



New Construction

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

3.7

↑ 0.3 YoY



Active Listings

3,183

↑ 7.0% YoY



Closed Sales

573

↓ -27.7% YoY



Average Days on Market

91

↓ 6 days less YoY



Average Days to Close

46

↑ 4 days more YoY



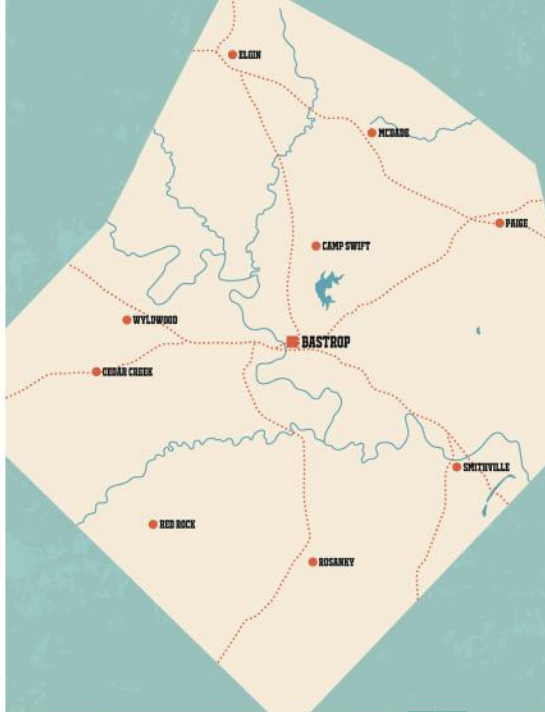
Median Price

\$401,080

↓ -4.7% YoY

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

Source: Texas REALTORS®
Stats for New Construction Only.



Bastrop County Quick Look Market Report

February 2025



Months of Inventory

4.9

↑ 1.8 YoY



Active Listings

287

↑ 59.4% YoY



Closed Sales

38

↓ -34.5% YoY



Average Days on Market

134

↑ 25 days more YoY



Average Days to Close

25

↓ 9 days less YoY



Median Price

\$352,400

↓ -0.8% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Bell County Quick Look Market Report

February 2025



Months of Inventory

5.8

↑ 0.4 YoY



Active Listings

608

↑ 30.2% YoY



Closed Sales

100

↓ -5.7% YoY



Average Days on Market

110

↑ 1 day more YoY



Average Days to Close

38

↑ 2 days more YoY



Median Price

\$298,500

↑ 1.7% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Hays County Quick Look Market Report

February 2025



Months of Inventory

3.2

↓ -0.3 YoY



Active Listings

704

↑ 5.6% YoY



Closed Sales

141

↓ -11.3% YoY



Average Days on Market

94

↓ 2 days less YoY



Average Days to Close

39

↓ 1 day less YoY



Median Price

\$349,174

↓ -6.9% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Travis County Quick Look Market Report

February 2025



Months of Inventory

4.2

↑ 0.0 YoY



Active Listings

942

↓ -10.4% YoY



Closed Sales

139

↓ -33.8% YoY



Average Days on Market

82

↓ 19 days less YoY



Average Days to Close

49

↑ 4 days more YoY



Median Price

\$494,500

↓ -6.2% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Williamson County Quick Look Market Report

February 2025



Months of Inventory

3.6

↑ 0.6 YoY



Active Listings

1,154

↑ 15.1% YoY



Closed Sales

237

↓ -30.1% YoY



Average Days on Market

90

↓ 5 days less YoY



Average Days to Close

52

↑ 10 days more YoY



Median Price

\$412,334

↓ -0.6% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Austin

Quick Look Market Report

February 2025



Months of Inventory

5.8

↑ 0.6 YoY



Active Listings

462

↓ -9.4% YoY



Closed Sales

49

↓ -43.0% YoY



Average Days on Market

102

↓ 4 days less YoY



Average Days to Close

30

↓ 6 days less YoY



Median Price

\$683,544

↑ 4.4% YoY

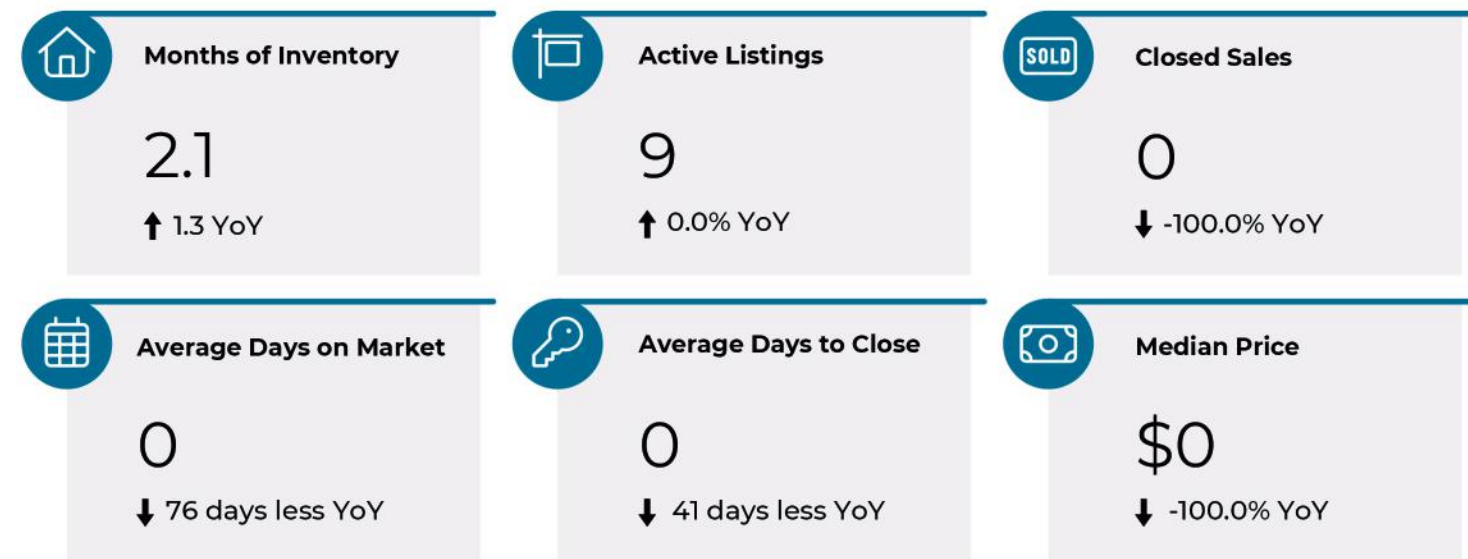
Source: Texas REALTORS®
Stats for New Construction Only.



Bastrop

Quick Look Market Report

February 2025



Source: Texas REALTORS®



Buda

Quick Look Market Report

February 2025



Months of Inventory

1.5

↓ -2.7 YoY



Active Listings

28

↑ 12.0% YoY



Closed Sales

9

↑ 100.0% YoY



Average Days on Market

58

↑ 58 days more YoY



Average Days to Close

43

↑ 43 days more YoY



Median Price

\$311,890

↑ 100.0% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Cedar Park Quick Look Market Report

February 2025



Months of Inventory

5.0

↓ -5.9 YoY



Active Listings

12

↑ 20.0% YoY



Closed Sales

0

↓ -100.0% YoY



Average Days on Market

0

↓ 56 days less YoY



Average Days to Close

0

↓ 94 days less YoY



Median Price

\$0

↓ -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

February 2025



Months of Inventory

3.1

↓ -0.7 YoY



Active Listings

60

↓ -9.1% YoY



Closed Sales

12

↓ -20.0% YoY



Average Days on Market

53

↓ 55 days less YoY



Average Days to Close

29

↓ 7 days less YoY



Median Price

\$524,825

↓ -19.3% YoY

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



Elgin

Quick Look Market Report

February 2025



Months of Inventory

6.2

↑ 4.8 YoY



Active Listings

34

↑ 209.1% YoY



Closed Sales

3

↑ 0.0% YoY



Average Days on Market

97

↓ 5 days less YoY



Average Days to Close

26

↓ 1 day less YoY



Median Price

\$284,990

↓ -17.4% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Georgetown

Quick Look Market Report

February 2025



Months of Inventory

3.0

↑ 1.4 YoY



Active Listings

46

↑ 0.0% YoY



Closed Sales

11

↓ -35.3% YoY



Average Days on Market

103

↓ 59 days less YoY



Average Days to Close

29

↓ 7 days less YoY



Median Price

\$419,592

↓ -10.7% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Hutto

Quick Look Market Report

February 2025



Months of Inventory

3.9

↑ 2.4 YoY



Active Listings

70

↑ 52.2% YoY



Closed Sales

38

↓ -29.6% YoY



Average Days on Market

28

↓ 24 days less YoY



Average Days to Close

104

↑ 67 days more YoY



Median Price

\$319,990

↓ -15.6% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Jarrell (76537)*

Quick Look Market Report

February 2025



Months of Inventory

2.8

↓ -0.8 YoY



Active Listings

128

↑ 18.5% YoY



Closed Sales

16

↓ -48.4% YoY



Average Days on Market

81

↑ 20 days more YoY



Average Days to Close

36

↑ 5 days more YoY



Median Price

\$260,000

↓ -3.6% YoY

*Based on zip code

Source: Texas REALTORS®

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



Kyle (78640)*

Quick Look Market Report

February 2025



Months of Inventory

3.0

↓ -0.6% YoY



Active Listings

347

↑ 9.5% YoY



Closed Sales

61

↓ -30.7% YoY



Average Days on Market

75

↓ 25 days less YoY



Average Days to Close

38

↓ 4 days less YoY



Median Price

\$288,000

↓ -19.2% YoY

Source: Texas REALTORS®

Stats for New Construction Only.

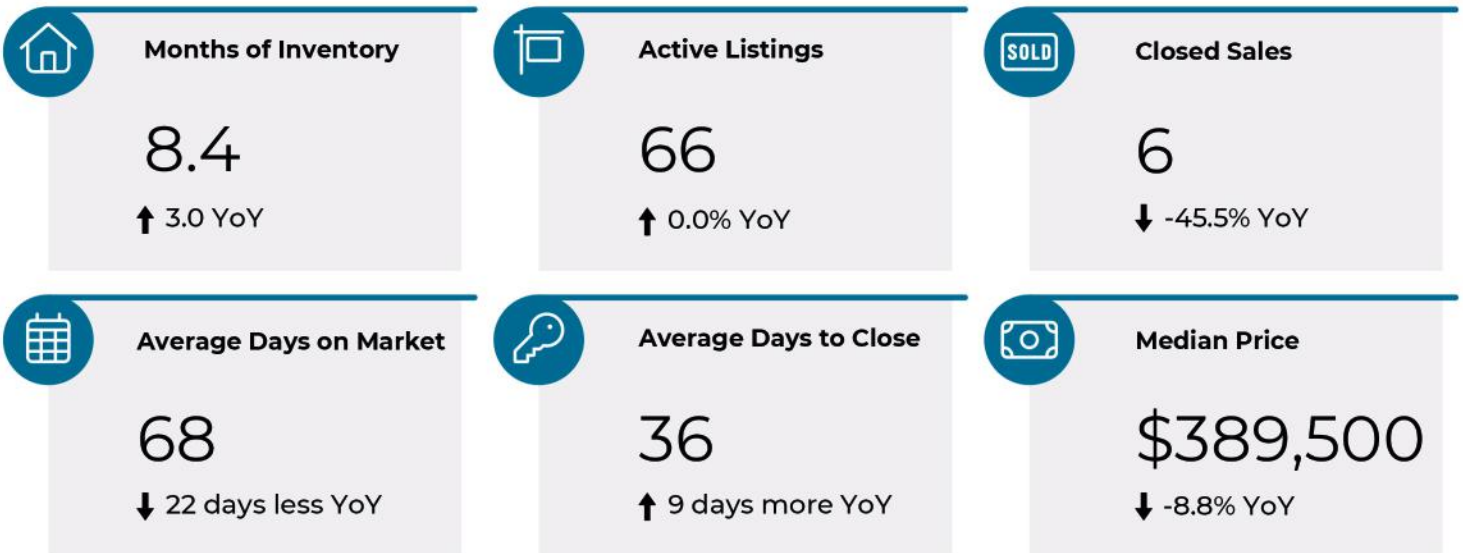
*Based on zip code (includes Kyle, Uhland, Niederwald)



Lago Vista

Quick Look Market Report

February 2025



Source: Texas REALTORS®
Stats for New Construction Only.



Lakeway

Quick Look Market Report

February 2025



Months of Inventory

15.0

↑ 12.3 YoY



Active Listings

10

↑ 0.0% YoY



Closed Sales

0

↓ -100.0% YoY



Average Days on Market

0

↓ 39 days less YoY



Average Days to Close

0

↓ 54 days less YoY



Median Price

\$0

↓ -100.0% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Leander Quick Look Market Report

February 2025



Months of Inventory

2.4

↑ 0.1 YoY



Active Listings

36

↓ -39.0% YoY



Closed Sales

6

↓ -60.0% YoY



Average Days on Market

50

↓ 61 days less YoY



Average Days to Close

85

↑ 46 days more YoY



Median Price

\$440,275

↓ -27.9% YoY

Photo Source: City of Leander Facebook

Source: Texas REALTORS®

Stats for New Construction Only.



Liberty Hill (78642)*

Quick Look Market Report

February 2025



Months of Inventory

4.0

↑ 0.0 YoY



Active Listings

221

↑ 17.6% YoY



Closed Sales

40

↓ -29.8% YoY



Average Days on Market

125

↑ 8 days more YoY



Average Days to Close

36

↓ 3 day less YoY



Median Price

\$438,623

↑ 0.1% YoY

*Based on zip code

Source: Texas REALTORS®

Stats for New Construction Only.



Manor

Quick Look Market Report

February 2025



Months of Inventory

1.9

↓ -1.1 YoY



Active Listings

23

↓ -23.3% YoY



Closed Sales

13

↓ -13.3% YoY



Average Days on Market

68

↓ 20 days less YoY



Average Days to Close

49

↑ 8 days more YoY



Median Price

\$375,000

↑ 5.2% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Marble Falls

Quick Look Market Report

February 2025



Months of Inventory

2.3

↓ -0.8 YoY



Active Listings

14

↑ 55.6% YoY



Closed Sales

2

↓ -60.0% YoY



Average Days on Market

157

↑ 118 days more YoY



Average Days to Close

35

↓ 14 days less YoY



Median Price

\$297,495

↑ 10.6% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Pflugerville

Quick Look Market Report

February 2025



Months of Inventory

2.5

↓ -1.2 YoY



Active Listings

37

↓ -33.9% YoY



Closed Sales

9

↓ -10.0% YoY



Average Days on Market

59

↑ 4 days more YoY



Average Days to Close

99

↑ 40 days more YoY



Median Price

\$434,112

↓ -24.7% YoY

Source: Texas REALTORS®
Stats for New Construction Only.



Round Rock Quick Look Market Report

February 2025



Months of Inventory

3.2

↓ -4.3 YoY



Active Listings

59

↓ -27.2% YoY



Closed Sales

10

↓ -23.1% YoY



Average Days on Market

137

↑ 50 days more YoY



Average Days to Close

34

↓ 2 days less YoY



Median Price

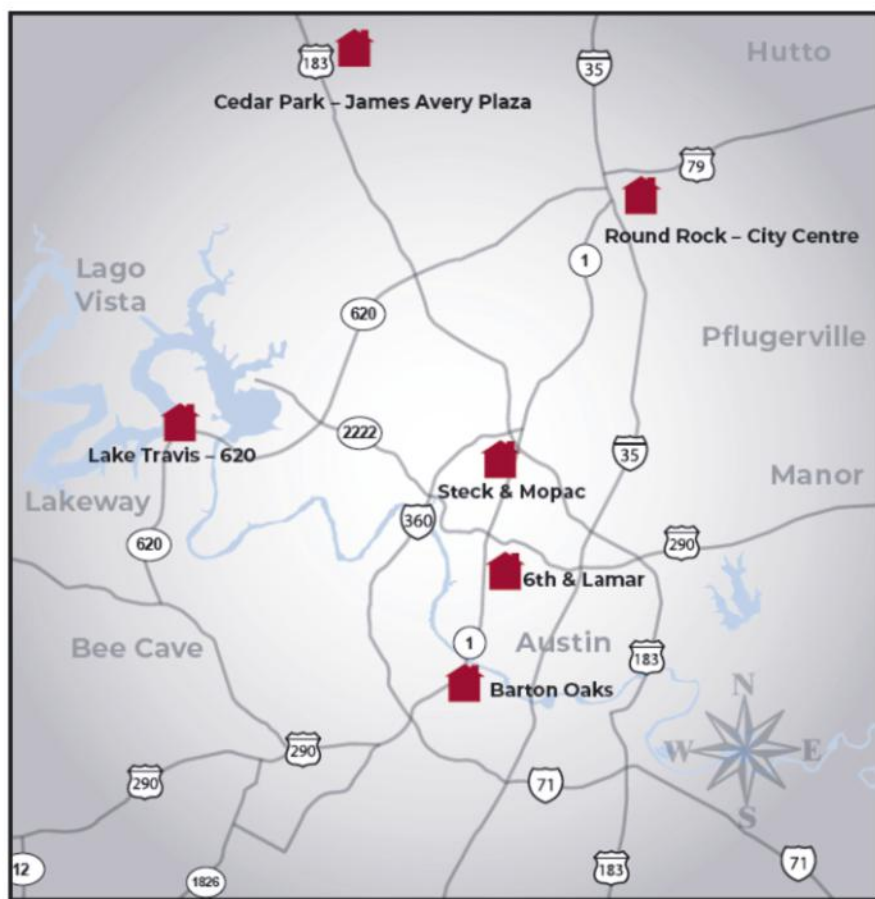
\$467,571

↑ 7.5% YoY

Source: Texas REALTORS®
Stats for New Construction 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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