

January 2024

HOUSING MARKET STATS

Austin and Surrounding Areas

Including Bell, Hays, Travis, and Williamson Counties

*Stats for Residential Resale Only



Austin Quick Look Market Report

January 2024 (Stats for Residential Resale Only)

| | | |
|---|---|---|
| Months of Inventory 2.5 ↑ 0.7 YoY | Active Listings 1,561 ↑ 13.4% YoY | Closed Sales 420 ↑ 2.9% YoY |
| Average Days on Market 72 ↑ 9 days more YoY | Average Days to Close 31 ↑ 1 day more YoY | Median Price \$485,000 ↓ 4.9% YoY |

Source: Texas REALTORS®

Austin



Buda Quick Look Market Report

January 2024 (Stats for Residential Resale Only)

| | | |
|--|--|---|
| Months of Inventory 1.3 ↓ -0.4 YoY | Active Listings 16 ↓ -36.0% YoY | Closed Sales 7 ↓ -22.2% YoY |
| Average Days on Market 96 ↑ 51 days more YoY | Average Days to Close 42 ↑ 9 days more YoY | Median Price \$375,000 ↓ -19.4% YoY |

Source: Texas REALTORS®

Buda



Cedar Park Quick Look Market Report

January 2024 (Stats for Residential Resale Only)

| | | |
|--|--|--|
| Months of Inventory 1.4 ↑ 0.1 YoY | Active Listings 66 ↓ -19.5% YoY | Closed Sales 23 ↓ -25.8% YoY |
| Average Days on Market 65 ↓ 21 days less YoY | Average Days to Close 28 ↓ 4 days less YoY | Median Price \$403,000 ↓ -5.2% YoY |

Source: Texas REALTORS®
Image courtesy of the City of Cedar Park.

and more...





| Area | Months of Inventory | Active Listings | Closed Sales | Average Days on Market | Average Days to Close | Median Price |
|--------------------------|---------------------|-----------------------|---------------------|---------------------------|--------------------------|---------------------------|
| Austin-Round Rock MSA | 2.6 ▲ 0.6 YoY | 4,403 ▲ 6.2% YoY | 1,149 ▲ 4.1% YoY | 77 ▲ 7 days more YoY | 33 ▲ 2 days more YoY | \$430,000 ▼ -4.7% YoY |
| Bell County | 3.0 ▲ 1.6 YoY | 1,019 ▲ 66% YoY | 202 ▼ -12.9% YoY | 61 ▲ 8 days more YoY | 27 Unchanged YoY | \$251,000 ▲ 1.7% YoY |
| Hays County | 3.3 ▲ 1.3 YoY | 608 ▲ 39.8% YoY | 139 ▲ 2.2% YoY | 81 ▲ 13 days more YoY | 35 ▲ 4 days more YoY | \$355,000 ▼ -16.7% YoY |
| Travis County | 2.7 ▲ 0.7 YoY | 2,387 ▲ 12.1% YoY | 590 ▼ -1.0% YoY | 78 ▲ 11 days more YoY | 32 ▲ 1 day more YoY | \$470,000 ▼ -5.8% YoY |
| Williamson County | 2.0 ▲ 0.0 YoY | 1,073 ▼ -16.6% YoY | 360 ▲ 10.8% YoY | 71 ▼ 8 days less YoY | 31 Unchanged YoY | \$410,000 ▼ -5.8% YoY |
| Austin | 2.5 ▲ 0.7 YoY | 1,561 ▲ 13.4% YoY | 420 ▲ 2.9% YoY | 72 ▲ 9 days more YoY | 31 ▲ 1 day more YoY | \$485,000 ▼ -4.9% YoY |
| Buda | 1.3 ▼ -0.4 YoY | 16 ▼ -36.0% YoY | 7 ▼ -22.2% YoY | 96 ▲ 51 days more YoY | 42 ▲ 9 days more YoY | \$375,000 ▼ -19.4% YoY |
| Cedar Park | 1.4 ▲ 0.1 YoY | 66 ▼ -19.5% YoY | 23 ▼ -25.8% YoY | 65 ▼ 21 days less YoY | 28 ▼ 4 days less YoY | \$403,000 ▼ -5.2% YoY |
| Dripping Springs (78620) | 5.4 ▲ 2.8 YoY | 115 ▲ 66.7% YoY | 18 ▼ -14.3% YoY | 88 ▲ 35 days more YoY | 42 ▲ 12 days more YoY | \$757,000 ▲ 29.4% YoY |
| Georgetown | 2.2 ▲ 0.0 YoY | 199 ▼ -9.6% YoY | 55 ▲ 7.8% YoY | 74 ▲ 10 days more YoY | 33 ▲ 1 day more YoY | \$414,164 ▲ 2.5% YoY |
| Hutto | 1.4 ▼ -0.7 YoY | 40 ▼ -46.7% YoY | 26 ▲ 44.4% YoY | 60 ▼ 36 days less YoY | 31 ▲ 5 days more YoY | \$335,000 ▼ -3.2% YoY |
| Jarrell (76537) | 2.7 ▲ 0.1 YoY | 57 ▼ -3.4% YoY | 18 ▲ 50% YoY | 45 ▼ 28 days less YoY | 33 ▲ 5 days more YoY | \$299,500 ▼ -11.6% YoY |
| Kyle (78640) | 2.4 ▲ 0.8 YoY | 122 ▲ 28.4% YoY | 45 ▲ 21.6% YoY | 47 ▼ 30 days less YoY | 35 ▲ 4 days more YoY | \$315,000 ▼ -6.0% YoY |
| Lago Vista | 5.8 ▲ 2.5 YoY | 101 ▲ 32.9% YoY | 14 ▲ 0.0% YoY | 93 ▲ 36 days more YoY | 30 ▼ 6 days less YoY | \$414,800 ▲ 0.6% YoY |
| Lakeway | 3.3 ▲ 0.8 YoY | 78 ▲ 4.0% YoY | 12 ▼ -36.8% YoY | 83 ▲ 3 days more YoY | 30 ▼ 3 days less YoY | \$718,000 ▲ 5.6% YoY |
| Leander | 1.7 ▼ -0.2 YoY | 82 ▼ -26.1% YoY | 26 ▲ 36.8% YoY | 50 ▼ 51 days less YoY | 30 ▼ 5 days less YoY | \$417,900 ▼ -16.4% YoY |
| Liberty Hill (78642) | 3.1 ▲ 0.2 YoY | 86 ▼ -6.5% YoY | 15 ▲ 15.4% YoY | 134 ▲ 11 days more YoY | 27 ▼ 11 days less YoY | \$369,485 ▼ -32.8% YoY |
| Manor | 3.1 ▲ 0.1 YoY | 45 ▼ -13.5% YoY | 7 ▼ -53.3% YoY | 64 ▼ 51 days less YoY | 27 ▲ 6 days more YoY | \$304,500 ▼ -11.7% YoY |
| Marble Falls | 5.6 ▲ 1.5 YoY | 22 ▲ 4.8% YoY | 3 ▼ -25.0% YoY | 100 ▲ 37 days more YoY | 26 ▼ 2 days less YoY | \$390,000 ▼ -12.9% YoY |
| Pflugerville | 1.5 ▲ 0.0 YoY | 67 ▼ -19.3% YoY | 27 ▼ -6.9% YoY | 66 ▼ 4 days less YoY | 36 ▲ 7 days more YoY | \$380,000 ▼ -4.3% YoY |
| Round Rock | 1.3 ▼ -0.6 YoY | 115 ▼ -39.5% YoY | 55 ▼ -5.2% YoY | 69 ▲ 1 day more YoY | 33 ▲ 1 day more YoY | \$455,000 ▲ 2.8% YoY |



Austin - Round Rock MSA**

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

2.6

↑ 0.6 YoY



Active Listings

4,403

↑ 6.2% YoY



Closed Sales

1,149

↑ 4.1% YoY



Average Days on Market

77

↑ 7 days more YoY



Average Days to Close

33

↑ 2 days more YoY



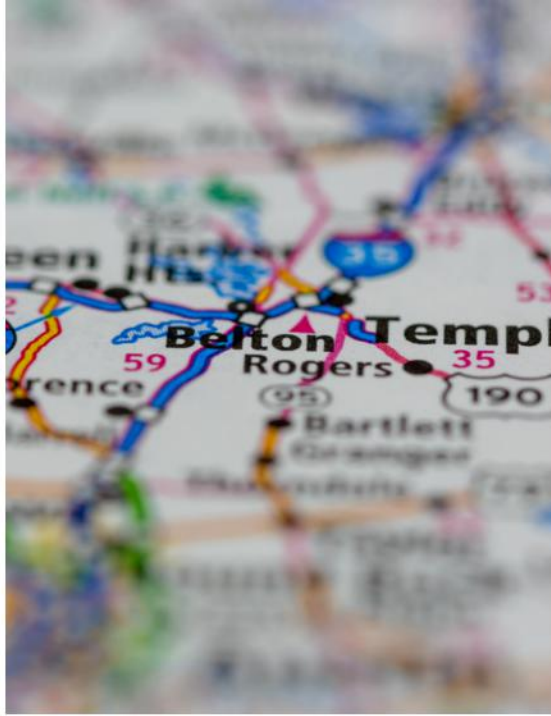
Median Price

\$430,000

↓ -4.7% YoY

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

Source: Texas REALTORS®



Bell County Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

3.0

↑ 1.6 YoY



Active Listings

1,019

↑ 66% YoY



Closed Sales

202

↓ -12.9% YoY



Average Days on Market

61

↑ 8 days more YoY



Average Days to Close

27

unchanged YoY



Median Price

\$251,000

↑ 1.7% YoY

Source: Texas REALTORS®



Hays County Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

3.3

↑ 1.3 YoY



Active Listings

608

↑ 39.8% YoY



Closed Sales

139

↑ 2.2% YoY



Average Days on Market

81

↑ 13 days more YoY



Average Days to Close

35

↑ 4 days more YoY



Median Price

\$355,000

↓ -16.7% YoY

Source: Texas REALTORS®



Travis County Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

2.7

↑ 0.7 YoY



Active Listings

2,387

↑ 12.1% YoY



Closed Sales

590

↓ -1.0% YoY



Average Days on Market

78

↑ 11 days more YoY



Average Days to Close

32

↑ 1 day more YoY



Median Price

\$470,000

↓ -5.8% YoY

Source: Texas REALTORS®



Williamson County Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

2.0

↑ 0.0 YoY



Active Listings

1,073

↓ -16.6% YoY



Closed Sales

360

↑ 10.8% YoY



Average Days on Market

71

↓ 8 day less YoY



Average Days to Close

31

unchanged YoY



Median Price

\$410,000

↓ -5.8% YoY

Source: Texas REALTORS®



Austin Quick Look Market Report

January 2024 (Stats for Residential Resale Only)

 **Months of Inventory**

2.5

↑ 0.7 YoY

 **Active Listings**

1,561

↑ 13.4% YoY

 **Closed Sales**

420

↑ 2.9% YoY

 **Average Days on Market**

72

↑ 9 days more YoY

 **Average Days to Close**

31

↑ 1 day more YoY

 **Median Price**

\$485,000

↓ -4.9% YoY

Source: Texas REALTORS®



Buda

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

1.3

↓ -0.4 YoY



Active Listings

16

↓ -36.0% YoY



Closed Sales

7

↓ -22.2% YoY



Average Days on Market

96

↑ 51 days more YoY



Average Days to Close

42

↑ 9 days more YoY



Median Price

\$375,000

↓ -19.4% YoY

Source: Texas REALTORS®



Cedar Park Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

1.4

↑ 0.1 YoY



Active Listings

66

↓ -19.5% YoY



Closed Sales

23

↓ -25.8% YoY



Average Days on Market

65

↓ 21 days less YoY



Average Days to Close

28

↓ 4 days less YoY



Median Price

\$403,000

↓ -5.2% YoY

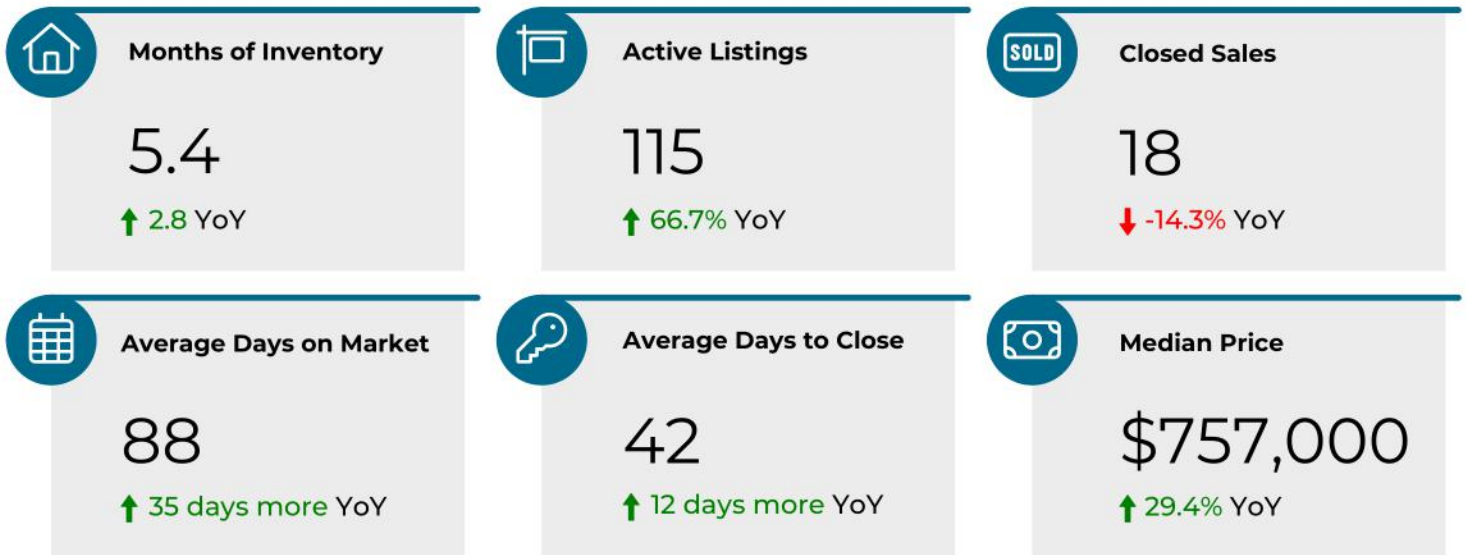
Source: Texas REALTORS®

Image courtesy of the City of Cedar Park.



Dripping Springs (78620)* Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



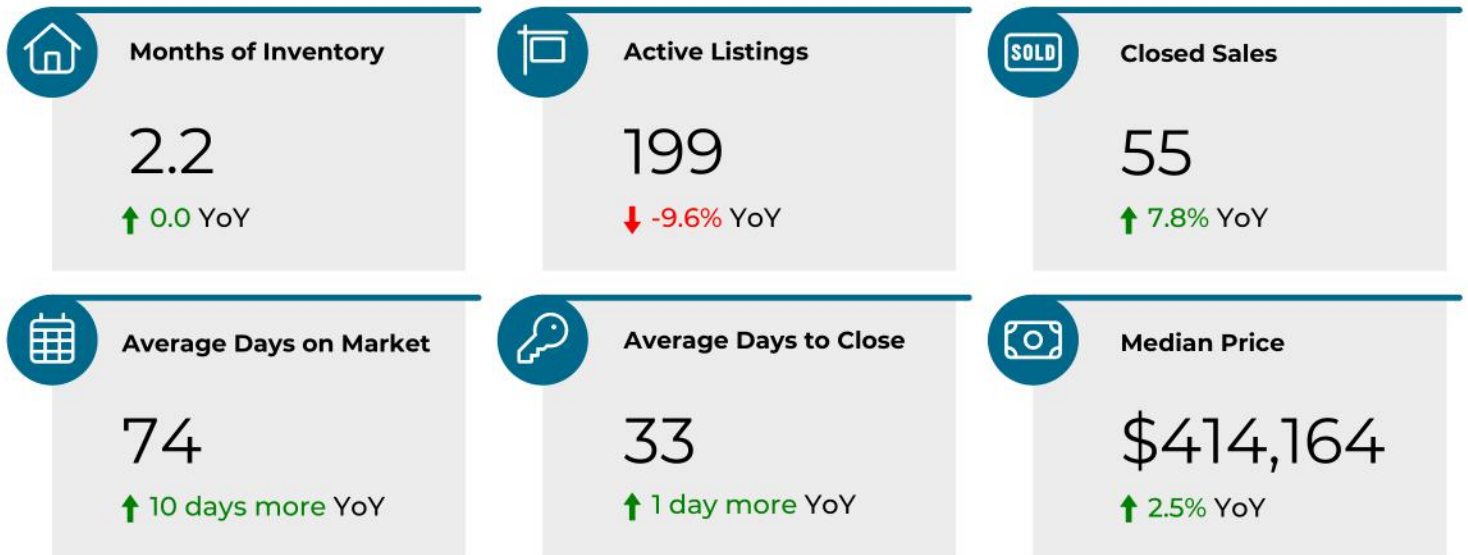
Source: Texas REALTORS®

*Based on zip code



Georgetown Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



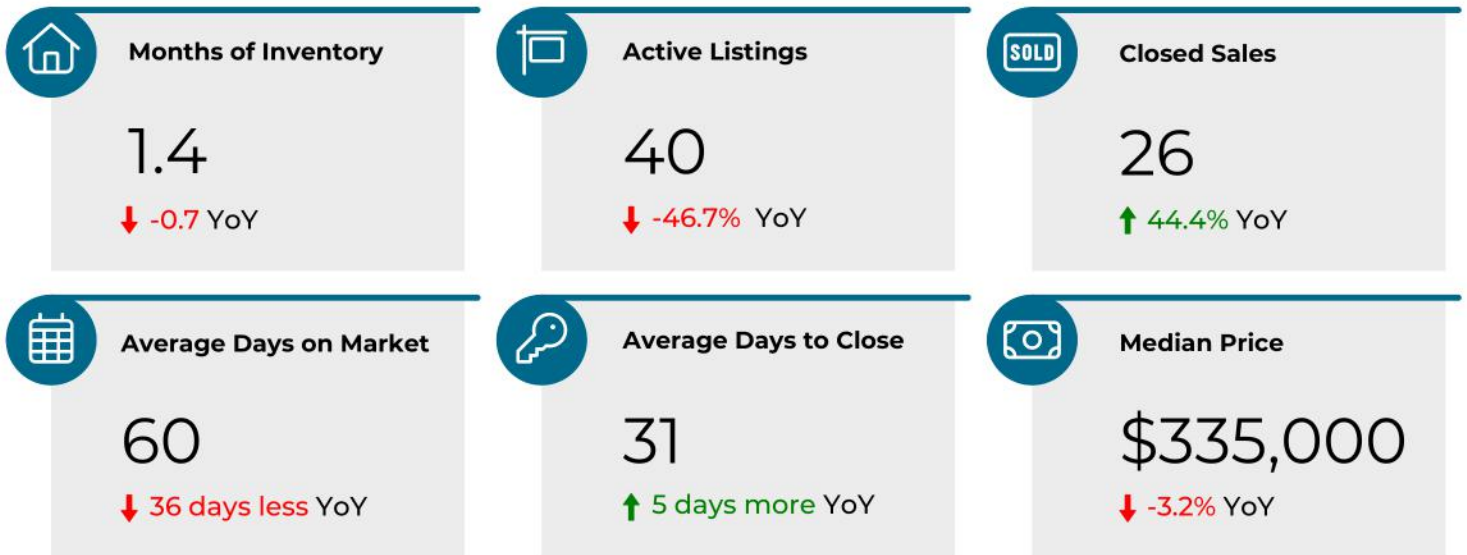
Source: Texas REALTORS®



Hutto

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®

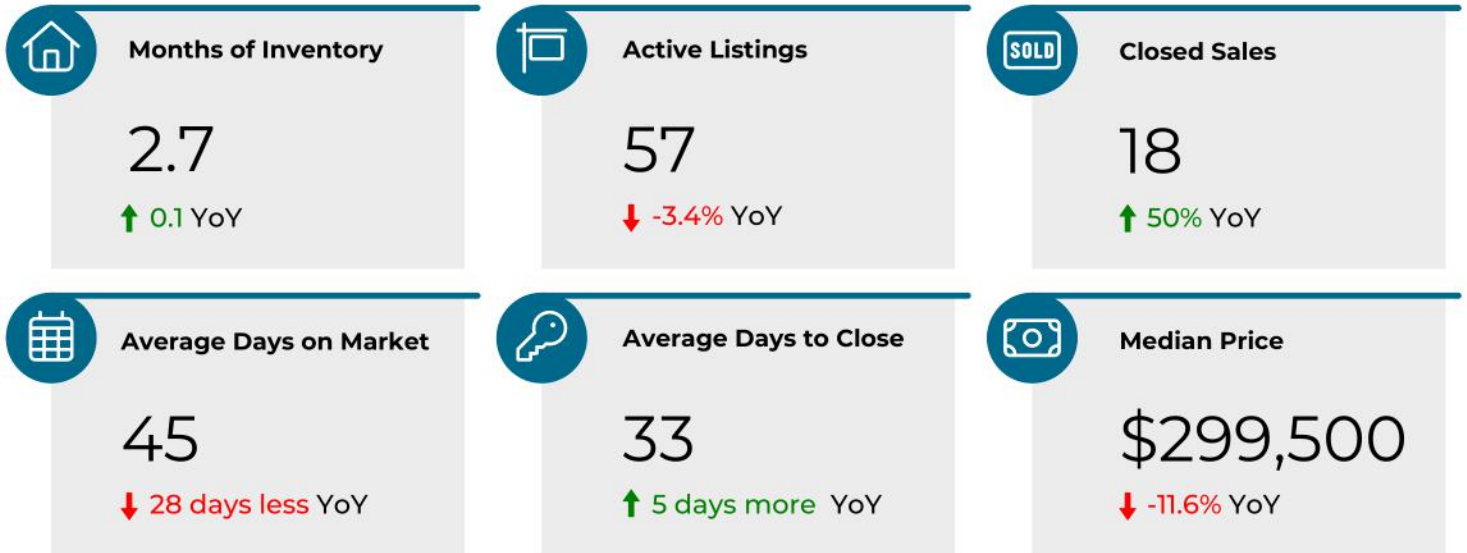
Image Source: abor.com



Jarrell (76537)*

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®

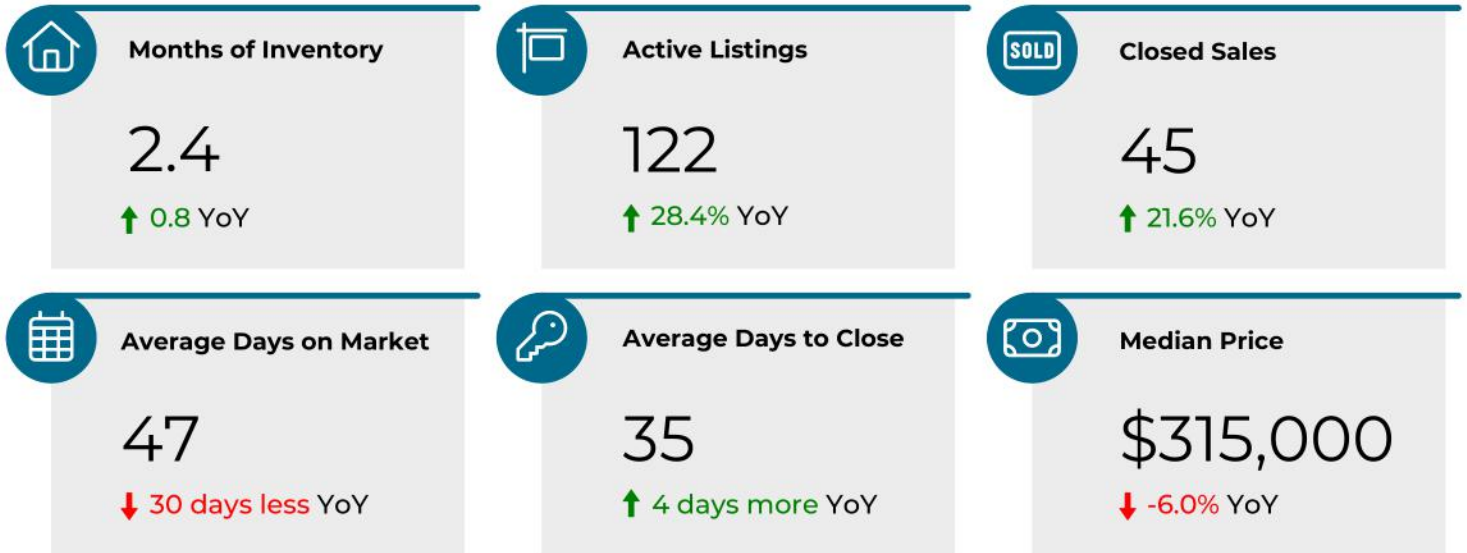
*Based on zip code



Kyle (78640)*

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®

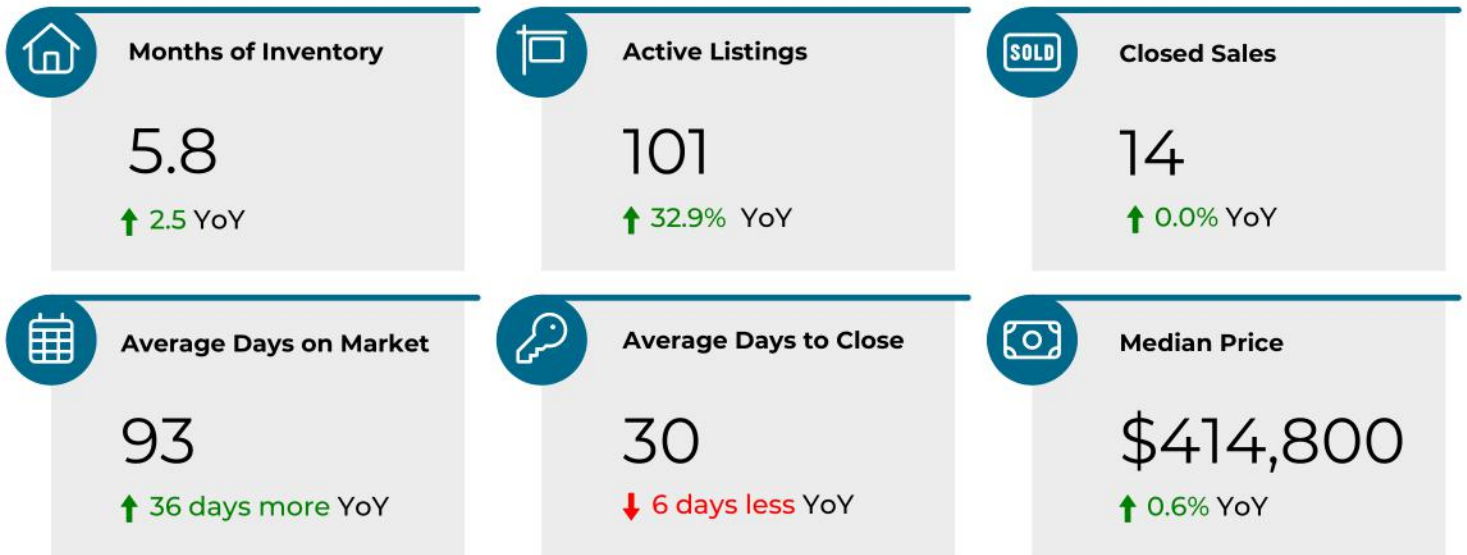
*Based on zip code



Lago Vista

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®



Lakeway

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

3.3

↑ 0.8 YoY



Active Listings

78

↑ 4.0% YoY



Closed Sales

12

↓ -36.8% YoY



Average Days on Market

83

↑ 3 days more YoY



Average Days to Close

30

↓ 3 days less YoY



Median Price

\$718,000

↑ 5.6% YoY

Source: Texas REALTORS®



Leander Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

1.7

↓ -0.2 YoY



Active Listings

82

↓ -26.1% YoY



Closed Sales

26

↑ 36.8% YoY



Average Days on Market

50

↓ 51 days less YoY



Average Days to Close

30

↓ 5 days less YoY



Median Price

\$417,900

↓ 16.4% YoY

Source: Texas REALTORS®

Photo Source: City of Leander Facebook

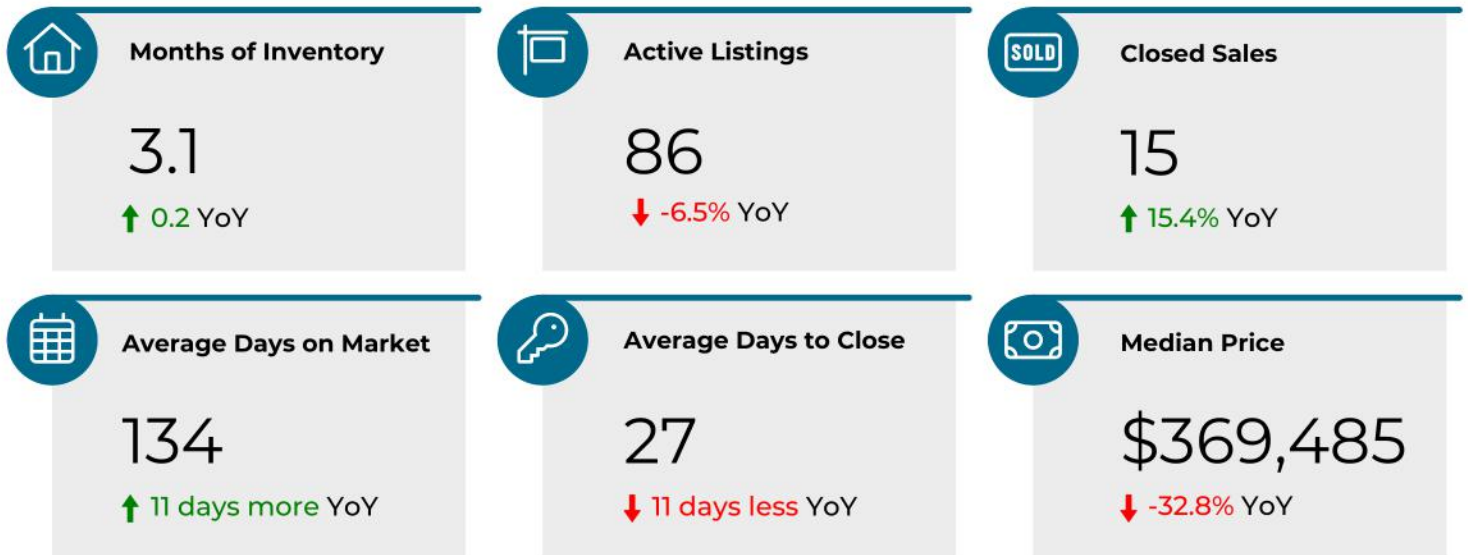




Liberty Hill (78642)*

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®

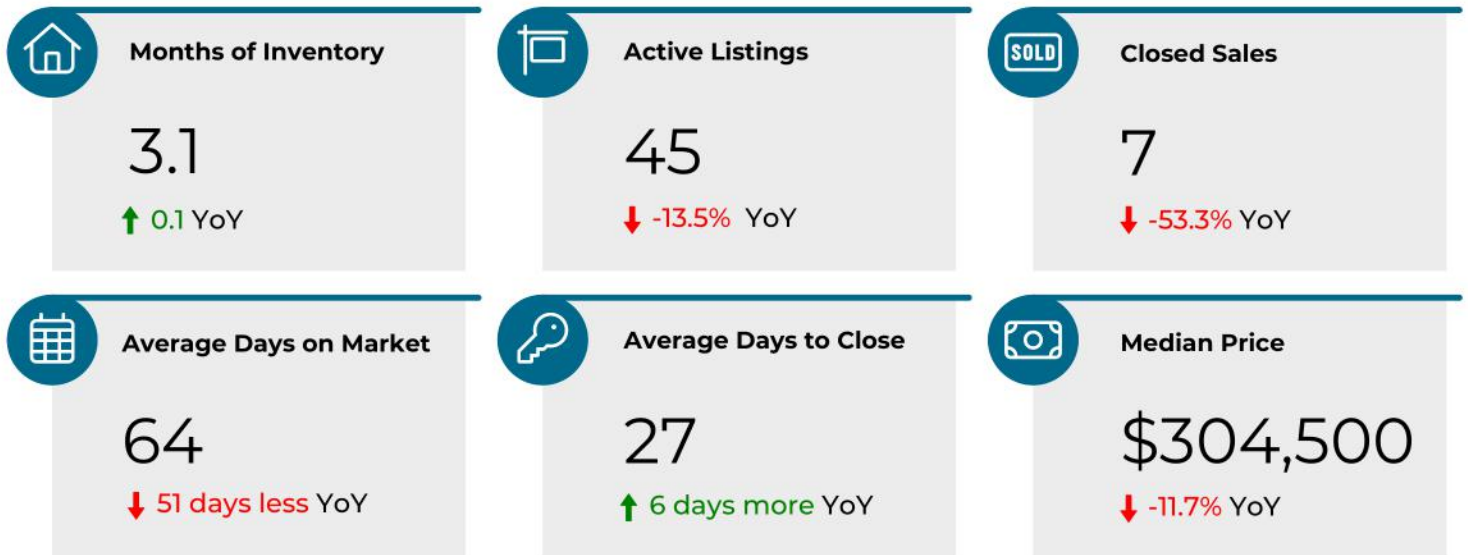
*Based on zip code



Manor

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



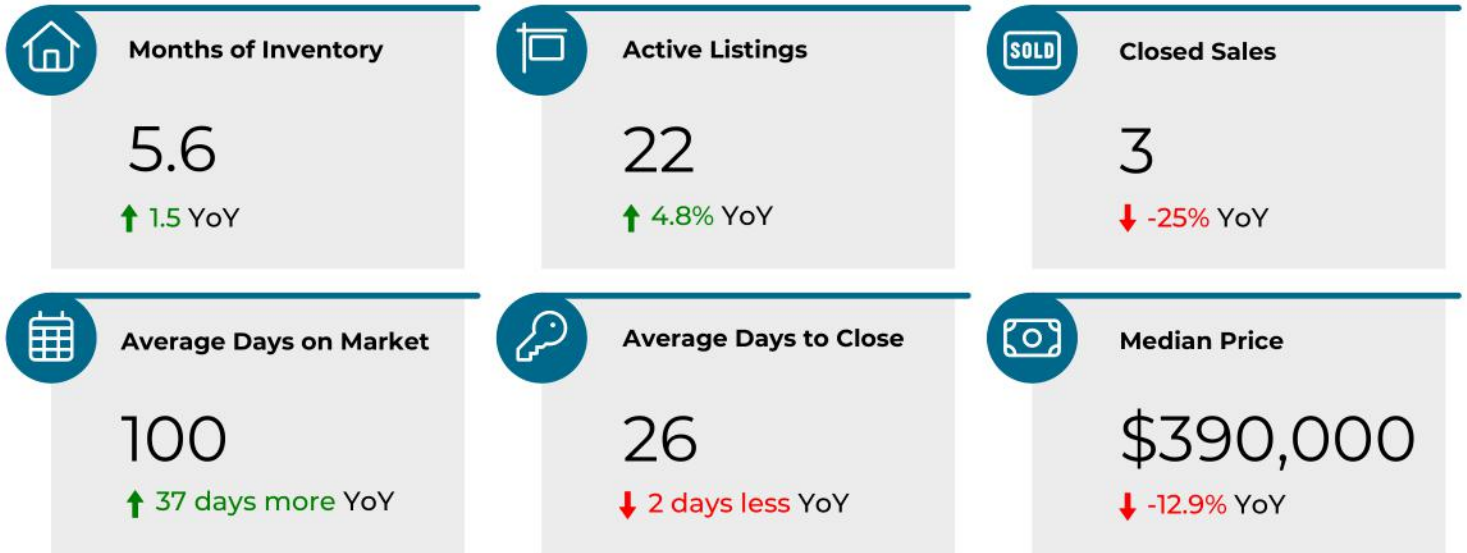
Source: Texas REALTORS®



Marble Falls

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®



Pflugerville

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Months of Inventory

1.5

↑ 0.0 YoY



Active Listings

67

↓ -19.3% YoY



Closed Sales

27

↓ -6.9% YoY



Average Days on Market

66

↓ 4 days less YoY



Average Days to Close

36

↑ 7 days more YoY



Median Price

\$380,000

↓ -4.3% YoY

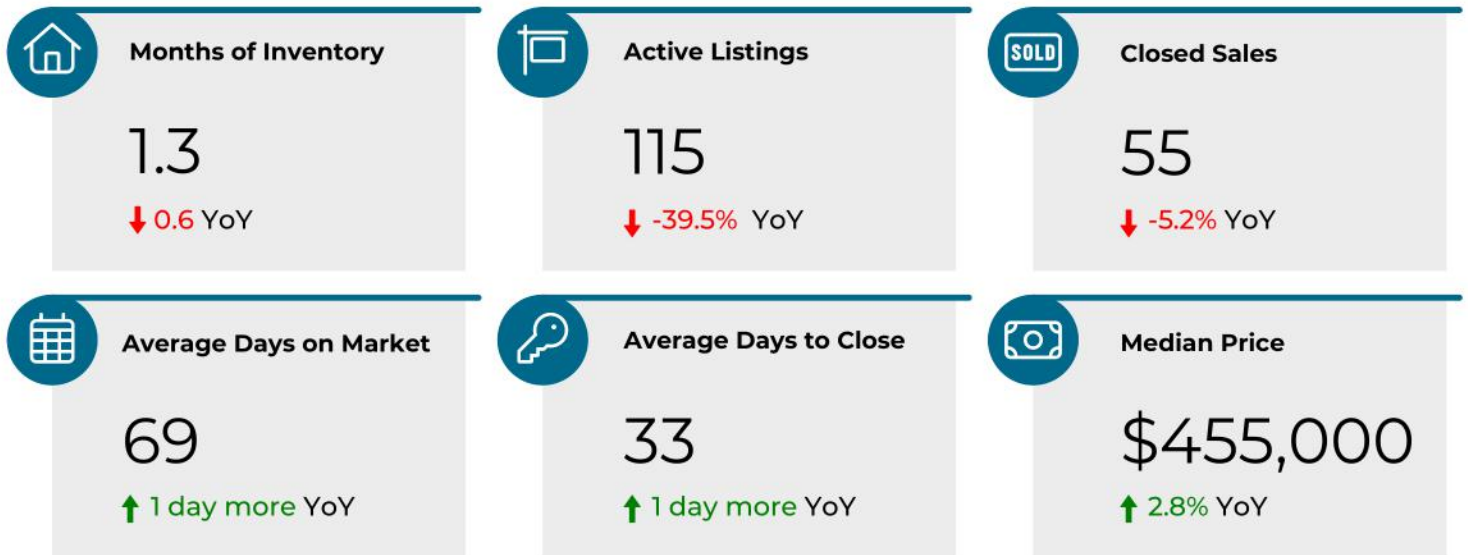
Source: Texas REALTORS®



Round Rock

Quick Look Market Report

January 2024 (Stats for Residential Resale Only)



Source: Texas REALTORS®

CHECK BACK NEXT MONTH!

Reach out to one of our business development representatives if you have questions!

Convenient Central Texas Locations

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Ste 200
Austin, TX 78703
(512) 472-8421 main
(512) 478-6038 fax

Barton Oaks

901 S MoPac Expy
Bldg III, Ste 100
Austin, TX 78746
(512) 472-9231 main
(512) 472-3101 fax

Cedar Park at James Avery Plaza

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

Lake Travis – 620

1313 Ranch Rd 620 S
Ste 101
Lakeway, TX 78734
(512) 263-5651 main
(512) 263-5800 fax

Round Rock – City Centre

559 S IH-35
Ste 300
Round Rock, TX 78664
(512) 582-4900 main
(512) 857-1148 fax

Steck and Mopac

8200 N Mopac Expy
Ste 100
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