

# HOUSING MARKET UPDATE

June 2024

#### **Austin and Surrounding Areas**

Including Bell, Hays, Travis, and Williamson Counites







### Austin - Round Rock MSA\*\* Quick Look Market Report

June 2024



Months of Inventory

4.0

↑ 0.3 YoY



**Active Listings** 

3,451

↑ 12.1% YoY



**Closed Sales** 

856

**↓** -10.8% YoY



**Average Days on Market** 

74

↓ 29 days less YoY



**Average Days to Close** 

45

13 days less YoY



**Median Price** 

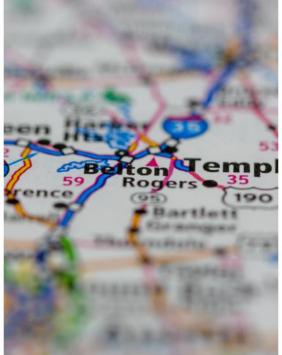
\$400,781

**↓** -12.5% YoY

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









### Bell County Quick Look Market Report

June 2024



**Months of Inventory** 

6.4

↑ 1.5 YoY



**Active Listings** 

567

↑ 43.5% YoY



**Closed Sales** 

103

**↓** -16.9% YoY



**Average Days on Market** 

121

↑ 22 days more YoY

Source: Texas REALTORS® Stats for New Construction Only.



Average Days to Close

33

↑1 day more YoY



**Median Price** 

\$308,800

↓ -7.5% YoY









#### Hays County Quick Look Market Report

June 2024



Months of Inventory

4.1

↑ 0.1 YoY



**Active Listings** 

831

↑ 19.4% YoY



**Closed Sales** 

220

↑ 2.8% YoY



**Average Days on Market** 

73

↓ 36 days less YoY

Source: Texas REALTORS® Stats for New Construction Only.



**Average Days to Close** 

46

**↓** 13 days less YoY



**Median Price** 

\$367,000

**↓** -8.3% YoY









# Travis County Quick Look Market Report

June 2024



Months of Inventory

4.8

**↑** 0.1 YoY



**Active Listings** 

1,141

↑ 1.4% YoY



**Closed Sales** 

233

↓ -18.8% YoY



**Average Days on Market** 

79

↓ 16 days less YoY

Source: Texas REALTORS® Stats for New Construction Only.



Average Days to Close

48

**↓ 12 days less YoY** 



**Median Price** 

\$478,950

**↓** -6.9% YoY









## Williamson County Quick Look Market Report

June 2024



**Months of Inventory** 

3.5

↑ 0.6 YoY



**Active Listings** 

1,149

↑ 17.0% YoY



**Closed Sales** 

311

↓ -18.4% YoY



**Average Days on Market** 

77

29 days less YoY

Source: Texas REALTORS® Stats for New Construction Only.



**Average Days to Close** 

43

**↓ 12 days less YoY** 

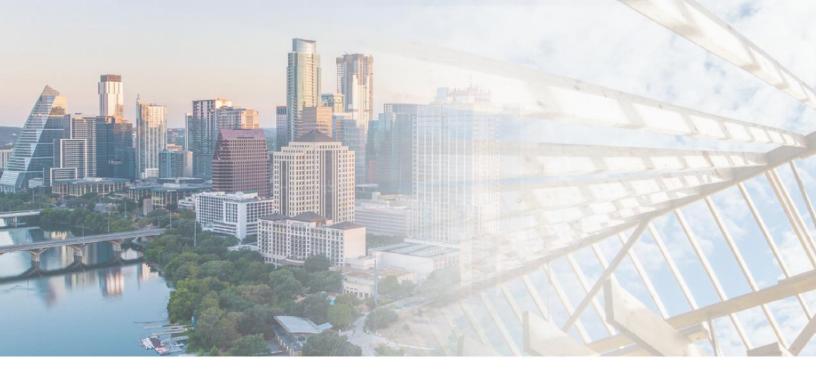


**Median Price** 

\$430,000

↓ -3.4% YoY





### Austin Quick Look Market Report

June 2024



**Months of Inventory** 

6.8

↑ 0.6 YoY



**Active Listings** 

587

↑ 5.4% YoY



**Closed Sales** 

51

↓ -54.9% YoY



Average Days on Market

80

↓ 6 days less YoY



**Average Days to Close** 

35

28 days less YoY



**Median Price** 

\$707,000

↑ 1.1% YoY





# Buda Quick Look Market Report

June 2024



**Months of Inventory** 

5.1

↑ 2.7 YoY



**Active Listings** 

43

↑ 207.1% YoY



**Closed Sales** 

30

↑ 114.3% YoY



**Average Days on Market** 

35

↑ 8 days more YoY



**Average Days to Close** 

51

↓ 7 days less YoY



**Median Price** 

\$328,000

↓ -2.3% YoY





#### Cedar Park Quick Look Market Report

June 2024



Months of Inventory

8.6

**↓** -45.4 YoY



**Active Listings** 

15

↑ 66.7% YoY



**Closed Sales** 

3

↑ 100.0% YoY



**Average Days on Market** 

9

↑ 9 days more YoY



**Average Days to Close** 

43

↑ 43 days more YoY



**Median Price** 

\$421,800

↑ 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

June 2024



Months of Inventory

3.6

**↓** -0.8 YoY



**Active Listings** 

66

↓ -24.1% YoY



**Closed Sales** 

16

↓ -30.4% YoY



**Average Days on Market** 

58

32 days less YoY



**Average Days to Close** 

49

67 days less YoY



**Median Price** 

\$577,680

↓ -16.3% YoY

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





#### Elgin Quick Look Market Report

June 2024



**Months of Inventory** 

0.6

↓ -3.0 YoY



**Active Listings** 

3

↓ -88.9% YoY



**Closed Sales** 

3

**↓** -66.7% YoY



**Average Days on Market** 

33

↓ 1 day less YoY



**Average Days to Close** 

40

1 2 days more YoY



**Median Price** 

\$338,867

↑ 11.8% YoY





#### Georgetown Quick Look Market Report

June 2024



Months of Inventory

1.8

↓ -1.6 YoY



**Active Listings** 

38

↓ -56.3% YoY



**Closed Sales** 

14

↓ -64.1% YoY



**Average Days on Market** 

101

unchanged YoY

**Average Days to Close** 

33

↓ 42 days less YoY



**Median Price** 

\$479,990

↑ 6.4% YoY





#### Hutto Quick Look Market Report

June 2024



Months of Inventory

0.7

**↓** -0.6 YoY



**Active Listings** 

25

**↓** -32.4% YoY



**Closed Sales** 

23

↓ -34.3% YoY



Average Days on Market

54

↑ 3 day more YoY



**Average Days to Close** 

43

unchanged YoY



**Median Price** 

\$430,926

↑ 10.8% YoY





## Jarrell (76537)\* Quick Look Market Report

June 2024



Months of Inventory

2.7

↑ 0.2 YoY



**Active Listings** 

100

↑ 44.9% YoY



**Closed Sales** 

50

↑ 61.3% YoY



**Average Days on Market** 

63

↑ 5 days more YoY



**Average Days to Close** 

37

1 2 days more YoY



**Median Price** 

\$285,000

↓ -12.3 % YoY

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





### Kyle (78640)\* Quick Look Market Report

June 2024



Months of Inventory

4.0

**↓** -0.7 % YoY



**Active Listings** 

386

↑ 25.7% YoY



**Closed Sales** 

150

↑ 57.9% YoY



**Average Days on Market** 

65

↓ 48 days less YoY



**Average Days to Close** 

50

3 days less YoY



**Median Price** 

\$351,220

↓ -5.1% YoY

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





### Lago Vista Quick Look Market Report

June 2024



Months of Inventory

6.3

↑ 1.1 YoY



**Active Listings** 

62

↓ -22.5% YoY



**Closed Sales** 

8

↓ -42.9% YoY



Average Days on Market

122

↑ 41 days more YoY



**Average Days to Close** 

48

14 days more YoY



**Median Price** 

\$462,711

↑ 9.0% YoY





#### Lakeway Quick Look Market Report

June 2024



Months of Inventory

2.5

**↓** -8.6 YoY



**Active Listings** 

2

↓ -68.0% YoY



**Closed Sales** 

7

↓ -75.0% YoY



**Average Days on Market** 

225

↑ 168 days more YoY

2

**Average Days to Close** 

34

4 days less YoY



**Median Price** 

\$900,000

↑ 7.1% YoY





#### Leander Quick Look Market Report

June 2024



Months of Inventory

2.8

↓ -0.1 YoY



**Active Listings** 

59

**↓** -23.4% YoY



**Closed Sales** 

17

**↓** -15.0% YoY



**Average Days on Market** 

75

↓ 7 days less YoY

(2)

**Average Days to Close** 

46

22 days less YoY



**Median Price** 

\$688,500

↑ 66.1% YoY

Photo Source: City of Leander Facebook Source: Texas REALTORS® Stats for New Construction Only.





## Liberty Hill (78642)\* Quick Look Market Report

June 2024



Months of Inventory

5.3

↑ 2.0% YoY



**Active Listings** 

236

↑ 50.3% YoY



**Closed Sales** 

44

**↓** -13.7% YoY



**Average Days on Market** 

89

↓ 86 days less YoY



**Average Days to Close** 

47

↓ 27 days less YoY



**Median Price** 

\$518,000

↓ -6.1% YoY

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





### Manor Quick Look Market Report

June 2024



Months of Inventory

2.7

↑ 1.1 YoY



**Active Listings** 

33

↑ 22.2% YoY



**Closed Sales** 

21

↑ 61.5% YoY



Average Days on Market

74

32 days less YoY



**Average Days to Close** 

38

↓ 15 days less YoY



**Median Price** 

\$350,295

↓ -16.0% YoY





## Marble Falls Quick Look Market Report

June 2024



**Months of Inventory** 

4.7

↑ 0.7 YoY



**Active Listings** 

17

↑ 112.5% YoY



**Closed Sales** 

7

**↓** -60.0% YoY



Average Days on Market

44

↓ 88 days less YoY



**Average Days to Close** 

33

↑ 2 days more YoY



**Median Price** 

\$312,500

↓ -39.3% YoY





### Pflugerville Quick Look Market Report

June 2024



Months of Inventory

2.7

↓ -2.5 YoY



**Active Listings** 

41

↓ -42.3% YoY



**Closed Sales** 

15

↓ -34.8% YoY



Average Days on Market

98

↓ 21 days less YoY

(2)

**Average Days to Close** 

51

↓ 16 days less YoY



**Median Price** 

\$471,100

↑ 0.5% YoY





#### Round Rock Quick Look Market Report

June 2024



**Months of Inventory** 

5.4

↑ 0.5 YoY



**Active Listings** 

85

↑ 142.9% YoY



**Closed Sales** 

33

↑ 312.5% YoY



Average Days on Market

64

19 days less YoY

**Average Days to Close** 

42

↓ 2 days less YoY



**Median Price** 

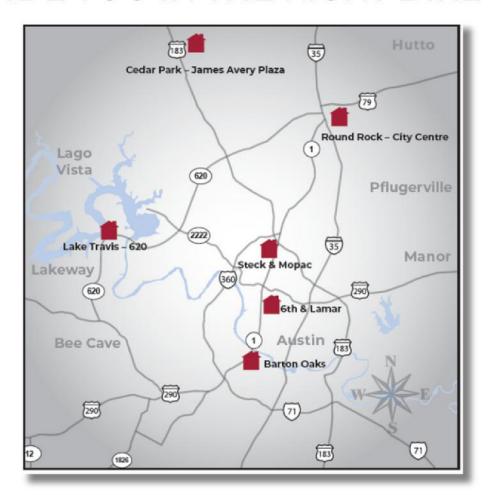
\$401,061

↓ -1.3% YoY



#### 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

#### **Barton Oaks**

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

#### 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

#### Round Rock - City Centre

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

#### Steck and Mopac

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







