Austin's Market: More Nuance Than Headlines Suggest?

A closer look at median prices and pending sales reveals complex market trends.

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THE DATA

$475,000

Median Sold Price (Austin)

The Austin-Area median sold price reached $475,000 as of July 8, 2026.

While still below its May 2022 peak, this median price reflects a market that has climbed off its recent lows. It indicates a degree of price resilience, particularly when considering the preliminary nature of early July data.

Source: Austin-Area MLS data via Austin Real Estate Market Update · Published July 08, 2026

01

Pending Sales Signal Strengthening Demand

Pending contracts in the Austin-Area are up 4.5% year-over-year, indicating that buyer demand continues to outpace the flow of new inventory. This suggests an improving supply-demand balance and active buyer engagement in the market.

02

Localized Strength in Williamson County

Williamson County continues to demonstrate strong market characteristics, with homes selling for an average of 97.8% of their asking price. This performance underscores the varied dynamics within the broader Central Texas region, highlighting specific areas of sustained buyer interest.

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