

January 2024

# HOUSING MARKET STATS

## Austin and Surrounding Areas

Including Bell, Hays, Travis, and Williamson Counties

\*Stats for New Construction Only



### Austin Quick Look Market Report

January 2024

<b>Months of Inventory</b> 5.5 ↑ 0.6 YoY	<b>Active Listings</b> 540 ↑ 38.5% YoY	<b>Closed Sales</b> 62 ↑ 12.7% YoY
<b>Average Days on Market</b> 97 ↑ 37 days more YoY	<b>Average Days to Close</b> 53 ↑ 2 days more YoY	<b>Median Price</b> \$621,820 ↓ 1.2% YoY

Austin



### Buda Quick Look Market Report

January 2024

<b>Months of Inventory</b> 1.9 ↓ -2.6 YoY	<b>Active Listings</b> 16 ↓ 50% YoY	<b>Closed Sales</b> 3 ↓ -20% YoY
<b>Average Days on Market</b> 86 ↑ 4 days more YoY	<b>Average Days to Close</b> 142 ↑ 32 days more YoY	<b>Median Price</b> \$399,990 ↓ -10.8% YoY

Source: Texas REALTORS®  
Stats for New Construction Only

Buda



### Cedar Park Quick Look Market Report

January 2024

<b>Months of Inventory</b> 13.2 ↑ 12.0 YoY	<b>Active Listings</b> 11 ↑ 266.7% YoY	<b>Closed Sales</b> 0 ↑ 0.0% YoY
<b>Average Days on Market</b> 0 Unchanged YoY	<b>Average Days to Close</b> 0 Unchanged YoY	<b>Median Price</b> \$0 ↑ 0.0% YoY

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

and more...





Area	Months of Inventory	Active Listings	Closed Sales	Average Days on Market	Average Days to Close	Median Price
Austin-Round Rock MSA	3.7 ▼ -0.4 YoY	3,178 ▲ 5.0% YoY	652 ▲ 22.3% YoY	98 ▲ 7 days more YoY	47 ▼ 24 days less YoY	\$425,295 ▼ -3.6% YoY
Bell County	6.0 ▼ -0.1 YoY	485 ▲ 22.5% YoY	72 ▲ 7.5% YoY	110 ▲ 23 days more YoY	31 ▼ 17 days less YoY	\$321,000 ▼ -9.2% YoY
Hays County	3.7 ▼ -1.1 YoY	700 ▲ 1.5% YoY	149 ▲ 36.7% YoY	91 ▼ 17 days less YoY	42 ▼ 43 days less YoY	\$374,250 ▼ -10.7% YoY
Travis County	4.5 ▲ 0.0 YoY	1,155 ▲ 21.2% YoY	178 ▲ 14.8% YoY	97 ▲ 29 days more YoY	55 ▼ 11 days less YoY	\$514,699 ▲ 4.0% YoY
Williamson County	3.1 ▼ -0.4 YoY	1,031 ▼ -2.9% YoY	275 ▲ 20.6% YoY	95 ▼ 1 day less YoY	44 ▼ 23 days less YoY	\$436,897 ▼ -0.8% YoY
Austin	5.5 ▲ 0.6 YoY	540 ▲ 38.5% YoY	62 ▲ 12.7% YoY	97 ▲ 37 days more YoY	53 ▲ 2 days more YoY	\$621,820 ▼ -4.2% YoY
Buda	1.9 ▼ -2.6 YoY	16 ▼ -50.0% YoY	3 ▼ -25.0% YoY	86 ▲ 4 days more YoY	142 ▲ 32 days more YoY	\$399,990 ▼ -10.8% YoY
Cedar Park	13.2 ▲ 12.0 YoY	11 ▲ 266.7% YoY	0 ▲ 0.0% YoY	0 Unchanged YoY	0 Unchanged YoY	\$0 ▲ 0.0% YoY
Dripping Springs (78620)	4.3 ▲ 0.1 YoY	76 ▲ 1.3% YoY	11 ▼ -35.3% YoY	60 ▼ 93 days less YoY	39 ▼ 6 days less YoY	\$439,990 ▼ -11.1% YoY
Georgetown	1.8 ▼ -7.1 YoY	55 ▼ -54.2% YoY	13 ▼ -27.8% YoY	100 ▲ 20 days more YoY	44 ▼ 22 days less YoY	\$454,990 ▲ 13.4% YoY
Hutto	1.7 ▲ 0.3 YoY	58 ▲ 38.1% YoY	22 ▲ 46.7% YoY	60 ▼ 23 days less YoY	58 ▼ 18 days less YoY	\$390,740 ▼ -2.4% YoY
Jarrell (76537)	3.6 ▲ 2.0 YoY	127 ▲ 139.6% YoY	32 ▲ 28.0% YoY	51 ▼ 23 days less YoY	35 ▲ 1 day more YoY	\$294,545 ▼ -0.1% YoY
Kyle (78640)	3.7 ▼ -1.4 YoY	304 ▲ 12.6% YoY	77 ▲ 133.3% YoY	75 ▼ 7 days less YoY	36 ▼ 40 days less YoY	\$336,498 ▼ -15.9% YoY
Lago Vista	6.4 ▼ -0.7 YoY	84 ▼ -4.6% YoY	4 ▼ -69.2% YoY	27 ▼ 27 days less YoY	30 ▼ 45 days less YoY	\$392,000 ▼ -1.8% YoY
Lakeway	4.1 ▼ -5.8 YoY	15 ▲ 7.1% YoY	1 ▲ 0.0% YoY	2 ▼ 107 days less YoY	32 ▼ 5 days less YoY	\$1,300,000 ▼ -27.8% YoY
Leander	2.3 ▼ -0.1 YoY	45 ▼ -13.5% YoY	17 ▲ 21.4% YoY	107 ▲ 5 days more YoY	50 ▼ 13 days less YoY	\$632,412 ▲ 28.4% YoY
Liberty Hill (78642)	4.5 ▼ -1.9 YoY	207 ▼ -15.2% YoY	34 ▲ 6.3% YoY	106 ▼ 20 days less YoY	47 ▲ 2 days more YoY	\$482,500 ▼ -0.3% YoY
Manor	2.0 ▼ -1.5 YoY	29 ▼ -50.9% YoY	13 ▼ -31.6% YoY	88 ▼ 4 days less YoY	63 ▲ 6 days more YoY	\$416,030 ▲ 3.8% YoY
Marble Falls	5.4 ▲ 1.6 YoY	13 ▲ 85.7% YoY	7 ▲ 100% YoY	30 ▲ 30 days more YoY	59 ▲ 59 days more YoY	\$289,999 ▲ 100% YoY
Pflugerville	3.6 ▲ 0.4 YoY	69 ▲ 0.0% YoY	6 ▲ 20% YoY	141 ▲ 47 days more YoY	107 ▲ 67 days more YoY	\$448,040 ▼ -4.7% YoY
Round Rock	5.5 ▲ 1.0 YoY	63 ▲ 65.8% YoY	18 ▲ 260% YoY	147 ▲ 74 days more YoY	33 ▼ 78 days less YoY	\$398,990 ▼ -20.8% YoY





# Austin - Round Rock MSA\*\*

## Quick Look Market Report

January 2024



Months of Inventory

3.7

↓ -0.4 YoY



Active Listings

3,178

↑ 5.0% YoY



Closed Sales

652

↑ 22.3% YoY



Average Days on Market

98

↑ 7 days more YoY



Average Days to Close

47

↓ 24 days less YoY



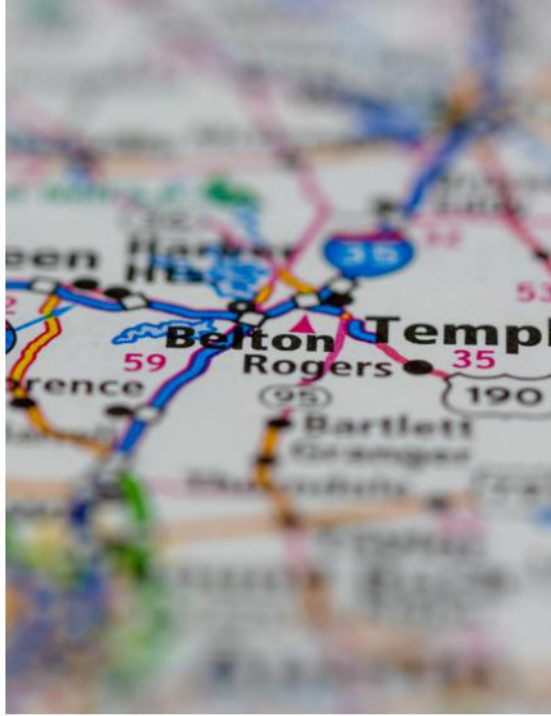
Median Price

\$425,295

↓ -3.6% YoY

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

Source: Texas REALTORS®  
Stats for New Construction Only.



# Bell County Quick Look Market Report

January 2024



Months of Inventory

6.0

↓ -0.1 YoY



Active Listings

485

↑ 22.5% YoY



Closed Sales

72

↑ 7.5% YoY



Average Days on Market

110

↑ 23 days more YoY



Average Days to Close

31

↓ 17 days less YoY



Median Price

\$321,000

↓ -9.2% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Hays County Quick Look Market Report

January 2024



Months of Inventory

3.7

↓ -1.1 YoY



Active Listings

700

↑ 1.5% YoY



Closed Sales

149

↑ 36.7% YoY



Average Days on Market

91

↓ 17 days less YoY



Average Days to Close

42

↓ 43 days less YoY



Median Price

\$374,250

↓ -10.7% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Travis County Quick Look Market Report

## January 2024



Source: Texas REALTORS®  
Stats for New Construction Only.





# Williamson County Quick Look Market Report

January 2024



Source: Texas REALTORS®  
Stats for New Construction Only.



# Austin

## Quick Look Market Report

January 2024



Months of Inventory

5.5

↑ 0.6 YoY



Active Listings

540

↑ 38.5% YoY



Closed Sales

62

↑ 12.7% YoY



Average Days on Market

97

↑ 37 days more YoY



Average Days to Close

53

↑ 2 days more YoY



Median Price

\$621,820

↓ -4.2% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



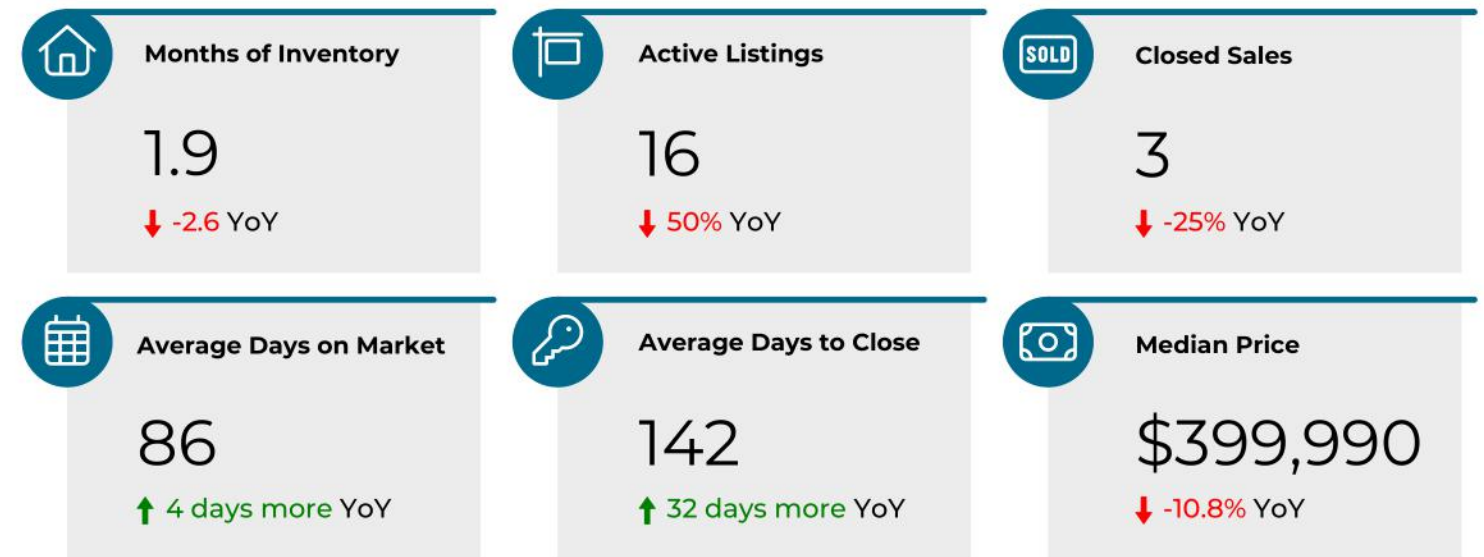




# Buda

## Quick Look Market Report

January 2024



Source: Texas REALTORS®  
Stats for New Construction Only.



# Cedar Park Quick Look Market Report

January 2024

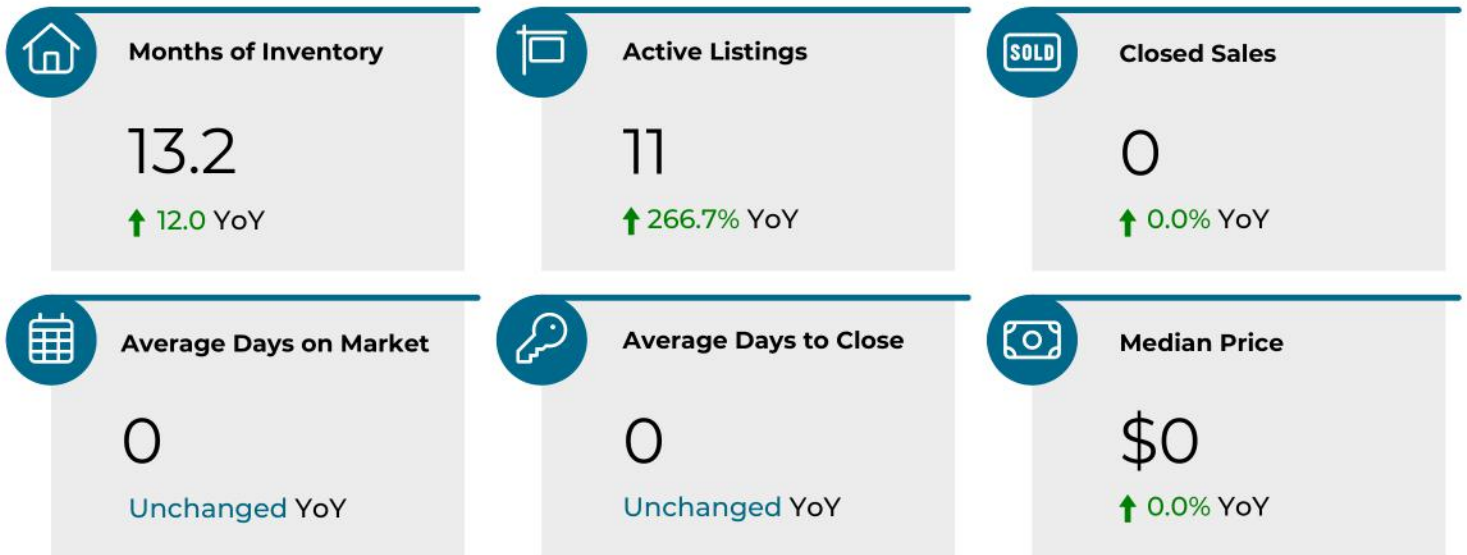


Image courtesy of the City of Cedar Park.  
Source: Texas REALTORS®  
Stats for New Construction Only.





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

January 2024



Months of Inventory

4.3

↑ 0.1 YoY



Active Listings

76

↑ 1.3% YoY



Closed Sales

11

↓ -35.3% YoY



Average Days on Market

60

↓ 93 day less YoY



Average Days to Close

39

↓ 6 days less YoY



Median Price

\$439,990

↓ -11.1% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



# Georgetown Quick Look Market Report

January 2024



Months of Inventory

1.8

↓ -7.1 YoY



Active Listings

55

↓ -54.2% YoY



Closed Sales

13

↓ -27.8% YoY



Average Days on Market

100

↑ 20 days more YoY



Average Days to Close

44

↓ 22 days less YoY



Median Price

\$454,990

↑ 13.4% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Hutto

## Quick Look Market Report

January 2024



Months of Inventory

1.7

↑ 0.3 YoY



Active Listings

58

↑ 38.1% YoY



Closed Sales

22

↑ 46.7% YoY



Average Days on Market

60

↓ 23 days less YoY



Average Days to Close

58

↓ 18 days less YoY



Median Price

\$390,740

↓ -2.4% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Jarrell (76537)\*

## Quick Look Market Report

January 2024



Months of Inventory

3.6

↑ 2.0 YoY



Active Listings

127

↑ 139.6% YoY



Closed Sales

32

↑ 28.0% YoY



Average Days on Market

51

↓ 23 days less YoY



Average Days to Close

35

↑ 1 day more YoY



Median Price

\$294,545

↓ -0.1% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.

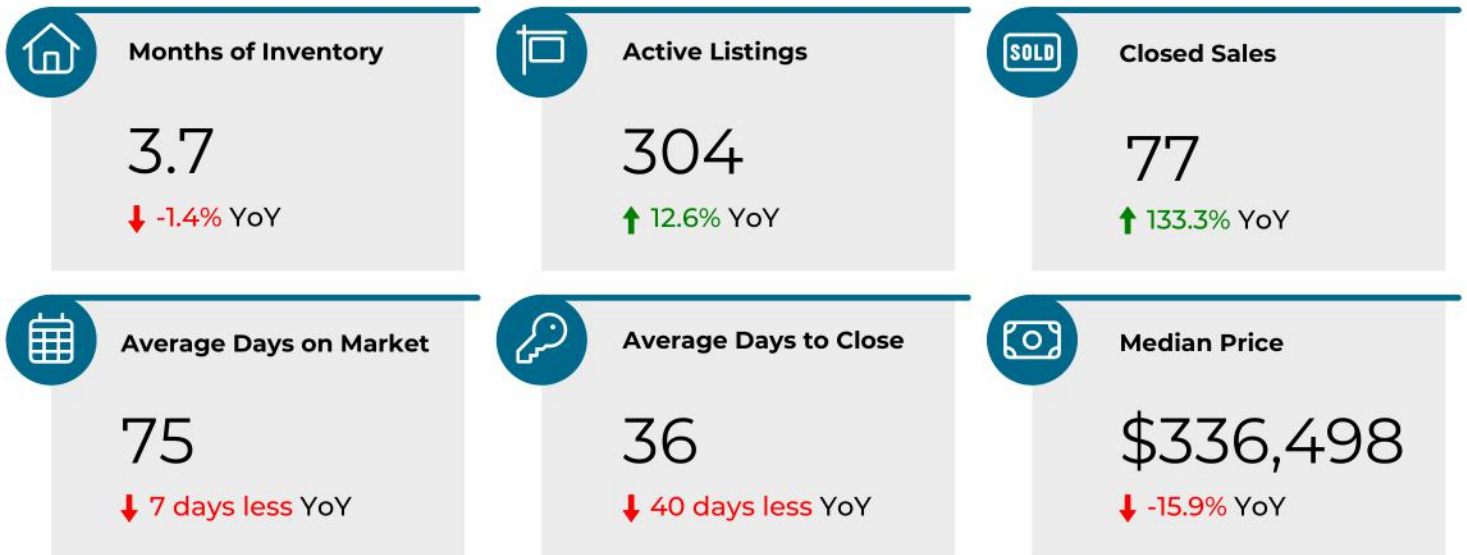




# Kyle (78640)\*

## Quick Look Market Report

January 2024



\*Based on zip code

Source: Texas REALTORS®

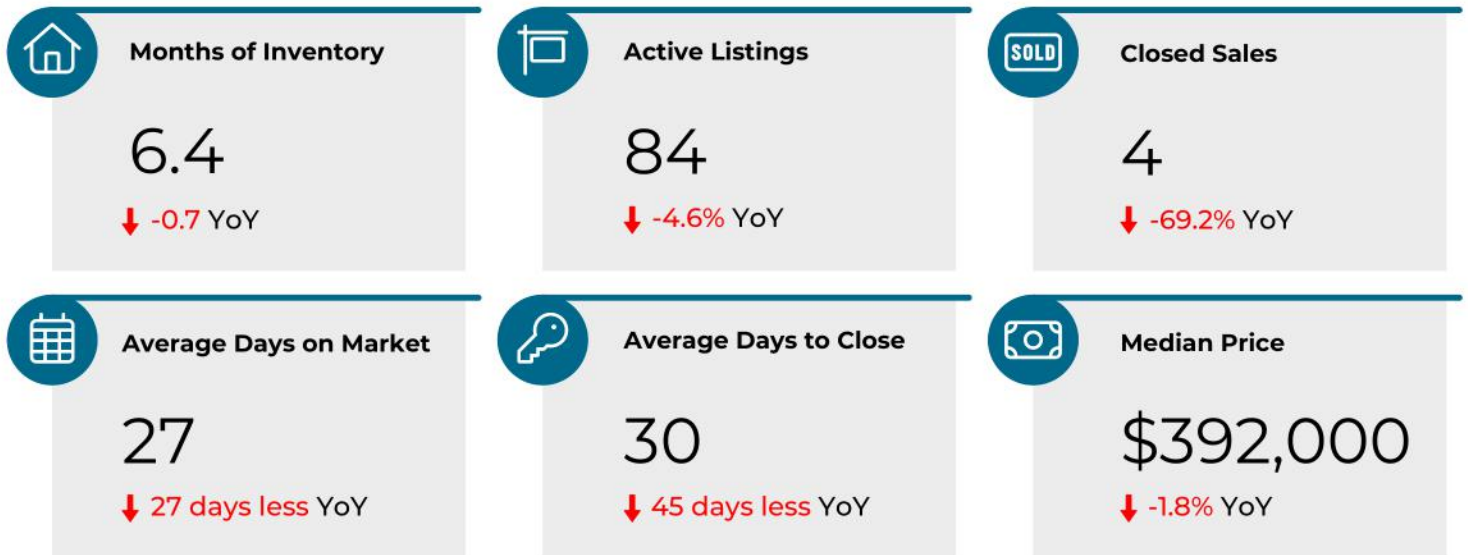
Stats for New Construction Only.



# Lago Vista

## Quick Look Market Report

January 2024



Source: Texas REALTORS®  
Stats for New Construction Only.





# Lakeway

## Quick Look Market Report

January 2024



Months of Inventory

4.1

↓ -5.8 YoY



Active Listings

15

↑ 7.1% YoY



Closed Sales

1

↑ 0.0% YoY



Average Days on Market

2

↓ 107 days less YoY



Average Days to Close

32

↓ 5 days less YoY



Median Price

\$1,300,000

↓ -27.8% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Leander Quick Look Market Report

January 2024



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





# Liberty Hill (78642)\*

## Quick Look Market Report

January 2024



Months of Inventory

4.5

↓ -1.9 YoY



Active Listings

207

↓ -15.2% YoY



Closed Sales

34

↑ 6.3% YoY



Average Days on Market

106

↓ 20 days less YoY



Average Days to Close

47

↑ 2 days more YoY



Median Price

\$482,500

↓ -0.3% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



# Manor

## Quick Look Market Report

January 2024



Months of Inventory

2.0

↓ -1.5 YoY



Active Listings

29

↓ -50.9% YoY



Closed Sales

13

↓ -31.6% YoY



Average Days on Market

88

↓ 4 days less YoY



Average Days to Close

63

↑ 6 days more YoY



Median Price

\$416,030

↑ 3.8% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Marble Falls Quick Look Market Report

January 2024



Months of Inventory

5.4

↑ 1.6 YoY



Active Listings

13

↑ 85.7% YoY



Closed Sales

7

↑ 100% YoY



Average Days on Market

30

↑ 30 days more YoY



Average Days to Close

59

↑ 59 days more YoY



Median Price

\$289,999

↑ 100% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Pflugerville Quick Look Market Report

January 2024



Months of Inventory

3.6

↑ 0.4 YoY



Active Listings

69

↑ 0.0% YoY



Closed Sales

6

↑ 20% YoY



Average Days on Market

141

↑ 47 days more YoY



Average Days to Close

107

↑ 67 days more YoY



Median Price

\$448,040

↓ -4.7% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Round Rock Quick Look Market Report

January 2024



Months of Inventory

5.5

↑ 1.0 YoY



Active Listings

63

↑ 65.8% YoY



Closed Sales

18

↑ 260% YoY



Average Days on Market

147

↑ 74 days more YoY



Average Days to Close

33

↓ 78 days less YoY



Median Price

\$398,990

↓ -20.8% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# CHECK BACK NEXT MONTH!

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

## Convenient Central Texas Locations

### 6th and Lamar

524 N Lamar Blvd.  
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  
Austin, TX 78759  
(512) 795-8434 main  
(512) 795-9062 fax



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