

February 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

February 2024

Months of Inventory 5.3 ↑ 0.4 YoY	Active Listings 519 ↑ 30.3% YoY	Closed Sales 83 ↓ -6.7% YoY
Average Days on Market 101 ↑ 10 days more YoY	Average Days to Close 33 ↓ 30 days less YoY	Median Price \$669,995 ↑ 11.7% YoY

Austin



### Buda Quick Look Market Report

February 2024

Months of Inventory 3.5 ↓ -0.1 YoY	Active Listings 29 ↑ 16.0% YoY	Closed Sales 2 ↑ 100% YoY
Average Days on Market 225 ↓ 32 days less YoY	Average Days to Close 42 ↑ 16 days more YoY	Median Price \$344,495 ↓ -23% YoY

Buda



### Cedar Park Quick Look Market Report

February 2024

Months of Inventory 10.9 ↑ 9.3 YoY	Active Listings 10 ↑ 233.3% YoY	Closed Sales 1 ↑ 100% YoY
Average Days on Market 56 ↑ 56 days more YoY	Average Days to Close 36 ↓ 20 days less YoY	Median Price \$307,510 ↑ 10% YoY

and more...





Area	Months of Inventory	Active Listings	Closed Sales	Average Days on Market	Average Days to Close	Median Price
Austin-Round Rock MSA	3.6 ▼ -0.3 YoY	3,116 ▲ 5.1% YoY	777 ▲ 1.8% YoY	94 ▼ 5 days less YoY	42 ▼ 22 days less YoY	\$421,088 ▼ -0.9% YoY
Bell County	6.0 ▲ 0.3 YoY	508 ▲ 33.0% YoY	103 ▲ 66.1% YoY	110 ▲ 16 days more YoY	36 ▼ 16 days less YoY	\$293,078 ▼ -17.4% YoY
Hays County	3.8 ▼ -0.6 YoY	723 ▲ 8.9% YoY	158 ▲ 10.5% YoY	101 ▼ 12 days less YoY	41 ▼ 42 days less YoY	\$375,000 ▼ -1.5% YoY
Travis County	4.3 ▼ -0.2 YoY	1,107 ▲ 13.4% YoY	205 ▼ -5.5% YoY	96 ▼ 11 days less YoY	44 ▼ 17 days less YoY	\$555,202 ▲ 11.0% YoY
Williamson County	3.1 ▼ -0.2 YoY	1,015 ▼ -0.8% YoY	338 ▲ 7.6% YoY	93 Unchanged YoY	42 ▼ 13 days less YoY	\$410,428 ▼ -2.3% YoY
Austin	5.3 ▲ 0.4 YoY	519 ▲ 30.1% YoY	83 ▼ -6.7% YoY	101 ▲ 10 days more YoY	33 ▼ 30 days less YoY	\$669,995 ▲ 11.7% YoY
Buda	3.5 ▼ -0.1 YoY	29 ▲ 16.0% YoY	2 ▲ 100% YoY	225 ▼ 92 days less YoY	42 ▲ 16 days more YoY	\$344,495 ▼ -21.9% YoY
Cedar Park	10.9 ▲ 9.3 YoY	10 ▲ 233.3% YoY	1 ▲ 100% YoY	56 ▲ 56 days more YoY	94 ▲ 94 days more YoY	\$393,540 ▲ 100% YoY
Dripping Springs (78620)	4.0 ▼ -0.1 YoY	71 ▼ -6.6% YoY	16 ▲ 14.3% YoY	108 ▼ 40 days less YoY	36 ▼ 5 days less YoY	\$650,000 ▼ -14.5% YoY
Georgetown	2.0 ▼ -5.0 YoY	58 ▼ -46.8% YoY	17 ▼ -41.4% YoY	162 ▲ 60 days more YoY	32 ▼ 21 days less YoY	\$460,542 ▼ -7.9% YoY
Hutto	1.4 ▼ -0.3 YoY	48 ▼ -9.4% YoY	45 ▲ 28.6% YoY	50 ▼ 4 days less YoY	39 ▼ 3 days less YoY	\$379,990 ▲ 5.6% YoY
Jarrell (76537)	3.0 ▲ 1.7 YoY	111 ▲ 146.7% YoY	36 ▲ 80.0% YoY	59 ▼ 21 days less YoY	40 ▼ 8 days less YoY	\$274,720 ▼ -6.5% YoY
Kyle (78640)	3.8 ▼ -1.4 YoY	326 ▲ 12.4% YoY	86 ▲ 62.3% YoY	101 ▲ 34 days more YoY	42 ▼ 70 days less YoY	\$348,669 ▼ -3.1% YoY
Lago Vista	5.7 ▼ -0.5 YoY	69 ▼ -19.8% YoY	11 ▼ -52.2% YoY	90 ▼ 33 days less YoY	27 ▼ 17 days less YoY	\$427,174 ▲ 0.5% YoY
Lakeway	3.8 ▼ -7.5 YoY	14 ▼ -17.7% YoY	1 ▲ 0.0% YoY	39 ▼ 23 days less YoY	54 ▼ 39 days more YoY	\$825,000 ▼ -42.8% YoY
Leander	2.2 ▲ 0.1 YoY	42 ▼ -16.0% YoY	15 ▼ -42.3% YoY	97 ▲ 42 days more YoY	42 ▼ 13 days less YoY	\$612,825 ▲ 23.9% YoY
Liberty Hill (78642)	4.4 ▼ -1.3 YoY	204 ▼ -12.1% YoY	55 ▲ 3.8% YoY	107 ▼ 25 days less YoY	39 ▼ 7 days less YoY	\$443,130 ▼ -14.1% YoY
Manor	2.2 ▼ -0.6 YoY	30 ▼ -40.0% YoY	16 ▼ -20.0% YoY	88 ▼ 29 days less YoY	41 Unchanged YoY	\$356,350 ▼ -8.6% YoY
Marble Falls	2.7 ▼ -2.1 YoY	8 ▲ 0.0% YoY	5 ▲ 100% YoY	39 ▲ 39 days more YoY	49 ▲ 49 days more YoY	\$268,999 ▲ 100% YoY
Pflugerville	3.1 ▼ -0.5 YoY	61 ▼ -4.7% YoY	9 ▲ 350% YoY	60 ▲ 58 days more YoY	45 ▲ 3 days more YoY	\$569,232 ▲ 43.3% YoY
Round Rock	6.8 ▲ 1.2 YoY	85 ▲ 97.7% YoY	15 ▲ 275% YoY	91 ▼ 83 days less YoY	36 ▼ 92 days less YoY	\$444,731 ▼ -19.7% YoY



# Austin - Round Rock MSA\*\*

## Quick Look Market Report

February 2024



Months of Inventory

3.6

↓ -0.3 YoY



Active Listings

3,116

↑ 5.1% YoY



Closed Sales

777

↑ 1.8% YoY



Average Days on Market

94

↓ 5 days less YoY



Average Days to Close

42

↓ 22 days less YoY



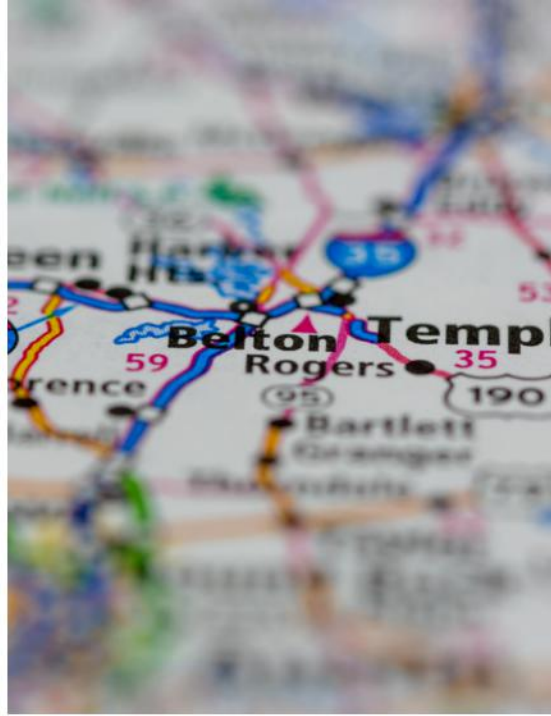
Median Price

\$421,088

↓ -0.9% YoY

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

Source: Texas REALTORS®  
Stats for New Construction Only.



# Bell County Quick Look Market Report

February 2024



Months of Inventory

6.0

↑ 0.3 YoY



Active Listings

508

↑ 33.0% YoY



Closed Sales

103

↑ 66.1% YoY



Average Days on Market

110

↑ 16 days more YoY



Average Days to Close

36

↓ 16 days less YoY



Median Price

\$293,078

↓ -17.4% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Hays County Quick Look Market Report

February 2024

 **Months of Inventory**

3.8

↓ -0.6 YoY

 **Active Listings**

723

↑ 8.9% YoY

 **Closed Sales**

158

↑ 10.5% YoY

 **Average Days on Market**

101

↓ 12 days less YoY

 **Average Days to Close**

41

↓ 42 days less YoY

 **Median Price**

\$375,000

↓ -1.5% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Travis County Quick Look Market Report

February 2024



Months of Inventory

4.3

↓ -0.2 YoY



Active Listings

1,107

↑ 13.4% YoY



Closed Sales

205

↓ -5.5% YoY



Average Days on Market

96

↓ 11 days less YoY



Average Days to Close

44

↓ 17 days less YoY



Median Price

\$555,202

↑ 11.0% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Williamson County Quick Look Market Report

February 2024

 **Months of Inventory**

3.1

↓ -0.2 YoY

 **Active Listings**

1,015

↓ -0.8% YoY

 **Closed Sales**

338

↑ 7.6% YoY

 **Average Days on Market**

93

unchanged YoY

 **Average Days to Close**

42

↓ 13 days less YoY

 **Median Price**

\$410,428

↓ -2.3% YoY

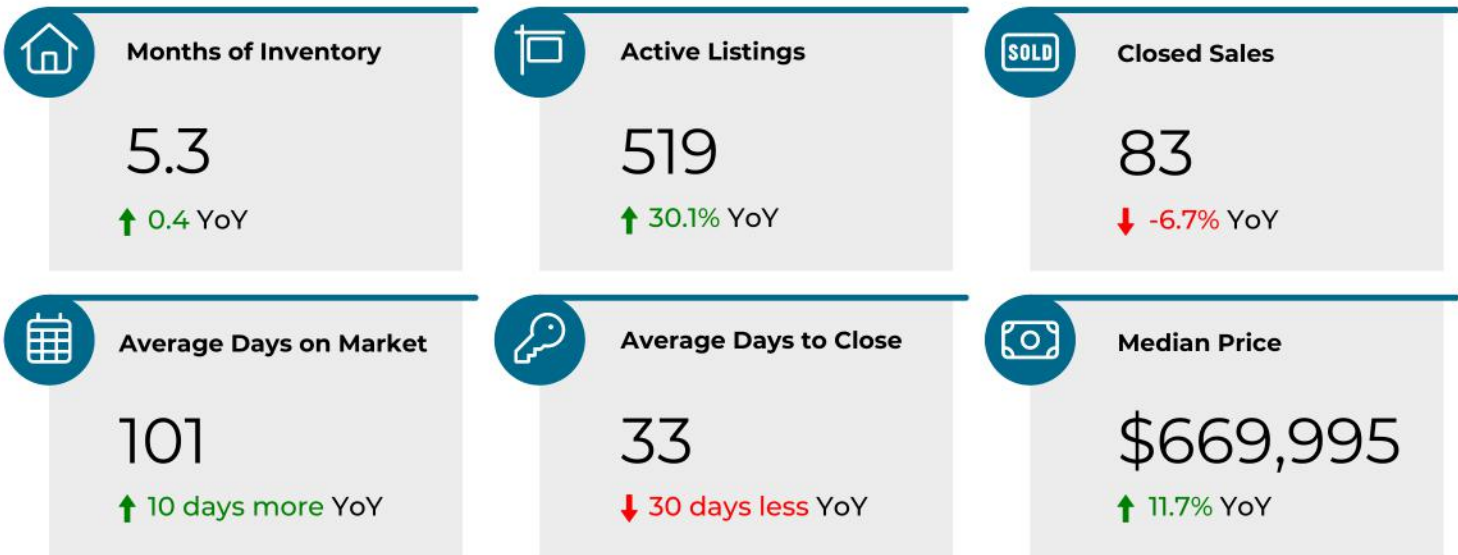
Source: Texas REALTORS®  
Stats for New Construction Only.



# Austin

## Quick Look Market Report

February 2024



Source: Texas REALTORS®  
Stats for New Construction Only.

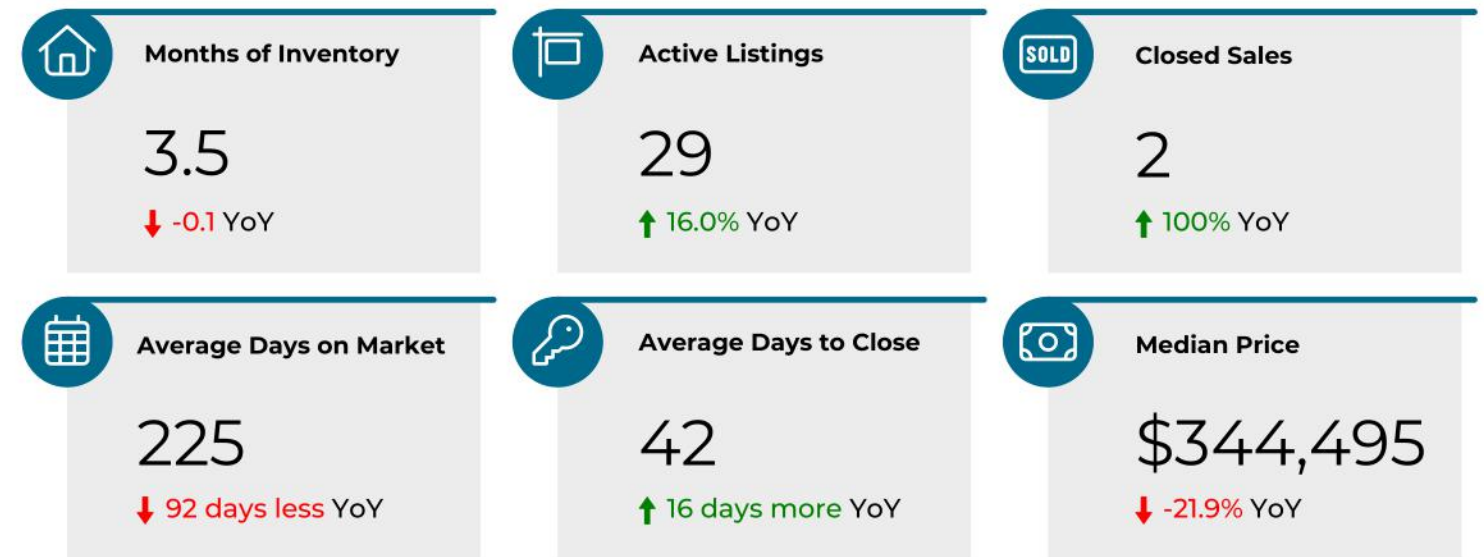




# Buda

## Quick Look Market Report

February 2024



Source: Texas REALTORS®  
Stats for New Construction Only.



# Cedar Park Quick Look Market Report

February 2024



Months of Inventory

10.9

↑ 9.3 YoY



Active Listings

10

↑ 233.3% YoY



Closed Sales

1

↑ 100% YoY



Average Days on Market

56

↑ 56 days more YoY



Average Days to Close

94

↑ 94 days more YoY



Median Price

\$393,540

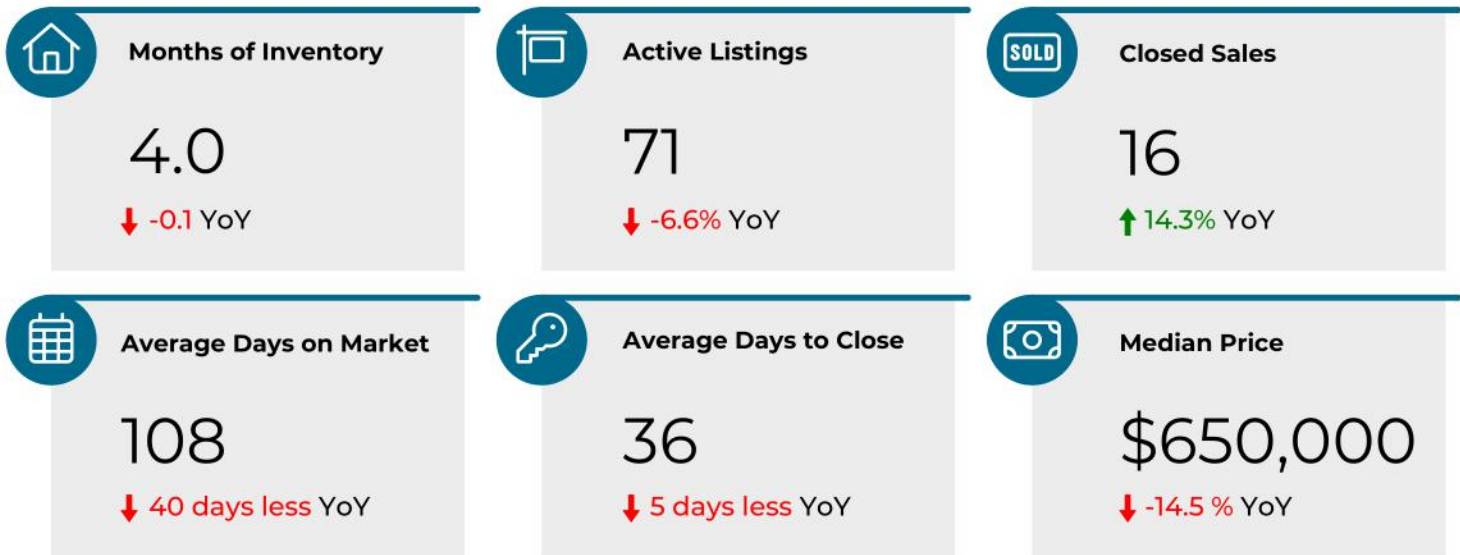
↑ 100% YoY

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



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

February 2024



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



# Georgetown Quick Look Market Report

February 2024



Months of Inventory

2.0

↓ -5.0YoY



Active Listings

58

↓ -46.8% YoY



Closed Sales

17

↓ -41.4% YoY



Average Days on Market

162

↑ 60 days more YoY



Average Days to Close

32

↓ 21 days less YoY



Median Price

\$460,542

↓ -7.9% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Hutto

## Quick Look Market Report

February 2024



Months of Inventory

1.4

↓ -0.3 YoY



Active Listings

48

↓ -9.4% YoY



Closed Sales

45

↑ 28.6% YoY



Average Days on Market

50

↓ 4 days less YoY



Average Days to Close

39

↓ 3 days less YoY



Median Price

\$379,990

↑ 5.6% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Jarrell (76537)\*

## Quick Look Market Report

February 2024



Months of Inventory

3.0

↑ 1.7 YoY



Active Listings

111

↑ 146.7% YoY



Closed Sales

36

↑ 80.0% YoY



Average Days on Market

59

↓ 21 days less YoY



Average Days to Close

40

↓ 8 days less YoY



Median Price

\$274,720

↓ -6.5% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



# Kyle (78640)\*

## Quick Look Market Report

February 2024



Months of Inventory

3.8

↓ -1.4% YoY



Active Listings

326

↑ 12.4% YoY



Closed Sales

86

↑ 62.3% YoY



Average Days on Market

101

↑ 34 days more YoY



Average Days to Close

42

↓ 70 days less YoY



Median Price

\$348,669

↓ -3.1% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



# Lago Vista

## Quick Look Market Report

February 2024



Months of Inventory

5.7

↓ -0.5 YoY



Active Listings

69

↓ -19.8% YoY



Closed Sales

11

↓ -52.2% YoY



Average Days on Market

90

↓ 33 days less YoY



Average Days to Close

27

↓ 17 days less YoY



Median Price

\$427,174

↑ 0.5% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.





# Lakeway

## Quick Look Market Report

February 2024



Months of Inventory

3.8

↓ -7.5YoY



Active Listings

14

↓ -17.7% YoY



Closed Sales

1

↑ 0.0% YoY



Average Days on Market

39

↓ 23 days less YoY



Average Days to Close

54

↓ 39 days more YoY



Median Price

\$825,000

↓ -42.8% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Leander Quick Look Market Report

February 2024

 **Months of Inventory**

2.2

↑ 0.1 YoY

 **Active Listings**

42

↓ -16.0% YoY

 **Closed Sales**

15

↓ -42.3% YoY

 **Average Days on Market**

97

↑ 42 days more YoY

 **Average Days to Close**

42

↓ 13 days less YoY

 **Median Price**

\$612,825

↑ 23.9% YoY

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



# Liberty Hill (78642)\*

## Quick Look Market Report

February 2024



Months of Inventory

4.4

↓ -1.3 YoY



Active Listings

204

↓ -12.1% YoY



Closed Sales

55

↑ 3.8% YoY



Average Days on Market

107

↓ 25 days less YoY



Average Days to Close

39

↓ 7 days less YoY



Median Price

\$443,130

↓ -14.1% YoY

\*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



# Manor

## Quick Look Market Report

February 2024



Months of Inventory

2.2

↓ -0.6 YoY



Active Listings

30

↓ -40.0% YoY



Closed Sales

16

↓ -20.0% YoY



Average Days on Market

88

↓ 29 days less YoY



Average Days to Close

41

unchanged YoY



Median Price

\$356,350

↓ -8.6% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Marble Falls Quick Look Market Report

February 2024



Months of Inventory

2.7

↓ -2.1 YoY



Active Listings

8

↑ 0.0% YoY



Closed Sales

5

↑ 100% YoY



Average Days on Market

39

↑ 39 days more YoY



Average Days to Close

49

↑ 49 days more YoY



Median Price

\$268,999

↑ 100% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Pflugerville

## Quick Look Market Report

February 2024

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Months of Inventory

3.1

↓ -0.5 YoY



Active Listings

61

↓ -4.7% YoY



Closed Sales

9

↑ 350% YoY



Average Days on Market

60

↑ 58 days more YoY



Average Days to Close

45

↑ 3 days more YoY



Median Price

\$569,232

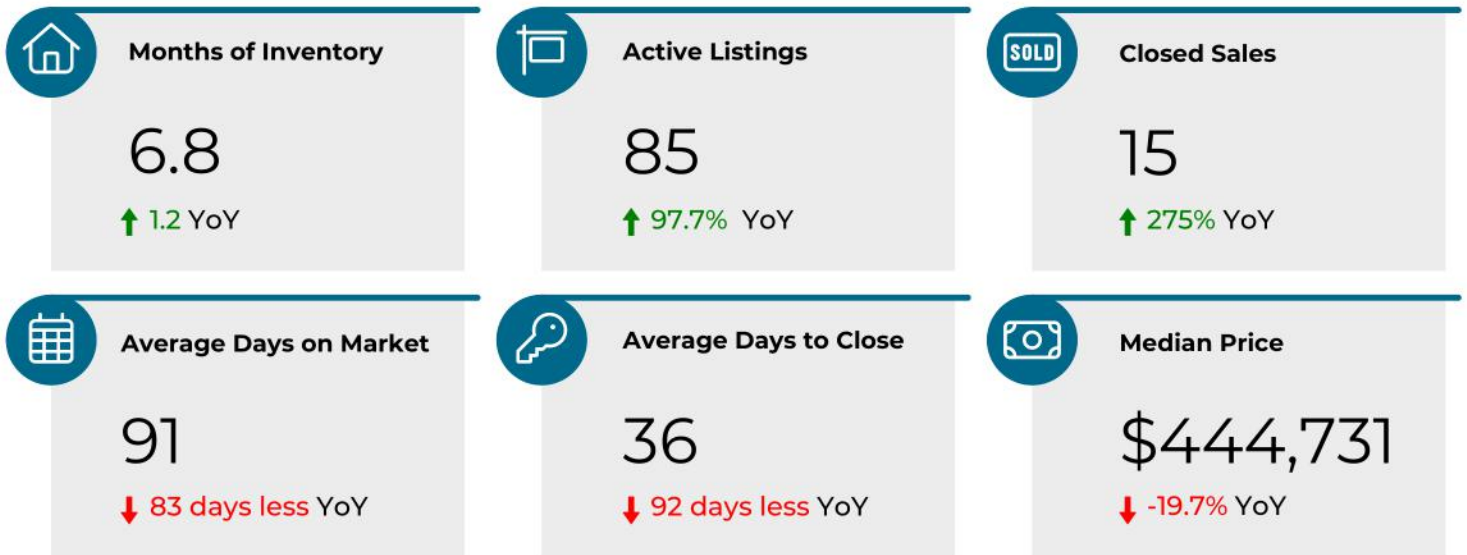
↑ 43.3% YoY

Source: Texas REALTORS®  
Stats for New Construction Only.



# Round Rock Quick Look Market Report

February 2024



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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