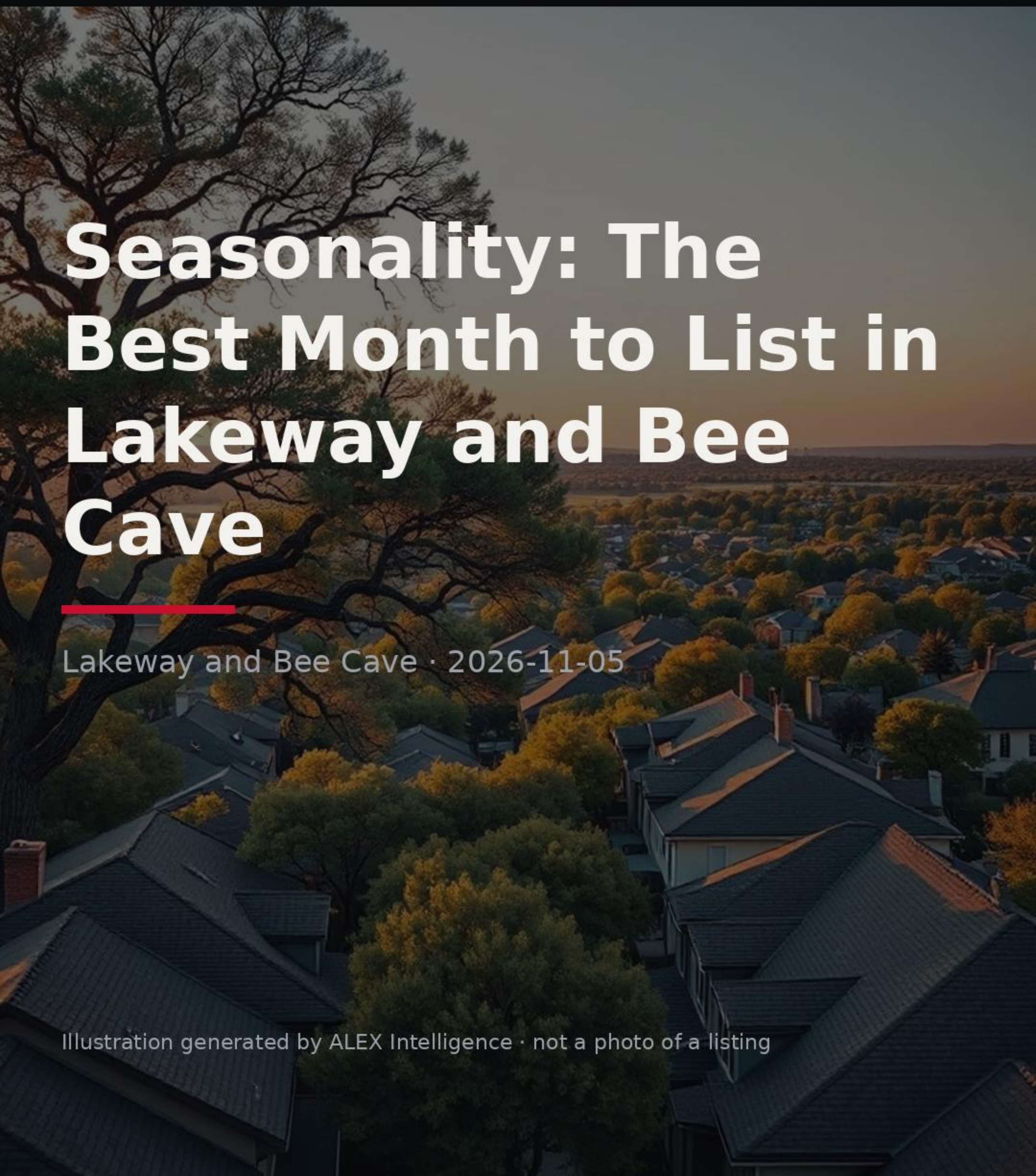


Illustration generated by ALEX Intelligence · not a photo of a listing

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

427

months of inventory: 4.23

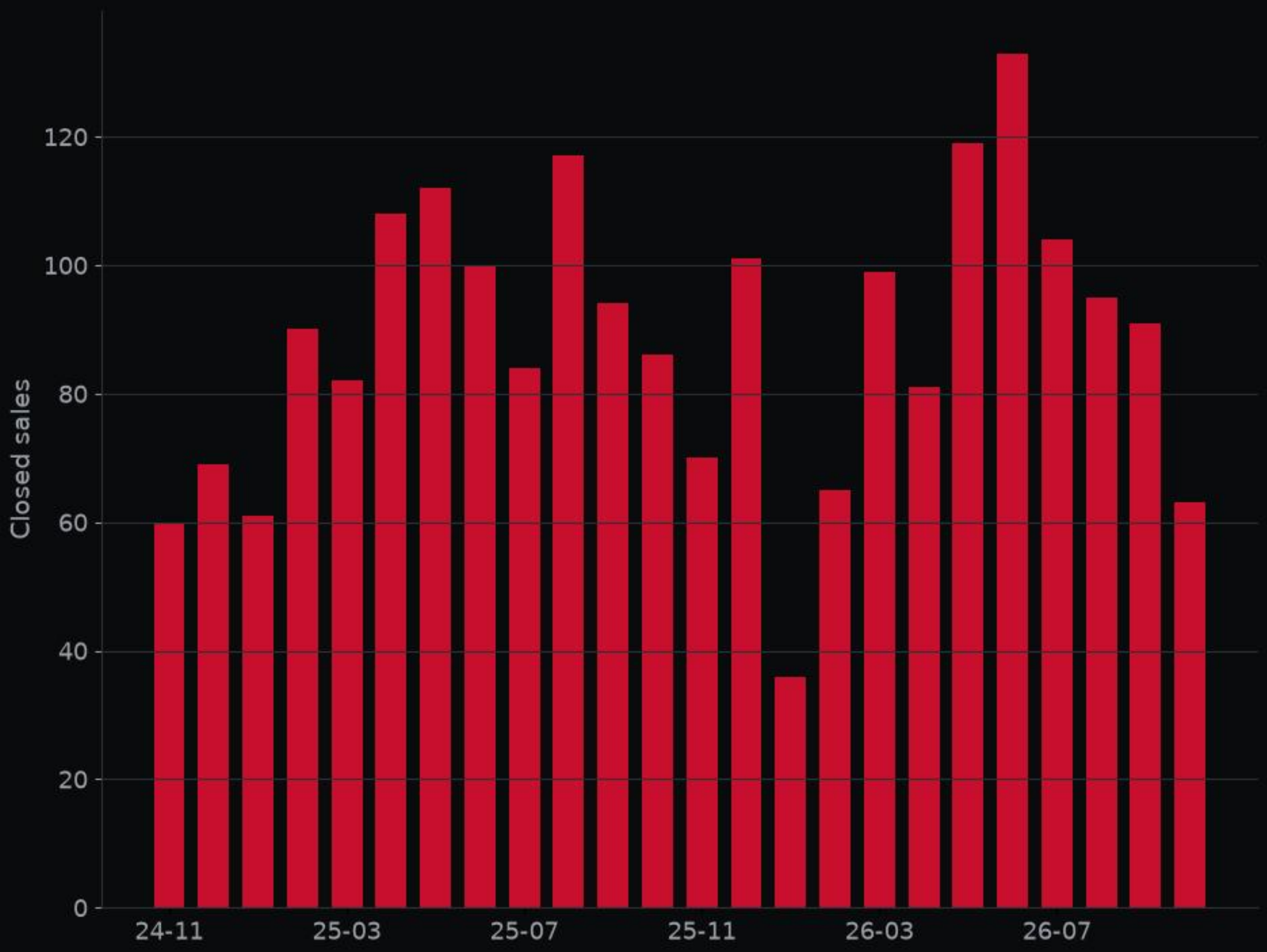
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





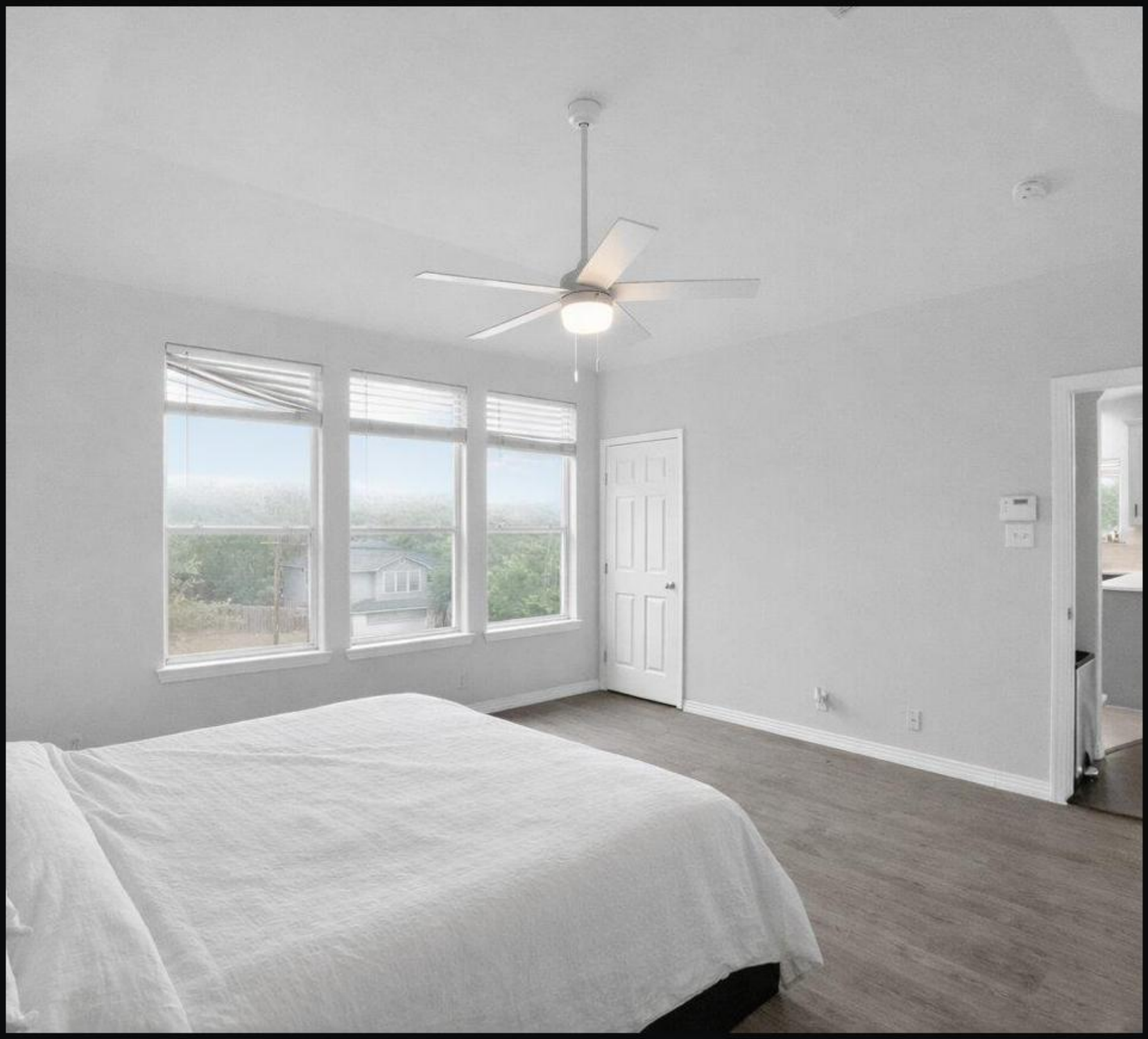
15109 S Flamingo DR S · MLS #2266388

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 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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