



New Construction

# HOUSING MARKET UPDATE

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July 2024

**Austin and Surrounding Areas**

Including Bell, Hays, Travis, and  
Williamson Counties



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# Austin - Round Rock MSA\*\*

## Quick Look Market Report

July 2024



Months of Inventory

4.0

↑ 0.4 YoY



Active Listings

3,480

↑ 13.2% YoY



Closed Sales

838

↑ 2.0% YoY



Average Days on Market

84

↓ 18 days less YoY



Average Days to Close

46

↓ 8 days less YoY



Median Price

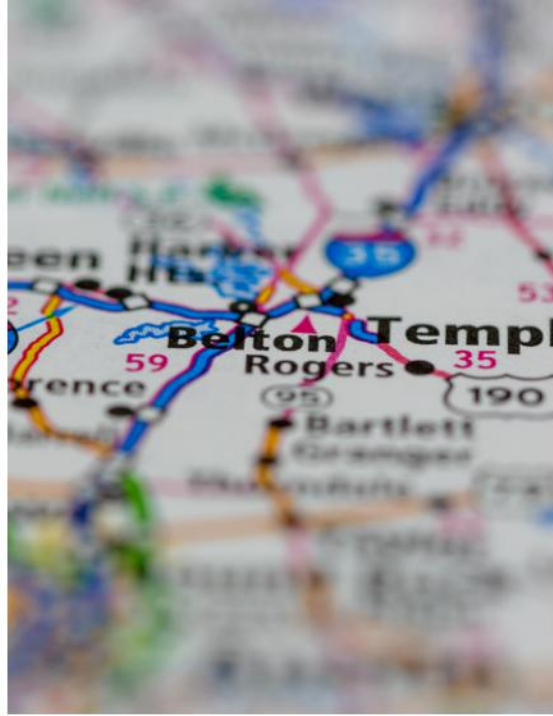
\$415,320

↓ -7.7% YoY

\*\*Includes Bastrop, Caldwell, Hays, Travis, and Williamson Counties.

Source: Texas REALTORS®  
Stats for New Construction Only.





# Bell County Quick Look Market Report

July 2024



Months of Inventory

5.9

↑ 0.9 YoY



Active Listings

538

↑ 35.5% YoY



Closed Sales

106

↑ 37.7% YoY



Average Days on Market

112

↑ 13 days more YoY



Average Days to Close

32

↓ 2 days less YoY



Median Price

\$318,900

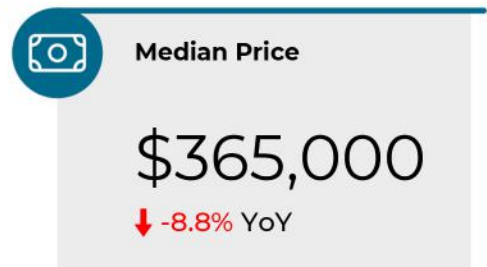
↑ 0.6% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Hays County Quick Look Market Report

July 2024



Source: Texas REALTORS®  
Stats for New Construction Only.





# Travis County Quick Look Market Report

July 2024



Months of Inventory

4.6

↑ 0.2 YoY



Active Listings

1,087

↓ -0.5% YoY



Closed Sales

214

↓ -17.4% YoY



Average Days on Market

90

↓ 7 days less YoY



Average Days to Close

44

↓ 20 days less YoY



Median Price

\$500,000

↓ -3.6% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Williamson County Quick Look Market Report

July 2024

 **Months of Inventory**

3.7

↑ 0.6 YoY

 **Active Listings**

1,214

↑ 16.8% YoY

 **Closed Sales**

314

↑ 9.8% YoY

 **Average Days on Market**

83

↓ 9 days less YoY

 **Average Days to Close**

47

↓ 1 day less YoY

 **Median Price**

\$435,258

↓ -1.8% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.

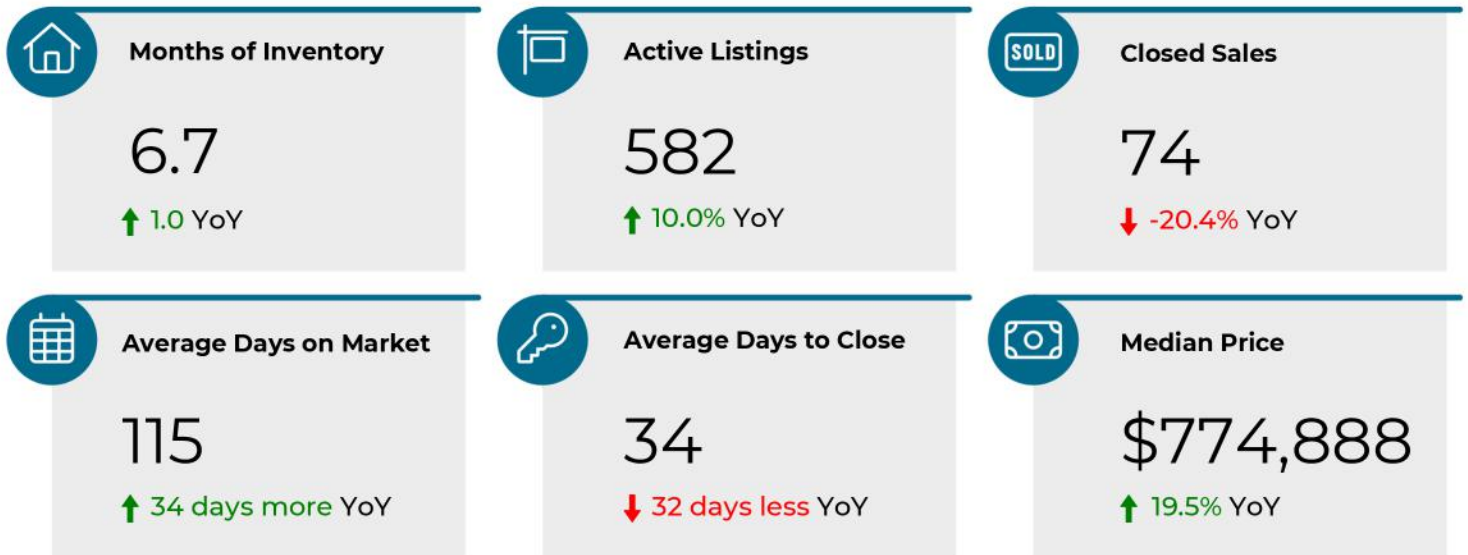




# Austin

## Quick Look Market Report

July 2024



Source: Texas REALTORS®  
Stats for New Construction Only.

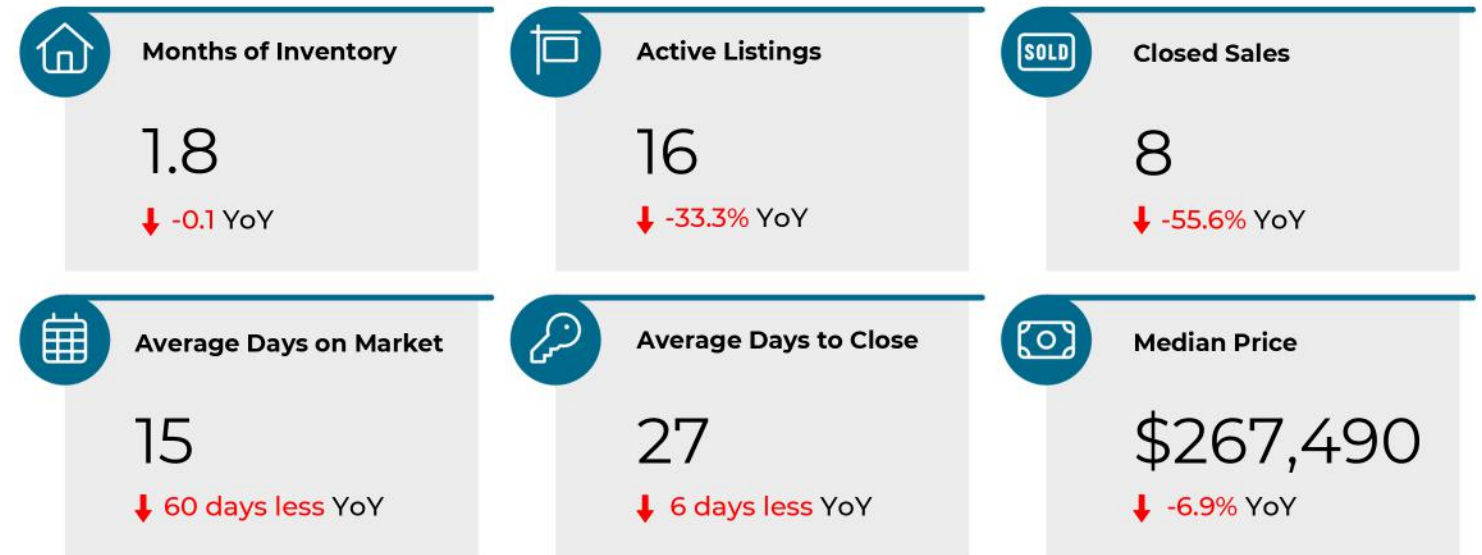




# Bastrop

## Quick Look Market Report

July 2024



Source: Texas REALTORS®

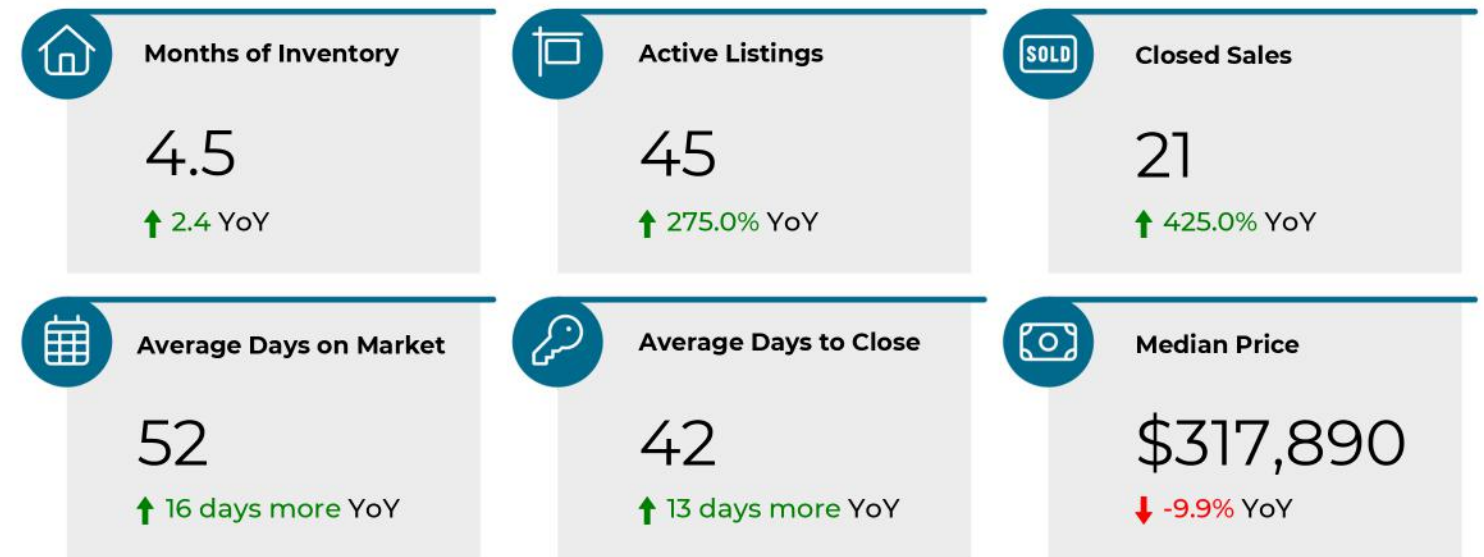




# Buda

## Quick Look Market Report

July 2024



Source: Texas REALTORS®  
Stats for New Construction Only.





# Cedar Park Quick Look Market Report

July 2024



Months of Inventory

7.4

↓ -34.6 YoY



Active Listings

16

↑ 128.6% YoY



Closed Sales

5

↑ 100.0% YoY



Average Days on Market

40

↑ 40 days more YoY



Average Days to Close

62

↑ 62 days more YoY



Median Price

\$420,714

↑ 100.0% YoY

Image courtesy of the City of Cedar Park.  
Source: Texas REALTORS®  
Stats for New Construction Only.



# Dripping Springs (78620)\* Quick Look Market Report

July 2024



Months of Inventory

3.8

↓ -0.5 YoY



Active Listings

71

↓ -16.5% YoY



Closed Sales

27

↑ 28.6% YoY



Average Days on Market

111

↓ 85 days less YoY



Average Days to Close

61

↑ 13 days more YoY



Median Price

\$644,928

↓ -4.6% YoY

\*Based on zip code  
Source: Texas REALTORS®  
Stats for New Construction Only.

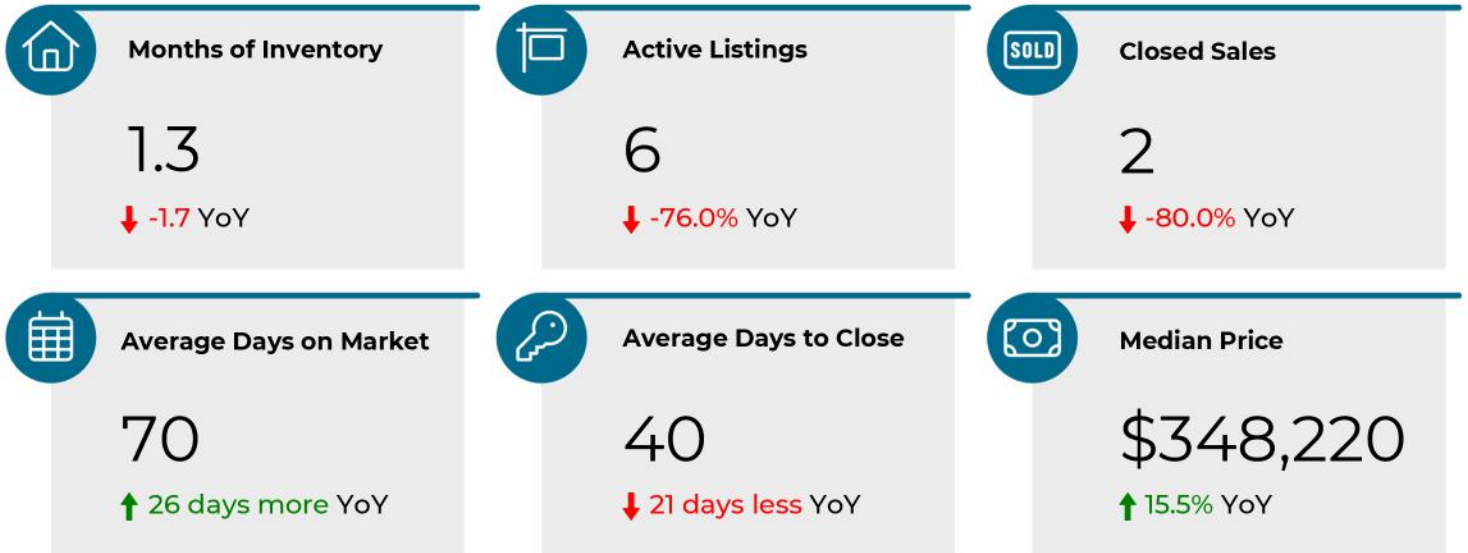




# Elgin

## Quick Look Market Report

July 2024



Source: Texas REALTORS®  
Stats for New Construction Only.



# Georgetown Quick Look Market Report

July 2024



Months of Inventory

2.5

↓ -0.6 YoY



Active Listings

50

↓ -39.0% YoY



Closed Sales

10

↓ -52.4% YoY



Average Days on Market

114

↓ 14 days less YoY



Average Days to Close

30

↓ 22 days less YoY



Median Price

\$512,000

↑ 19.4% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.

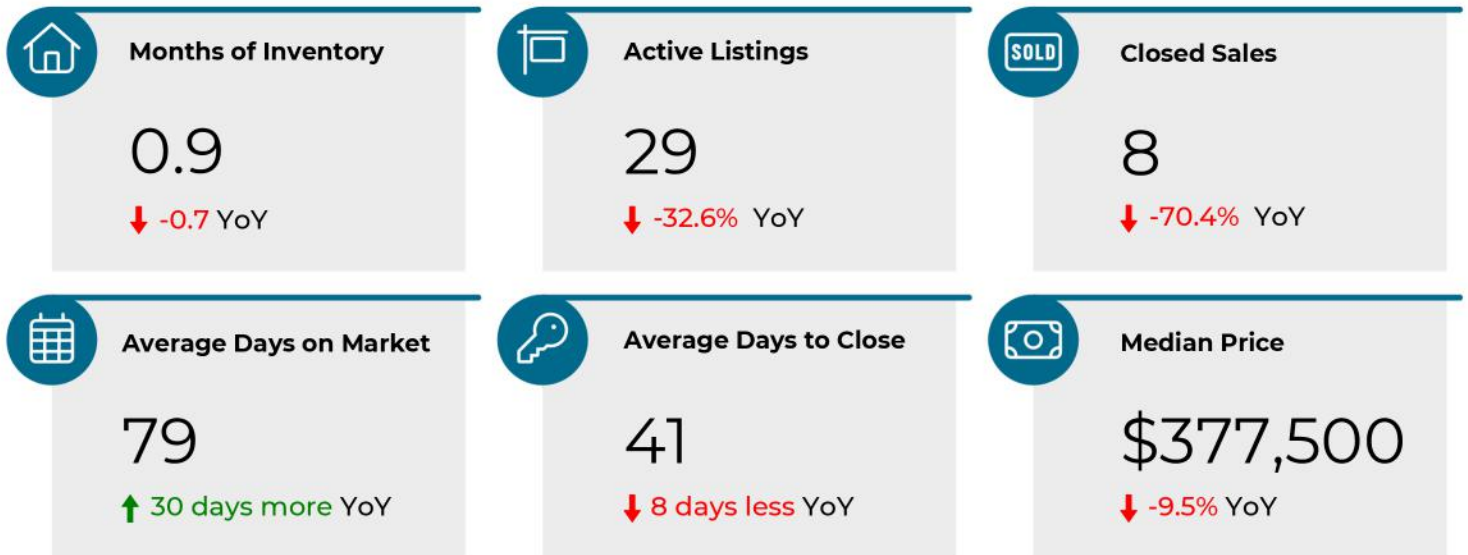




# Hutto

## Quick Look Market Report

July 2024



Source: Texas REALTORS®  
Stats for New Construction Only.



# Jarrell (76537)\*

## Quick Look Market Report

July 2024



Months of Inventory

2.6

↓ -0.4 YoY



Active Listings

105

↑ 29.6% YoY



Closed Sales

57

↑ 235.3% YoY



Average Days on Market

65

↑ 13 days more YoY



Average Days to Close

43

↑ 2 days more YoY



Median Price

\$277,990

↓ -11.4% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.





# Kyle (78640)\*

## Quick Look Market Report

July 2024



Months of Inventory

3.6

↓ -0.6% YoY



Active Listings

364

↑ 25.1% YoY



Closed Sales

121

↑ 47.6% YoY



Average Days on Market

73

↓ 37 days less YoY



Average Days to Close

52

unchanged YoY



Median Price

\$338,253

↓ -10.0% YoY

\*Based on zip code

Source: Texas REALTORS®

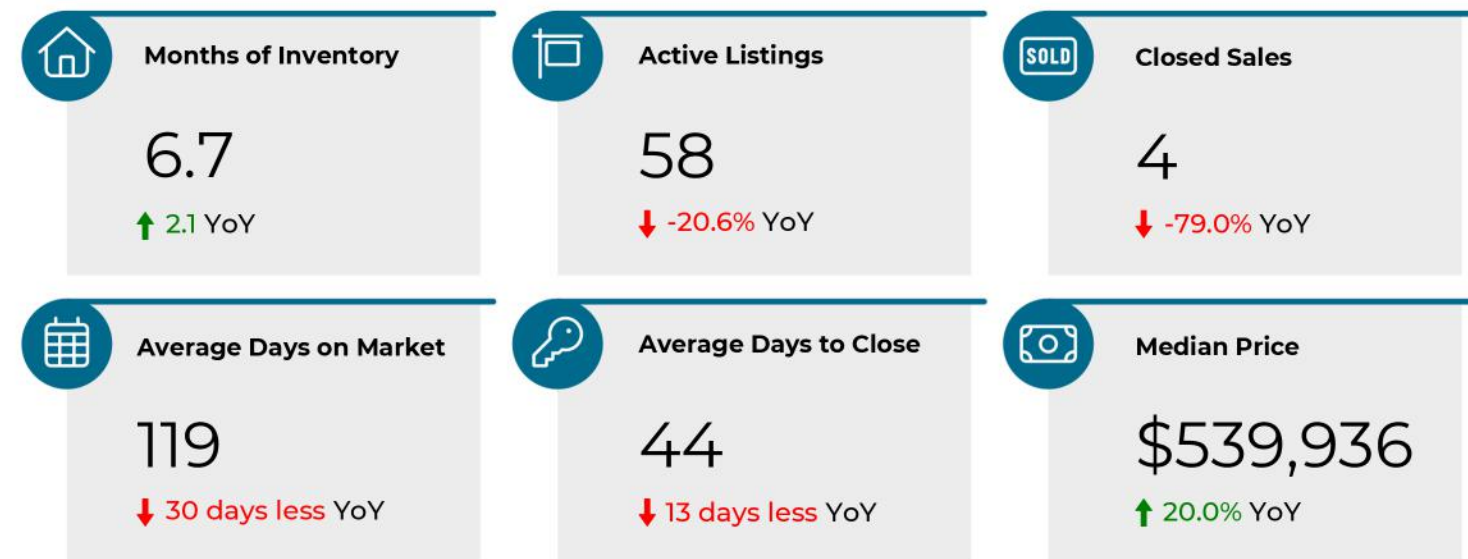
Stats for New Construction Only.



# Lago Vista

## Quick Look Market Report

July 2024



Source: Texas REALTORS®  
Stats for New Construction Only.





# Lakeway

## Quick Look Market Report

July 2024



Months of Inventory

2.6

↓ -6.7 YoY



Active Listings

7

↓ -70.8% YoY



Closed Sales

0

↓ -100.0% YoY



Average Days on Market

0

↓ 20 days less YoY



Average Days to Close

0

↓ 52 days less YoY



Median Price

\$0

↓ -100.0% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Leander Quick Look Market Report

July 2024



Months of Inventory

3.2

↑ 0.7 YoY



Active Listings

65

↓ -7.1% YoY



Closed Sales

17

↓ -46.9% YoY



Average Days on Market

110

↑ 32 days more YoY



Average Days to Close

40

↓ 4 days less YoY



Median Price

\$539,165

↑ 14.4% YoY

Photo Source: City of Leander Facebook

Source: Texas REALTORS®

Stats for New Construction Only.





# Liberty Hill (78642)\*

## Quick Look Market Report

July 2024



Months of Inventory

5.2

↑ 1.3 YoY



Active Listings

246

↑ 33.7% YoY



Closed Sales

63

↑ 133.3% YoY



Average Days on Market

80

↓ 54 days less YoY



Average Days to Close

60

unchanged YoY



Median Price

\$512,859

↑ 1.8% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



# Manor

## Quick Look Market Report

July 2024



Months of Inventory

2.5

↑ 0.3 YoY



Active Listings

29

↓ -14.7% YoY



Closed Sales

8

↓ -20.0% YoY



Average Days on Market

86

↓ 63 days less YoY



Average Days to Close

46

↑ 9 days more YoY



Median Price

\$329,000

↓ -13.3% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Marble Falls Quick Look Market Report

July 2024



Months of Inventory

4.2

↓ -1.6 YoY



Active Listings

16

↑ 45.5% YoY



Closed Sales

3

↑ 100% YoY



Average Days on Market

35

↑ 35 days more YoY



Average Days to Close

46

↑ 46 days more YoY



Median Price

\$279,999

↑ 100.0% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Pflugerville

## Quick Look Market Report

July 2024



Months of Inventory

2.4

↓ -1.2 YoY



Active Listings

37

↓ -27.5% YoY



Closed Sales

18

↑ 0.0% YoY



Average Days on Market

66

↓ 66 days less YoY



Average Days to Close

57

↓ 16 days less YoY



Median Price

\$390,000

↓ -30.3% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Round Rock Quick Look Market Report

July 2024



Months of Inventory

4.7

↓ -1.4 YoY



Active Listings

80

↑ 86.1% YoY



Closed Sales

19

↑ 111.1% YoY



Average Days on Market

69

↑ 11 days more YoY



Average Days to Close

42

↓ 33 days less YoY



Median Price

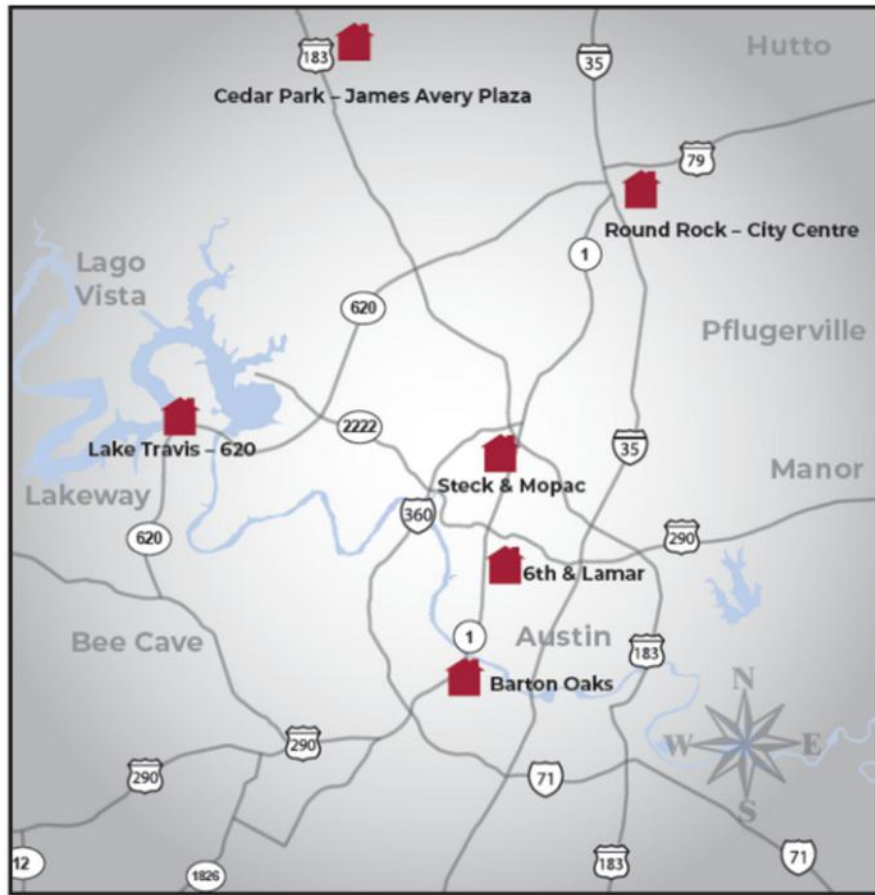
\$407,870

↓ -54.4% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.

# TRUST OUR TEAM

## TO GUIDE YOU IN THE RIGHT DIRECTION



### 6th and Lamar

524 N Lamar Blvd.  
Ste 200  
Austin, TX 78703  
(512) 472-8421 main

### Cedar Park at James Avery Plaza

6300 183A Frontage Rd  
Ste 280  
Cedar Park, TX 78641  
(512) 254-7678 main

### Round Rock – City Centre

559 S IH-35  
Ste 300  
Round Rock, TX 78664  
(512) 582-4900 main

### Barton Oaks

901 S MoPac Expy  
Bldg III, Ste 100  
Austin, TX 78746  
(512) 472-9231 main

### Lake Travis – 620

1313 Ranch Rd 620 S  
Ste 101  
Lakeway, TX 78734  
(512) 263-5651 main

### Steck and Mopac

8200 N Mopac Expy  
Ste 100  
Austin, TX 78759  
(512) 795-8434 main



[stewart.com/Austin](https://stewart.com/Austin)



TITLE

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