Lakeway and Bee Cave Market Heat Score vs. Neighbors

Lakeway and Bee Cave · 2026-11-25



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

406

months of inventory: 4.03

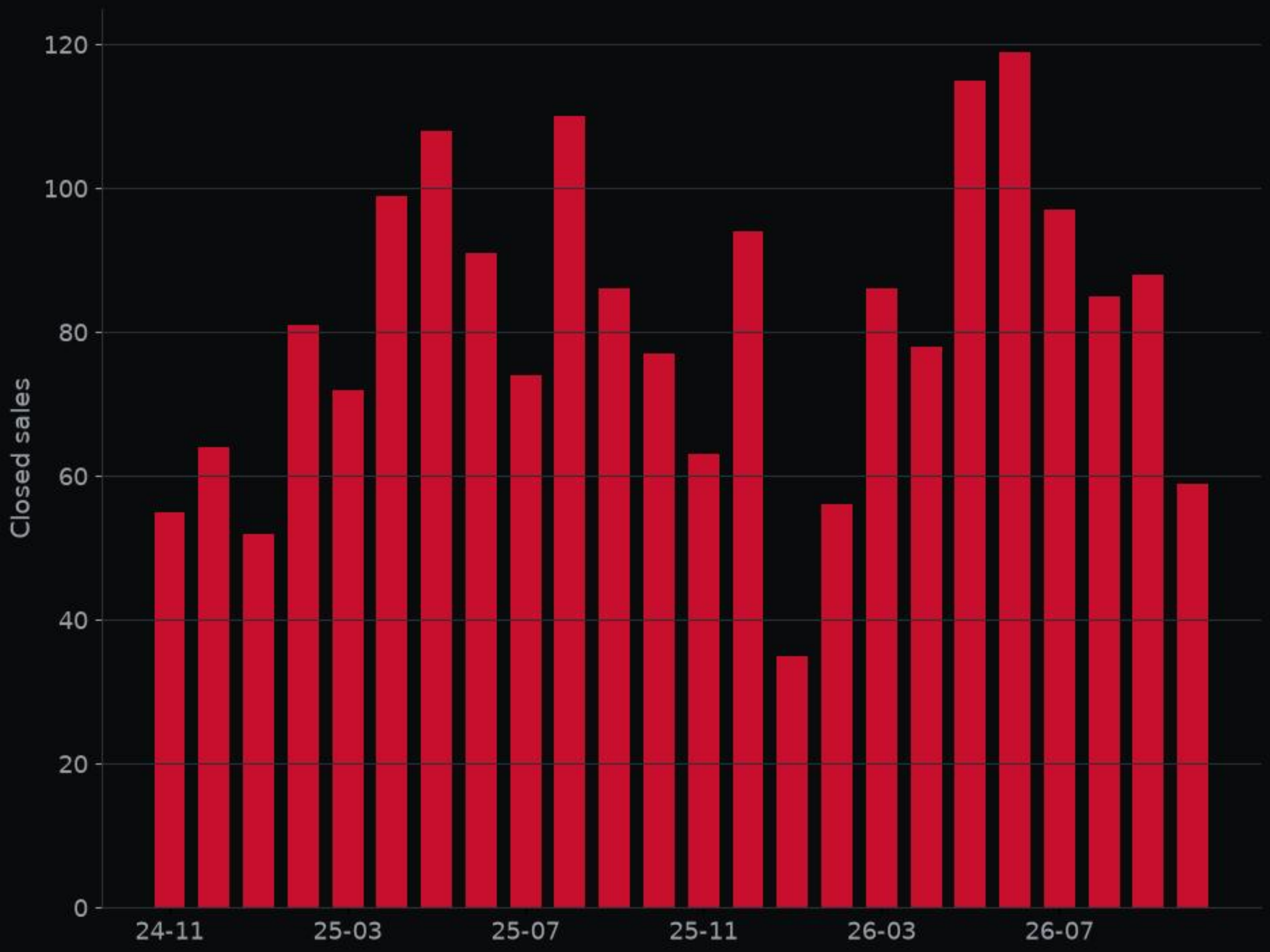
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





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



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Bedroom · Listed by Epique Realty LLC



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Backyard · Listed by Epique Realty LLC



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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 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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