



Residential Resale

Housing Market Stats

Austin and Surrounding Areas

**Including surrounding counties*



February 2025

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Austin - Round Rock MSA**

Quick Look Market Report

February 2025



Months of Inventory

4.0

↑ 1.1 YoY



Active Listings

6,806

↑ 34.9% YoY



Closed Sales

1,383

↓ -7.1% YoY



Average Days on Market

82

↑ 5 days more YoY



Average Days to Close

29

↓ 1 day less YoY



Median Price

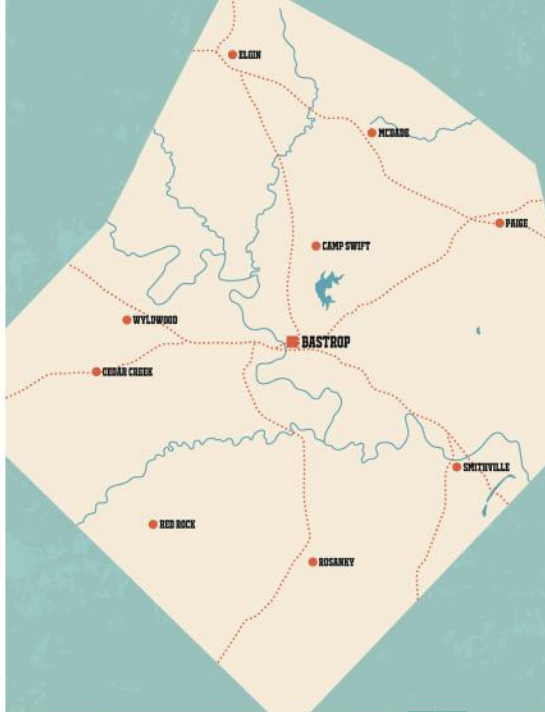
\$445,000

↓ -1.6% YoY

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

Source: Texas REALTORS®

Stats for Residential Resale Only.



Bastrop County Quick Look Market Report

February 2025



Months of Inventory

5.9

↑ 1.4 YoY



Active Listings

374

↑ 41.7% YoY



Closed Sales

58

↑ 26.1% YoY



Average Days on Market

109

↑ 18 days more YoY



Average Days to Close

32

unchanged from YoY

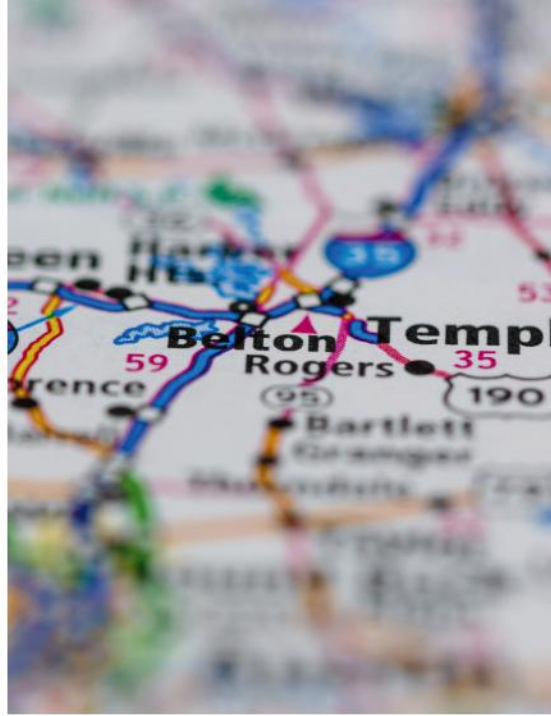


Median Price

\$355,000

↑ 8.0% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Bell County Quick Look Market Report

February 2025



Months of Inventory

4.8

↑ 1.5 YoY



Active Listings

1,454

↑ 32.8% YoY



Closed Sales

276

↓ -0.4% YoY



Average Days on Market

95

↑ 25 days more YoY



Average Days to Close

26

↓ 1 day less YoY



Median Price

\$265,000

↑ 3.9% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Hays County Quick Look Market Report

February 2025



Months of Inventory

5.2

↑ 1.5 YoY



Active Listings

1,002

↑ 48.2% YoY



Closed Sales

161

↓ -0.6% YoY



Average Days on Market

91

↑ 9 days more YoY



Average Days to Close

28

↓ 4 days less YoY



Median Price

\$363,000

↓ -5.7% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Travis County Quick Look Market Report

February 2025



Months of Inventory

4.1

↑ 0.9 YoY



Active Listings

3,585

↑ 28.1% YoY



Closed Sales

728

↓ -8.7% YoY



Average Days on Market

81

↑ 8 days more YoY



Average Days to Close

29

unchanged YoY



Median Price

\$525,000

↑ 5.4% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Williamson County Quick Look Market Report

February 2025



Months of Inventory

3.2

↑ 1.0 YoY



Active Listings

1,721

↑ 41.1% YoY



Closed Sales

422

↓ -8.1% YoY



Average Days on Market

77

↓ 3 days less YoY



Average Days to Close

29

↓ 2 days less YoY



Median Price

\$415,000

↓ -2.4% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Austin

Quick Look Market Report

February 2025



Months of Inventory

3.7

↑ 0.9 YoY



Active Listings

2,310

↑ 27.2% YoY



Closed Sales

526

↓ -10.2% YoY



Average Days on Market

79

↑ 11 days more YoY



Average Days to Close

28

unchanged YoY



Median Price

\$515,000

↑ 4.0% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Bastrop

Quick Look Market Report

February 2025



Months of Inventory

3.6

↑ 0.1 YoY



Active Listings

61

↑ 22.0% YoY



Closed Sales

18

↑ 20.0% YoY



Average Days on Market

82

↓ 13 days less YoY



Average Days to Close

29

↓ 8 days less YoY



Median Price

\$305,000

↑ 0.0% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Buda

Quick Look Market Report

February 2025



Months of Inventory

4.4

↑ 2.9 YoY



Active Listings

43

↑ 138.9% YoY



Closed Sales

5

↓ -54.6% YoY



Average Days on Market

80

↑ 11 days more YoY



Average Days to Close

43

↑ 14 days more YoY



Median Price

\$425,000

↑ 1.9% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Cedar Park Quick Look Market Report

February 2025



Months of Inventory

1.9

↑ 0.3 YoY



Active Listings

90

↑ 21.6% YoY



Closed Sales

27

↓ -18.2% YoY



Average Days on Market

55

↑ 2 days more YoY



Average Days to Close

24

↓ 8 days less YoY



Median Price

\$421,250

↓ -14.9% YoY

Source: Texas REALTORS®

Stats for Residential Resale Only.

Image courtesy of the City of Cedar Park.



Dripping Springs (78620)* Quick Look Market Report

February 2025



Months of Inventory

4.6

↓ -1.4 YoY



Active Listings

124

↓ -4.6% YoY



Closed Sales

16

↓ -33.3 YoY



Average Days on Market

84

↓ 50 days less YoY



Average Days to Close

29

↑ 3 days more YoY



Median Price

\$681,500

↓ -12.6% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.
*Based on zip code



Elgin

Quick Look Market Report

February 2025



Months of Inventory

5.3

↑ 2.3 YoY



Active Listings

42

↑ 100.0% YoY



Closed Sales

2

↓ -33.3% YoY



Average Days on Market

72

↑ 6 days more YoY



Average Days to Close

59

↑ 37 days more YoY



Median Price

\$324,000

↑ 4.5% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Georgetown

Quick Look Market Report

February 2025



Months of Inventory

3.4

↑ 1.2 YoY



Active Listings

287

↑ 43.5% YoY



Closed Sales

52

↓ -46.9% YoY



Average Days on Market

89

↑ 5 days more YoY



Average Days to Close

29

↓ 1 day less YoY



Median Price

\$401,000

↑ 1.9% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Hutto

Quick Look Market Report

February 2025



Months of Inventory

2.6

↑ 1.2 YoY



Active Listings

73

↑ 73.8% YoY



Closed Sales

18

↓ -37.9% YoY



Average Days on Market

84

↑ 28 days more YoY



Average Days to Close

30

unchanged YoY



Median Price

\$325,000

↓ -6.1% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Jarrell (76537)*

Quick Look Market Report

February 2025



Months of Inventory

5.6

↑ 2.6 YoY



Active Listings

87

↑ 40.3% YoY



Closed Sales

12

↓ -29.4% YoY



Average Days on Market

86

↑ 21 days more YoY



Average Days to Close

25

↓ 1 day less YoY



Median Price

\$309,000

↑ 10.4% YoY

Source: Texas REALTORS®

Stats for Residential Resale Only.

*Based on zip code (includes Jarrell, Sonterra, Schwertner, New Corn Hill, Theon)



Kyle (78640)*

Quick Look Market Report

February 2025



Months of Inventory

4.8

↑ 2.2 YoY



Active Listings

244

↑ 86.3% YoY



Closed Sales

60

↑ 36.4% YoY



Average Days on Market

88

↑ 16 days more YoY



Average Days to Close

29

↓ 4 days less YoY



Median Price

\$303,900

↑ 0.9% YoY

Source: Texas REALTORS®

Stats for Residential Resale Only.

*Based on zip code (includes Kyle, Uhland, Niederwald)



Lago Vista

Quick Look Market Report

February 2025



Months of Inventory

9.5

↑ 1.2 YoY



Active Listings

184

↑ 29.6% YoY



Closed Sales

7

↓ -41.7% YoY



Average Days on Market

89

↓ 34 days less YoY



Average Days to Close

35

↑ 4 days more YoY



Median Price

\$315,000

↓ -15.9% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Lakeway

Quick Look Market Report

February 2025



Months of Inventory

5.7

↑ 1.2 YoY



Active Listings

147

↑ 34.9% YoY



Closed Sales

24

↑ 9.1% YoY



Average Days on Market

65

↓ 14 day less YoY



Average Days to Close

24

↓ 5 day less YoY



Median Price

\$683,500

↑ 0.7% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Leander Quick Look Market Report

February 2025



Months of Inventory

3.5

↑ 1.6 YoY



Active Listings

150

↑ 61.3% YoY



Closed Sales

42

↑ 13.5% YoY



Average Days on Market

59

↑ 10 days more YoY



Average Days to Close

34

↑ 7 days more YoY



Median Price

\$375,500

↓ -2.5% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.

Photo Source: City of Leander Facebook



Liberty Hill (78642)*

Quick Look Market Report

February 2025



Months of Inventory

6.0

↑ 1.9 YoY



Active Listings

160

↑ 36.8% YoY



Closed Sales

23

↓ -14.8% YoY



Average Days on Market

143

↓ 38 days less YoY



Average Days to Close

37

↑ 6 days more YoY



Median Price

\$650,000

↑ 30.1% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.

*Based on zip code



Manor

Quick Look Market Report

February 2025



Months of Inventory

3.6

↑ 0.7 YoY



Active Listings

50

↑ 22.0% YoY



Closed Sales

9

↓ -18.2% YoY



Average Days on Market

57

↓ 10 days less YoY



Average Days to Close

29

↑ 4 days more YoY



Median Price

\$321,000

↑ 1.9% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Marble Falls Quick Look Market Report

February 2025



Months of Inventory

6.4

↑ 0.8 YoY



Active Listings

27

↑ 17.4% YoY



Closed Sales

8

↑ 33.3% YoY



Average Days on Market

93

↑ 18 days more YoY



Average Days to Close

29

↑ 12 days more YoY



Median Price

\$324,250

↓ -22.8% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Pflugerville

Quick Look Market Report

February 2025



Months of Inventory

2.8

↑ 0.8 YoY



Active Listings

118

↑ 29.7% YoY



Closed Sales

27

↓ -37.2% YoY



Average Days on Market

75

↑ 12 days more YoY



Average Days to Close

34

↑ 3 days more YoY



Median Price

\$382,000

↓ -1.6% YoY

Source: Texas REALTORS®
Stats for Residential Resale Only.



Round Rock

Quick Look Market Report

February 2025



Months of Inventory

2.5

↑ 1.1 YoY



Active Listings

211

↑ 71.5% YoY



Closed Sales

61

↑ 7.0% YoY



Average Days on Market

61

↓ 20 day less YoY



Average Days to Close

29

↓ 3 days less YoY



Median Price

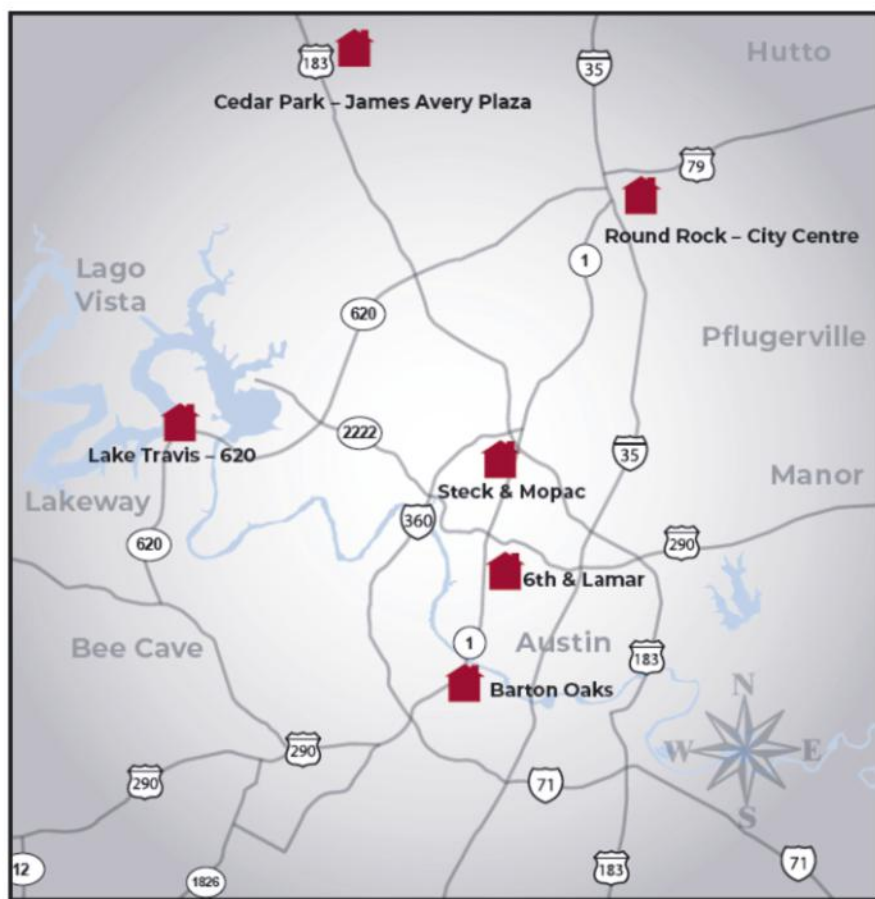
\$443,000

↑ 5.5% YoY

Source: Texas REALTORS®
Stats for Residential Resale 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



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