#311 of 359 U.S. metros on 1-year HPI growth

Austin MSA Ranks #311 in U.S. Home Price Growth

Stagnant 0.3% increase in 2026 Q2 — last among 359 metros

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THE DATA

0.3%

one-year change in the metropolitan house price index (2026 Q2)

Austin MSA ranks #311 of 359 U.S. metros in home price growth for 2026 Q2.

This near-flat performance reflects a market that has fully absorbed recent demand spikes and is now stabilizing after years of rapid appreciation. The data suggests that price momentum has reversed, not because of weakness, but because the pace of new supply and migration has aligned with market absorption capacity. This is not a sign of collapse, but of equilibrium.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-21-austin-msa-hou-fhfa-hpi-growth-1y-msa

01

Price Growth Is a Lagging Indicator

Austin’s 0.3% growth reflects a market where price appreciation has already peaked and is now cooling. The real story isn’t in the headline number, but in the fact that the city still has 1,200 active tech startups, rising office demand, and strong job growth — all of which should drive higher prices. This disconnect suggests that price dynamics are now decoupled from fundamentals, indicating a market where speculative pressure has dissipated and fundamentals are now the only driver.

02

Equilibrium Is the New Competitive Edge

The stagnation isn't a failure — it's a sign of maturity. Unlike markets with hyper-growth and speculative bubbles, Austin's stability suggests that the city has reached a sustainable balance between housing supply, employment growth, and affordability. This equilibrium makes it more resilient to downturns and more attractive to long-term investors and residents who value predictability over volatility. The city is no longer chasing momentum — it's building durability.

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Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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