

Lakeway and Bee Cave: Where Prices Were Cut Most in October

Lakeway and Bee Cave · 2026-11-22

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

Key numbers

October 2026

MEDIAN SALE PRICE

$909,570

+13.0% vs. last year

n=59

MEDIAN DAYS ON MARKET

62

-19.5% vs. last year

n=59

SOLD VS. ORIGINAL LIST

94.2%

n=59

HOMES FOR SALE TODAY

414

months of inventory: 4.11

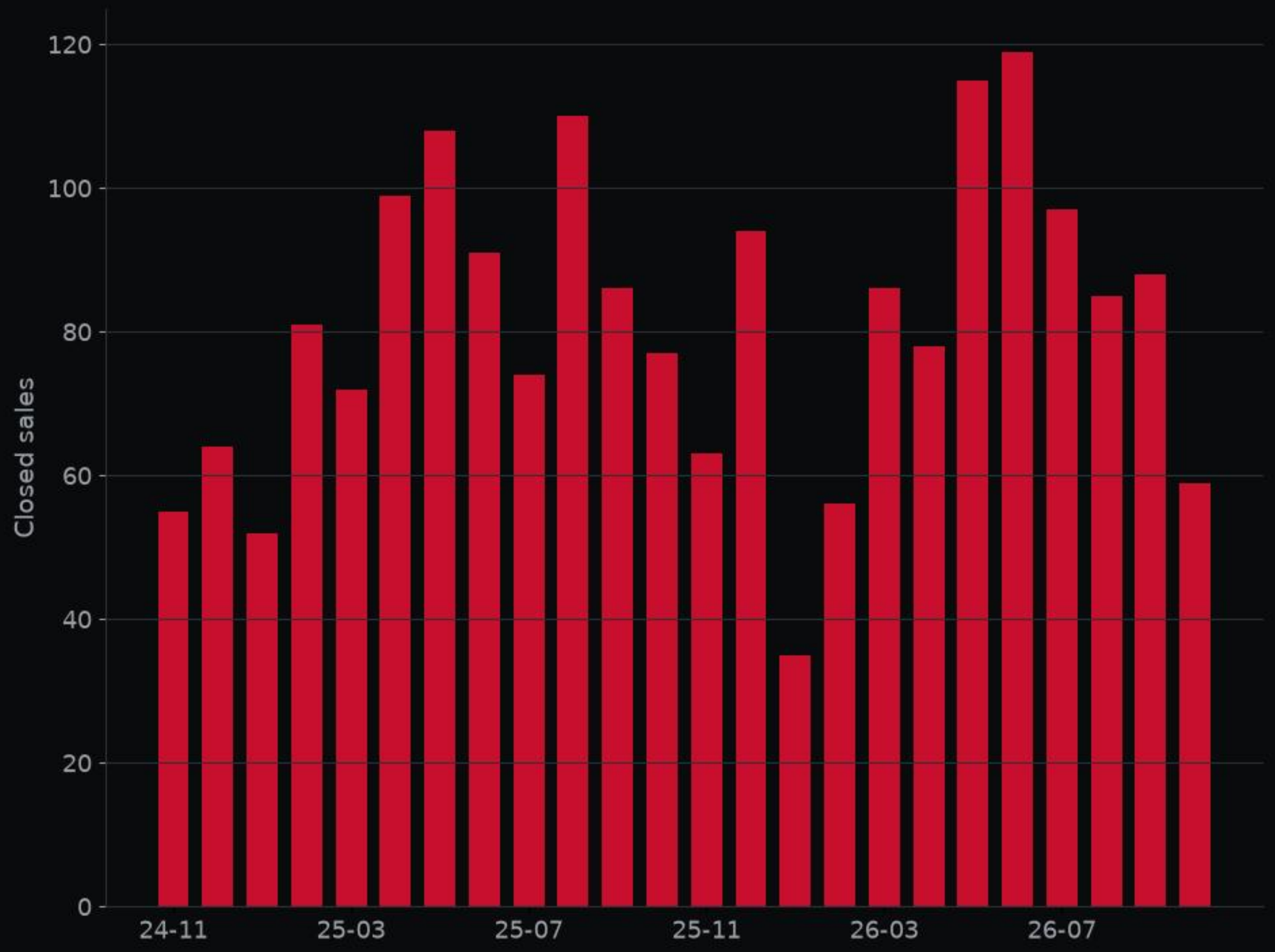
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 3 Subdivisions

October 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Falconhead West	5	$836,350	82
Rough Hollow	5	$2,198,750	90
Lakeway	10	$817,500	27



104 El Norte CT · MLS #6762304

Kitchen · Listed by Compass RE Texas, LLC



104 El Norte CT · MLS #6762304

Living room · Listed by Compass RE Texas, LLC



104 El Norte CT · MLS #6762304

Bedroom · Listed by Compass RE Texas, LLC



104 El Norte CT · MLS #6762304

Backyard · Listed by Compass RE Texas, LLC



104 El Norte CT · MLS #6762304

Dining room · Listed by Compass RE Texas, LLC

Deal of the Week

104 El Norte CT · MLS #6762304

$575,000

4 bed · 2.5 bath · 2,435 sq ft

listed 6% below the ALEX valuation; 21% under the local price per sq ft; price reduced 10% from original.

ALEX valuation: $609,000 (range $539,000–$645,000)

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 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-companies.com · 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.