

February 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

February 2024

Months of Inventory 2.8 ↑ 0.3 YoY	Active Listings 1,809 ↑ 29.3% YoY	Closed Sales 599 ↑ 17.3% YoY
Average Days on Market 67 ↓ 4 days less YoY	Average Days to Close 28 ↓ 1 day less YoY	Median Price \$495,000 ↓ 4.9% YoY

Austin



### Buda Quick Look Market Report

February 2024

Months of Inventory 1.5 ↓ 0.0 YoY	Active Listings 18 ↓ 18.2% YoY	Closed Sales 11 ↓ 21.4% YoY
Average Days on Market 69 ↓ 5 days less YoY	Average Days to Close 29 ↓ 10 days less YoY	Median Price \$417,000 ↓ 4.7% YoY

Buda



### Cedar Park Quick Look Market Report

February 2024

Months of Inventory 1.5 ↑ 0.3 YoY	Active Listings 73 ↓ 6.4% YoY	Closed Sales 33 ↓ 15.4% YoY
Average Days on Market 54 ↓ 36 days less YoY	Average Days to Close 33 ↓ 1 day less YoY	Median Price \$485,000 ↓ 1.1% 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	2.9 ▲ 0.8 YoY	4,986 ▲ 21.9% YoY	1,531 ▲ 11.8% YoY	77 ▲ 2 days more YoY	30 Unchanged YoY	\$453,000 ▲ 1.8% YoY
Bell County	3.2 ▲ 1.8 YoY	1,079 ▲ 82.9% YoY	280 ▼ -13.0% YoY	70 ▲ 13 days more YoY	28 Unchanged YoY	\$255,000 ▲ 2.8% YoY
Hays County	3.6 ▲ 1.6 YoY	663 ▲ 50.7% YoY	164 ▲ 7.2% YoY	83 ▼ 5 days less YoY	32 ▼ 1 day less YoY	\$387,500 ▼ -3.1% YoY
Travis County	3.1 ▲ 1.0 YoY	2,783 ▲ 27.3% YoY	817 ▲ 12.9% YoY	73 ▼ 1 day less YoY	29 ▼ 1 day less YoY	\$499,000 ▼ -0.2% YoY
Williamson County	2.2 ▲ 0.3 YoY	1,186 ▼ -0.3% YoY	482 ▲ 11.1% YoY	79 ▲ 6 days more YoY	31 Unchanged YoY	\$425,000 ▲ 4.7% YoY
Austin	2.8 ▲ 0.9 YoY	1,809 ▲ 29.1% YoY	599 ▲ 17.9% YoY	67 ▼ 4 days less YoY	28 ▼ 1 day less YoY	\$495,000 ▼ -4.9% YoY
Buda	1.5 ▲ 0.0 YoY	18 ▼ -18.2% YoY	11 ▼ -21.4% YoY	69 ▼ 5 days less YoY	29 ▼ 10 days less YoY	\$417,000 ▼ -4.1% YoY
Cedar Park	1.5 ▲ 0.3 YoY	73 ▼ -6.4% YoY	33 ▼ -15.4% YoY	54 ▼ 36 days less YoY	33 ▲ 3 days more YoY	\$485,000 ▲ 8.5% YoY
Dripping Springs (78620)	5.7 ▲ 3.0 YoY	125 ▲ 68.9% YoY	25 ▲ 19.1% YoY	134 ▲ 21 days more YoY	26 Unchanged YoY	\$780,000 ▲ 20.0% YoY
Georgetown	2.2 ▼ -0.1 YoY	200 ▼ -7.8% YoY	99 ▲ 50.0% YoY	82 ▲ 26 days more YoY	31 ▼ 1 day less YoY	\$390,000 ▼ -7.1% YoY
Hutto	1.4 ▼ -0.2 YoY	41 ▼ -26.8% YoY	32 ▲ 3.2% YoY	58 ▼ 10 days less YoY	30 ▼ 2 days less YoY	\$344,570 ▼ -1.6% YoY
Jarrell (76537)	2.9 ▲ 1.1 YoY	59 ▲ 43.9% YoY	19 ▼ -17.4% YoY	65 ▲ 2 days more YoY	26 ▼ 6 days less YoY	\$280,000 ▼ -1.4% YoY
Kyle (78640)	2.3 ▲ 0.6 YoY	120 ▲ 21.2% YoY	45 ▲ 28.6% YoY	73 ▼ 33 days less YoY	33 ▲ 5 days more YoY	\$292,900 ▼ -11.2% YoY
Lago Vista	8.3 ▲ 4.3 YoY	141 ▲ 55.0% YoY	12 ▼ -33.3% YoY	123 ▲ 28 days more YoY	31 ▼ 8 days less YoY	\$374,500 ▼ -3.6% YoY
Lakeway	4.5 ▲ 1.4 YoY	107 ▲ 20.2% YoY	20 ▲ 25.0% YoY	72 ▲ 12 days more YoY	30 ▼ 5 days less YoY	\$647,450 ▼ -2.6% YoY
Leander	1.9 ▲ 0.1 YoY	92 ▼ -8.0% YoY	38 ▲ 2.7% YoY	49 ▼ 40 days less YoY	28 unchanged YoY	\$382,500 ▼ -14.6% YoY
Liberty Hill (78642)	3.7 ▲ 0.4 YoY	109 ▲ 3.9% YoY	29 ▲ 70.6% YoY	182 ▲ 70 days more YoY	32 ▼ 1 day less YoY	\$499,687 ▲ 33.3% YoY
Manor	2.9 ▲ 0.1 YoY	41 ▼ -14.6% YoY	12 ▼ -33.3% YoY	69 ▼ 33 days less YoY	27 ▼ 7 days less YoY	\$315,000 ▼ -1.1% YoY
Marble Falls	5.3 ▲ 1.9 YoY	21 ▲ 23.5% YoY	5 ▲ 25.0% YoY	71 ▲ 13 days more YoY	17 ▲ 6 days more YoY	\$430,000 ▼ -52.5% YoY
Pflugerville	2.0 ▲ 0.6 YoY	91 ▲ 19.7% YoY	42 ▼ -12.5% YoY	65 ▼ 18 days less YoY	31 ▲ 1 day more YoY	\$383,995 ▼ -6.3% YoY
Round Rock	1.4 ▼ -0.4 YoY	125 ▼ -29.0% YoY	58 ▼ -15.9% YoY	82 ▲ 14 days more YoY	31 ▲ 2 days more YoY	\$421,500 ▲ 7.4% YoY



# Austin - Round Rock MSA\*\*

## Quick Look Market Report

February 2024



Months of Inventory

2.9

↑ 0.8 YoY



Active Listings

4,986

↑ 21.9% YoY



Closed Sales

1,531

↑ 11.8% YoY



Average Days on Market

77

↑ 2 days more YoY



Average Days to Close

30

unchanged YoY



Median Price

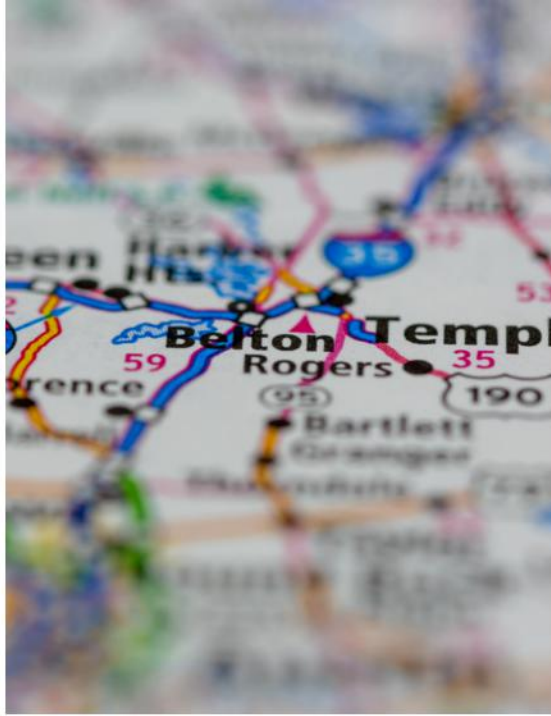
\$453,000

↑ 1.8% YoY

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

Source: Texas REALTORS®

Stats for Residential Resale Only.



# Bell County Quick Look Market Report

February 2024



Months of Inventory

3.2

↑ 1.8 YoY



Active Listings

1,079

↑ 82.9% YoY



Closed Sales

280

↓ -13.0% YoY



Average Days on Market

70

↑ 13 days more YoY



Average Days to Close

28

unchanged YoY



Median Price

\$255,000

↑ 2.8% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Hays County Quick Look Market Report

February 2024



Months of Inventory

3.6

↑ 1.6 YoY



Active Listings

663

↑ 50.7% YoY



Closed Sales

164

↑ 7.2% YoY



Average Days on Market

83

↓ 5 days less YoY



Average Days to Close

32

↓ 1 day less YoY



Median Price

\$387,500

↓ -3.1% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Travis County Quick Look Market Report

February 2024



Months of Inventory

3.1

↑ 1.0 YoY



Active Listings

2,783

↑ 27.3% YoY



Closed Sales

817

↑ 12.9% YoY



Average Days on Market

73

↓ 1 day less YoY



Average Days to Close

29

↓ 1 day less YoY



Median Price

\$499,000

↓ -0.2% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Williamson County Quick Look Market Report

February 2024



Months of Inventory

2.2

↑ 0.3 YoY



Active Listings

1,186

↓ -0.3% YoY



Closed Sales

482

↑ 11.1% YoY



Average Days on Market

79

↑ 6 days more YoY



Average Days to Close

31

unchanged YoY



Median Price

\$425,000

↑ 4.7% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Austin Quick Look Market Report

February 2024



Months of Inventory

2.8

↑ 0.9 YoY



Active Listings

1,809

↑ 29.1% YoY



Closed Sales

599

↑ 17.9% YoY



Average Days on Market

67

↓ 4 days less YoY



Average Days to Close

28

↓ 1 day less YoY



Median Price

\$495,000

↓ -4.9% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.





# Buda

## Quick Look Market Report

February 2024



Months of Inventory

1.5

↑ 0.0 YoY



Active Listings

18

↓ -18.2% YoY



Closed Sales

11

↓ -21.4% YoY



Average Days on Market

69

↓ 5 days less YoY



Average Days to Close

29

↓ 10 days less YoY



Median Price

\$417,000

↓ -4.1% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Cedar Park Quick Look Market Report

February 2024



Months of Inventory

1.5

↑ 0.3 YoY



Active Listings

73

↓ -6.4% YoY



Closed Sales

33

↓ -15.4% YoY



Average Days on Market

54

↓ 36 days less YoY



Average Days to Close

33

↑ 3 days more YoY



Median Price

\$485,000

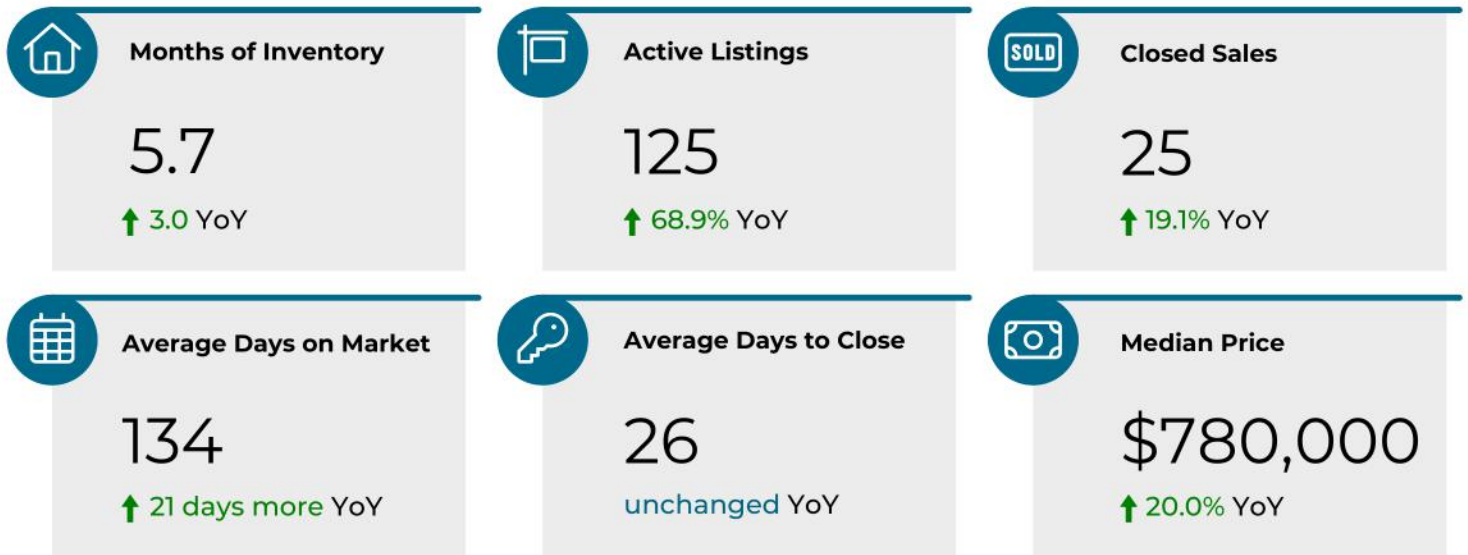
↑ 8.5% YoY

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



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

February 2024

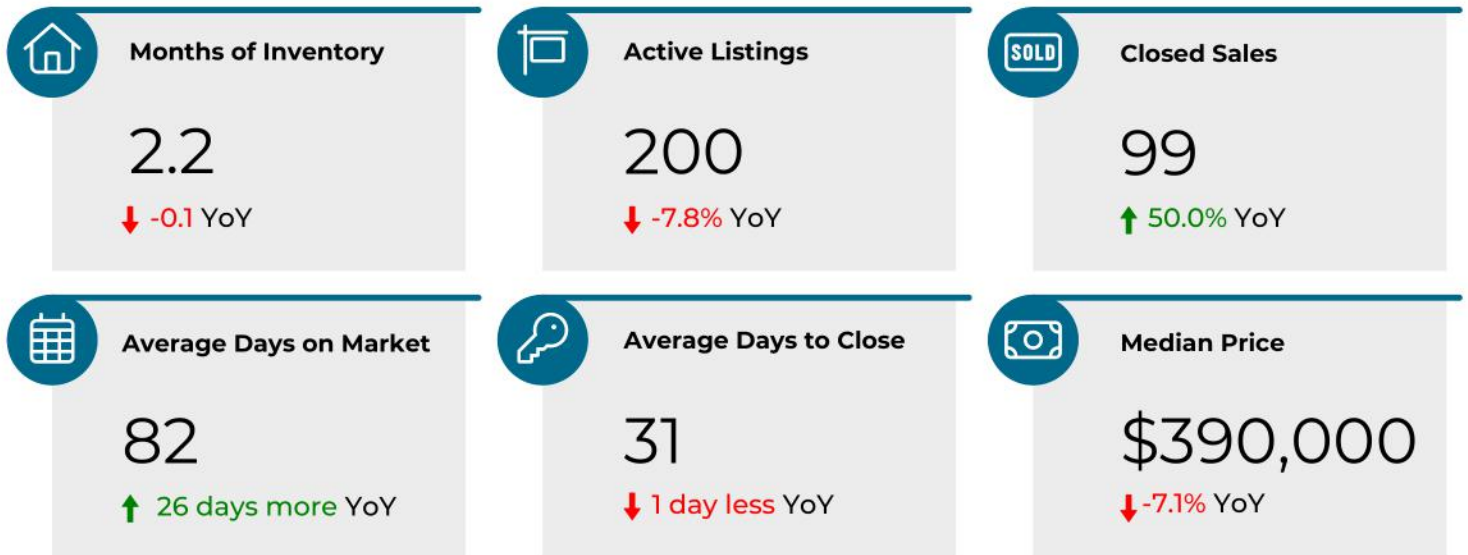


Source: Texas REALTORS®  
Stats for Residential Resale Only.  
\*Based on zip code



# Georgetown Quick Look Market Report

February 2024



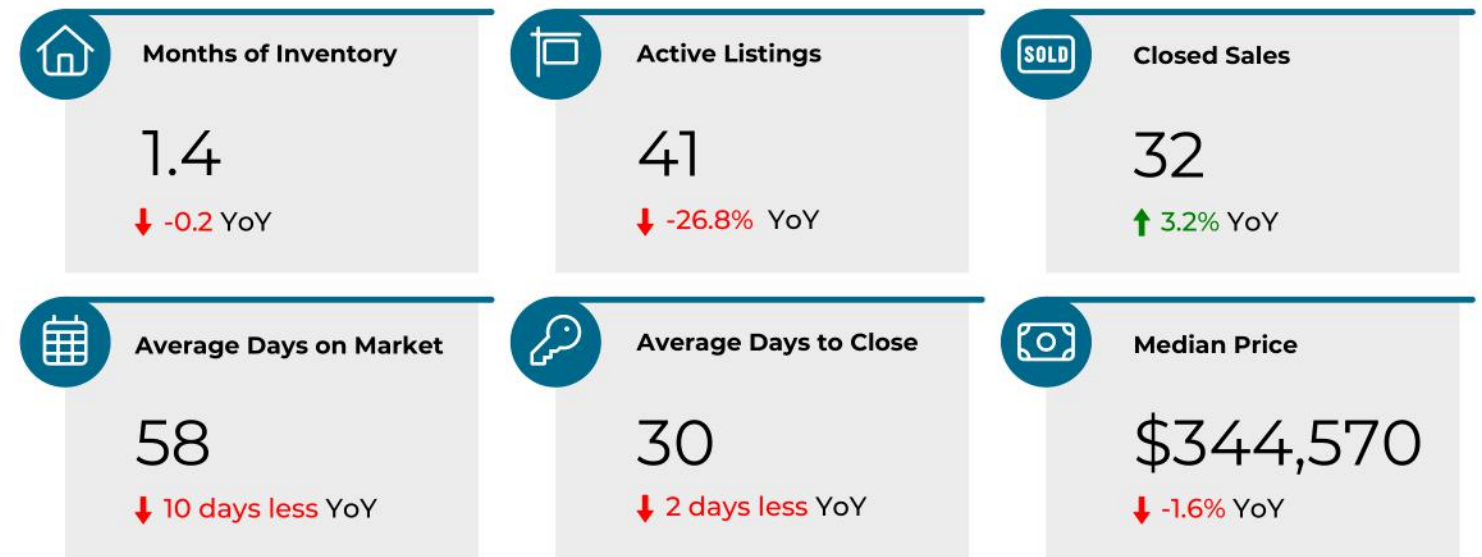
Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Hutto

## Quick Look Market Report

February 2024



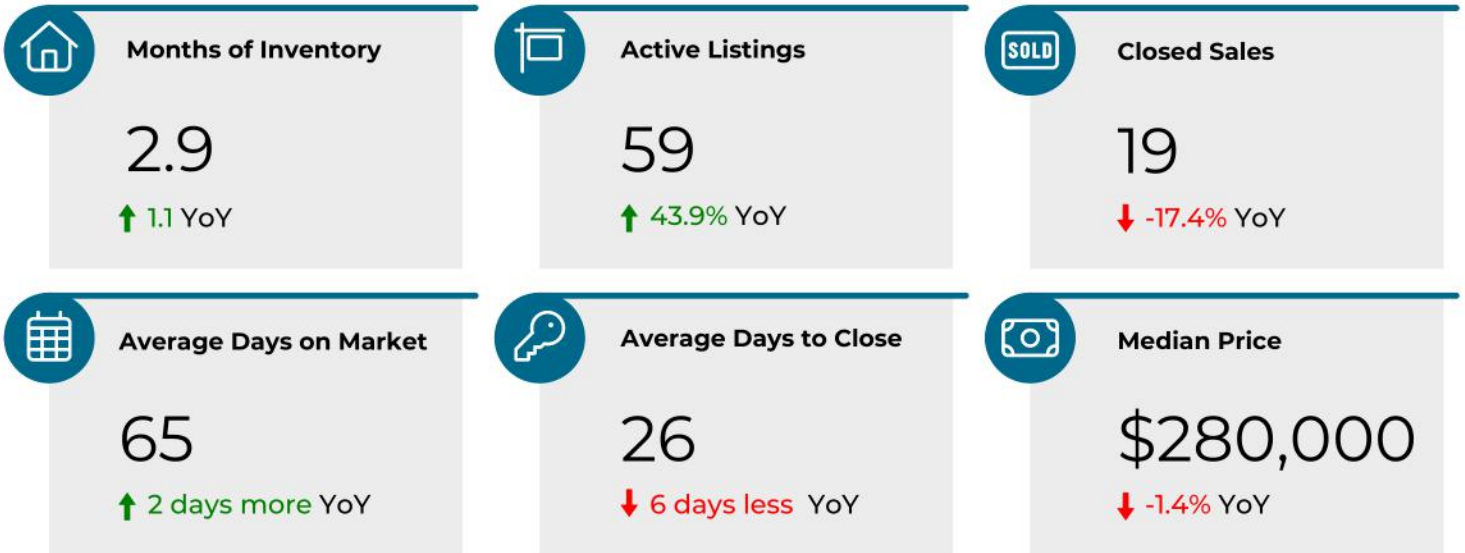
Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Jarrell (76537)\*

## Quick Look Market Report

February 2024



Source: Texas REALTORS®  
Stats for Residential Resale Only.  
\*Based on zip code



# Kyle (78640)\*

## Quick Look Market Report

February 2024



Months of Inventory

2.3

↑ 0.6 YoY



Active Listings

120

↑ 21.2% YoY



Closed Sales

45

↑ 28.6% YoY



Average Days on Market

73

↓ 33 days less YoY



Average Days to Close

33

↑ 5 days more YoY



Median Price

\$292,900

↓ -11.2% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.  
\*Based on zip code



# Lago Vista

## Quick Look Market Report

February 2024



Months of Inventory

8.3

↑ 4.3 YoY



Active Listings

141

↑ 55.0% YoY



Closed Sales

12

↓ -33.3% YoY



Average Days on Market

123

↑ 28 days more YoY



Average Days to Close

31

↓ 8 days less YoY



Median Price

\$374,500

↓ -3.6% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.





# Lakeway

## Quick Look Market Report

February 2024



Months of Inventory

4.5

↑ 1.4 YoY



Active Listings

107

↑ 20.2% YoY



Closed Sales

20

↑ 25.0% YoY



Average Days on Market

72

↑ 12 days more YoY



Average Days to Close

30

↓ 5 days less YoY



Median Price

\$647,450

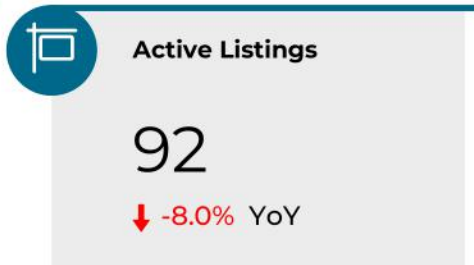
↓ -2.6% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Leander Quick Look Market Report

February 2024



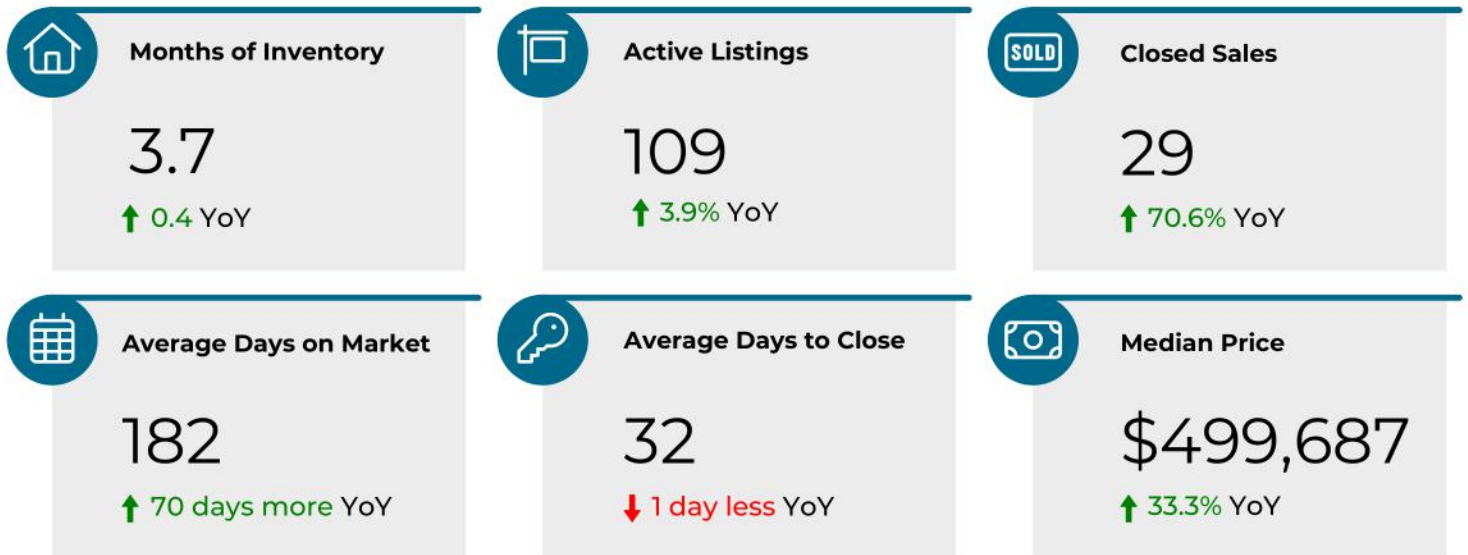
Source: Texas REALTORS®  
Stats for Residential Resale Only.  
Photo Source: City of Leander Facebook



# Liberty Hill (78642)\*

## Quick Look Market Report

February 2024



Source: Texas REALTORS®  
Stats for Residential Resale Only.  
\*Based on zip code



# Manor

## Quick Look Market Report

February 2024



Months of Inventory

2.9

↑ 0.1 YoY



Active Listings

41

↓ -14.6% YoY



Closed Sales

12

↓ -33.3% YoY



Average Days on Market

69

↓ 33 days less YoY



Average Days to Close

27

↓ 7 days less YoY



Median Price

\$315,000

↓ -1.1% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Marble Falls

## Quick Look Market Report

February 2024



Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Pflugerville

## Quick Look Market Report

February 2024



Months of Inventory

2.0

↑ 0.6 YoY



Active Listings

91

↑ 19.7% YoY



Closed Sales

42

↓ -12.5% YoY



Average Days on Market

65

↓ 18 days less YoY



Average Days to Close

31

↑ 1 day more YoY



Median Price

\$383,995

↓ -6.3% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Round Rock Quick Look Market Report

February 2024



Months of Inventory

1.4

↓ -0.4 YoY



Active Listings

125

↓ -29.0% YoY



Closed Sales

58

↓ -15.9% YoY



Average Days on Market

82

↑ 14 days more YoY



Average Days to Close

31

↑ 2 days more YoY



Median Price

\$421,500

↑ 7.4% YoY

Source: Texas REALTORS®  
Stats for Residential Resale 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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