Top 5 New Neighborhoods in Lakeway and Bee Cave

Lakeway and Bee Cave · 2026-11-24

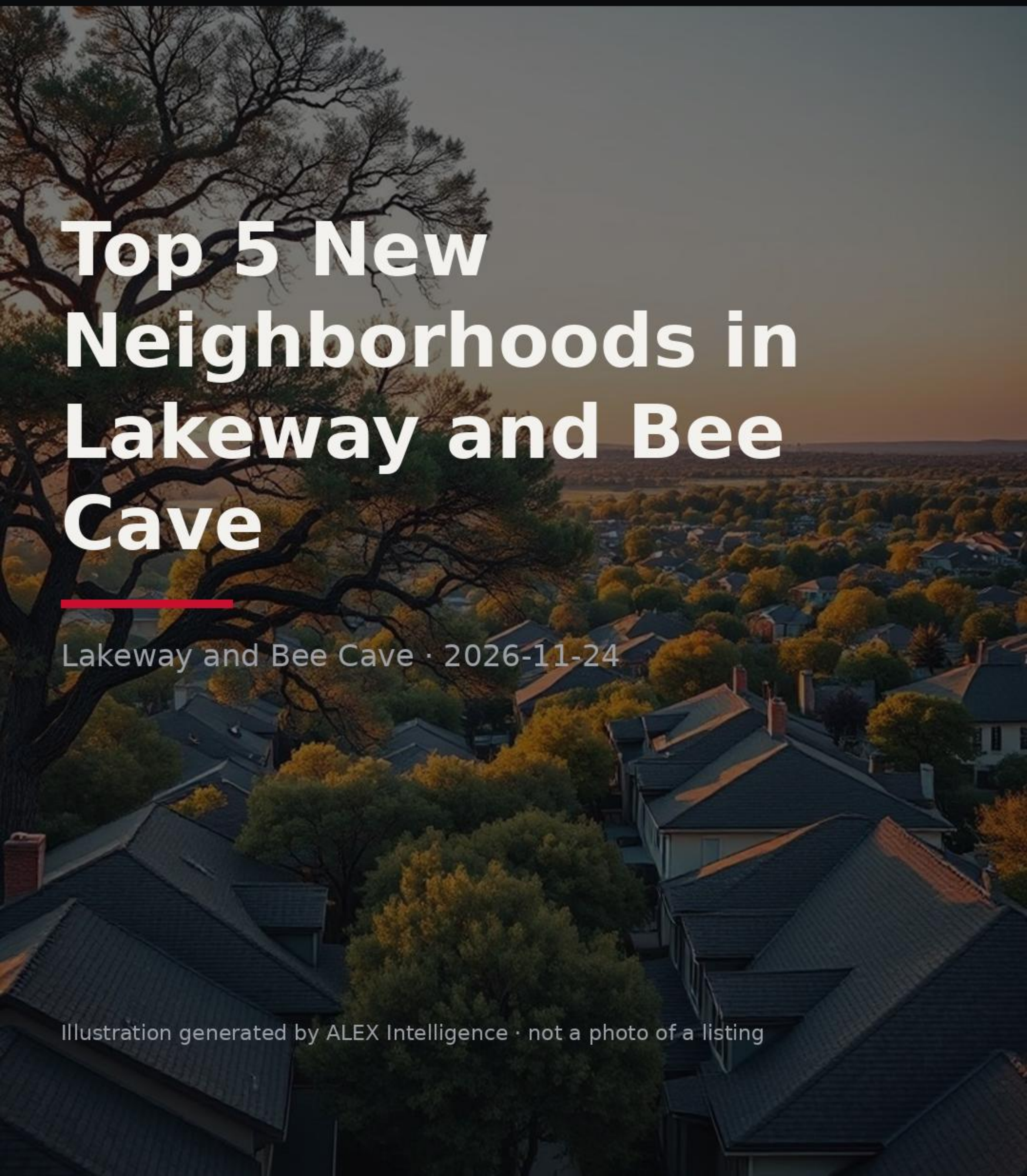


Illustration generated by ALEX Intelligence · not a photo of a listing

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

411

months of inventory: 4.08

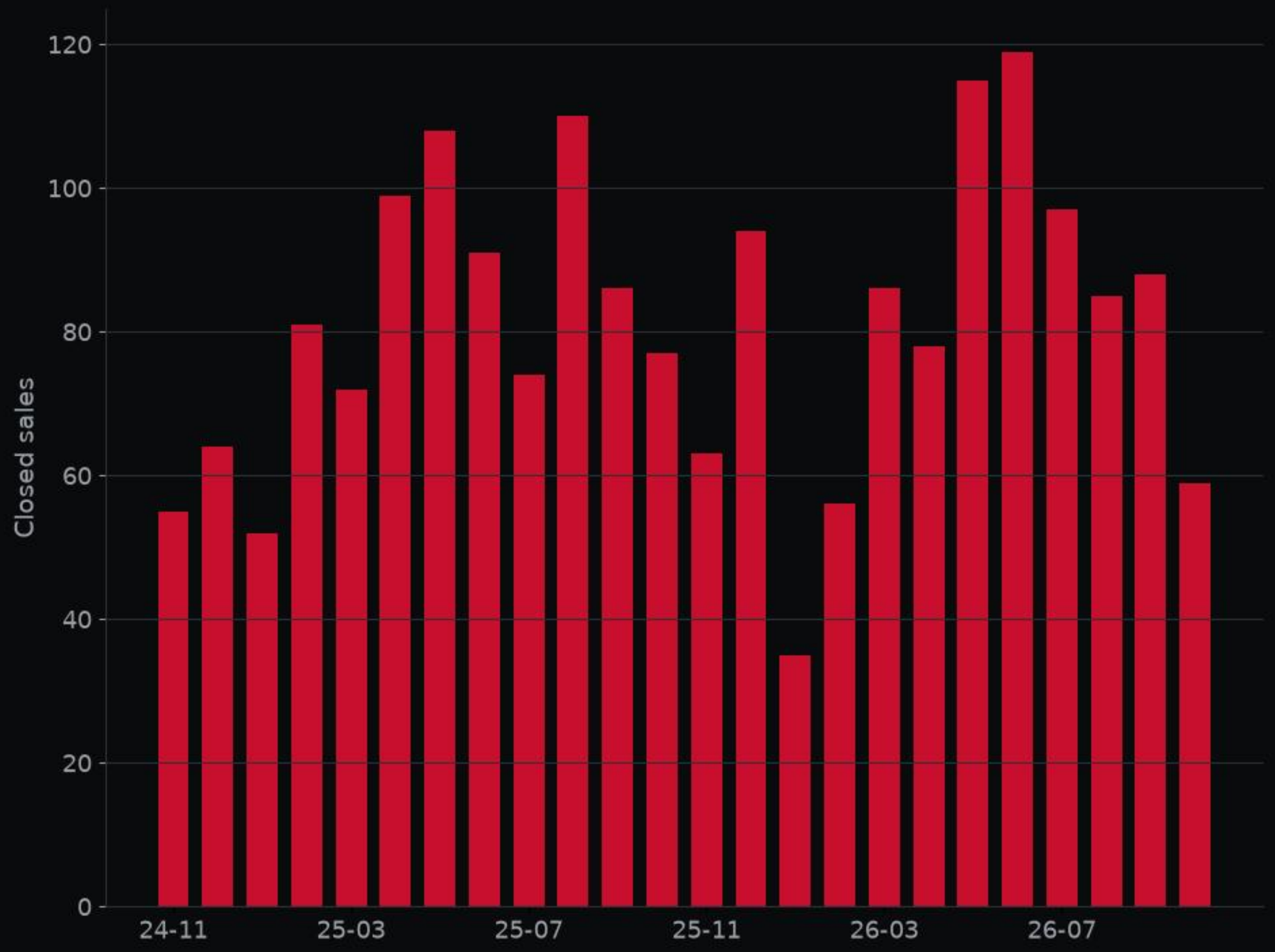
Median Sale Price by Month

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



16108 Aqua Azul PATH · MLS #5842667

Kitchen · Listed by Epique Realty LLC



16108 Aqua Azul PATH · MLS #5842667

Living room · Listed by Epique Realty LLC



16108 Aqua Azul PATH · MLS #5842667

Bedroom · Listed by Epique Realty LLC



16108 Aqua Azul PATH · MLS #5842667

Backyard · Listed by Epique Realty LLC



16108 Aqua Azul PATH · MLS #5842667

Dining room · Listed by Epique Realty LLC

Deal of the Week

16108 Aqua Azul PATH · MLS #5842667

$400,000

2 bed · 2 bath · 1,450 sq ft

listed 3% below the ALEX valuation; 6% under the local price per sq ft; price reduced 7% from original.

ALEX valuation: $414,000 (range $346,000–$462,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Epique Realty 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

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