

#311 of 359 U.S. metros on home price growth

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

0.3% rise in 2026 Q2 — a sign of market saturation, not weakness

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THE DATA

0.3%

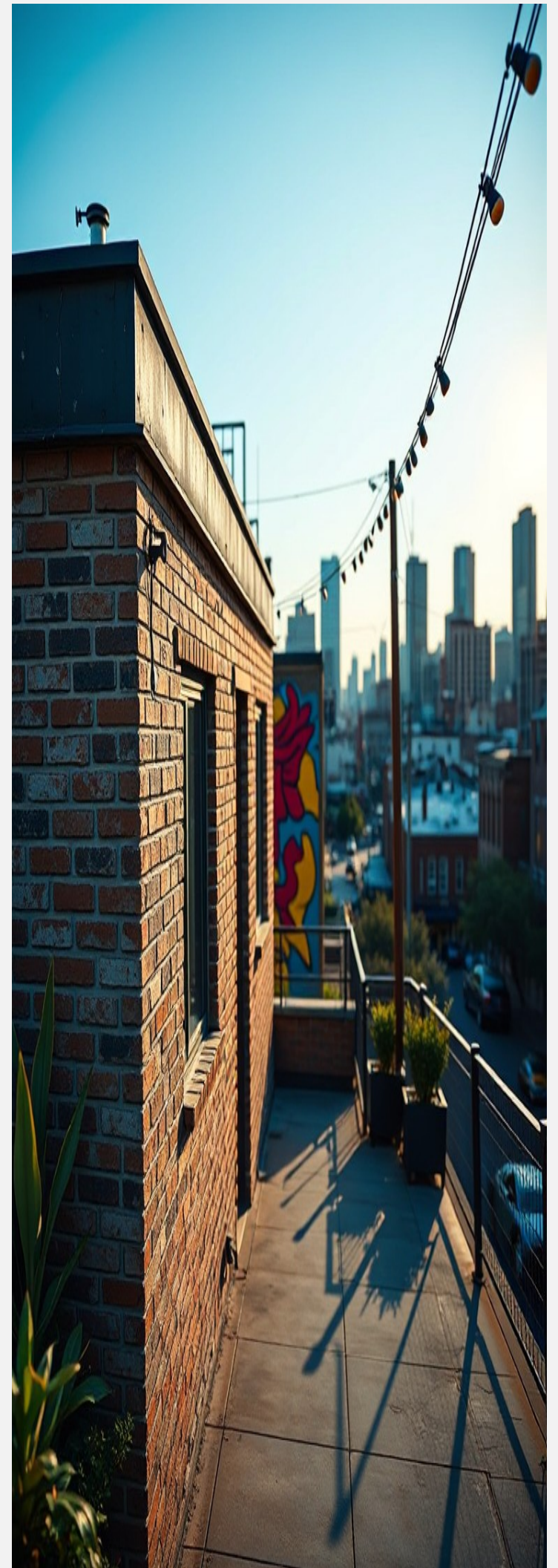
one-year change in the metropolitan house price index (2026 Q2)

Austin-Round Rock-San Marcos, TX ranks #311 of 359 U.S. metros on one-year change in the metropolitan house price index

This near-flat growth reflects a market where supply has finally begun to catch up with demand, particularly in the core Austin submarkets. The data suggests that the era of double-digit price gains is over, not because demand is fading, but because it's being absorbed.

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 stagnation is a signal of maturity

Austin's ranking at #311 is not a failure — it's a milestone. After years of explosive growth, the market has reached a new equilibrium where construction, migration, and investment are in balance. This is not a downturn, but a transition from a speculative market to a sustainable one. The real story isn't that prices aren't rising — it's that they're rising at a rate consistent with economic fundamentals, not momentum alone.

02

Rent growth outpaces price growth — a structural shift

This dynamic favors investors in multifamily and mixed-use properties, particularly in downtown, East Austin, and South Austin — where demand from tech workers and remote professionals remains high. The data implies that ownership is no longer the only path to real estate value, and that rental demand is now the primary engine of market vitality.



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