



Residential Resale

# HOUSING MARKET UPDATE

March 2024

**Austin and Surrounding Areas**

Including Bell, Hays, Travis, and  
Williamson Counties





# Austin - Round Rock MSA\*\*

## Quick Look Market Report

March 2024



Months of Inventory

3.5

↑ 1.0 YoY



Active Listings

5,970

↑ 22.0% YoY



Closed Sales

1,868

↑ 1.1% YoY



Average Days on Market

66

↓ 1 day less YoY



Average Days to Close

29

unchanged YoY



Median Price

\$454,418

↓ -0.7% YoY

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

Source: Texas REALTORS®

Stats for Residential Resale Only.



# Bell County Quick Look Market Report

March 2024



Months of Inventory

3.6

↑ 2.0 YoY



Active Listings

1,199

↑ 73.0% YoY



Closed Sales

320

↓ -15.1% YoY



Average Days on Market

66

↑ 10 days more YoY



Average Days to Close

25

↓ 3 day less YoY



Median Price

\$255,000

↑ 4.1% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Hays County Quick Look Market Report

March 2024



Months of Inventory

4.5

↑ 1.9 YoY



Active Listings

833

↑ 54.3% YoY



Closed Sales

204

↑ 9.7% YoY



Average Days on Market

62

↓ 9 days less YoY



Average Days to Close

31

↑ 2 day more YoY



Median Price

\$399,000

↓ -5.1% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Travis County Quick Look Market Report

March 2024



Months of Inventory

3.7

↑ 1.1 YoY



Active Listings

3,326

↑ 24.0% YoY



Closed Sales

1,010

↑ 5.5% YoY



Average Days on Market

61

↓ 3 day less YoY



Average Days to Close

28

↓ 1 day less YoY



Median Price

\$502,000

↓ -2.5% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Williamson County Quick Look Market Report

March 2024



Months of Inventory

2.5

↑ 0.3 YoY



Active Listings

1,373

↑ 1.0% YoY



Closed Sales

570

↓ -8.7% YoY



Average Days on Market

70

unchanged YoY



Average Days to Close

31

↑ 1 day more YoY



Median Price

\$410,500

↓ -2.3% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Austin

## Quick Look Market Report

March 2024



Months of Inventory

3.3

↑ 0.9 YoY



Active Listings

2,155

↑ 23.9% YoY



Closed Sales

724

↑ 8.7% YoY



Average Days on Market

56

↓ 1 day less YoY



Average Days to Close

27

↓ 1 day less YoY



Median Price

\$510,000

↓ -4.5% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Buda

## Quick Look Market Report

March 2024



Months of Inventory

2.7

↑ 1.3 YoY



Active Listings

32

↑ 60.0% YoY



Closed Sales

13

↓ -7.1% YoY



Average Days on Market

36

↓ 42 days less YoY



Average Days to Close

31

↓ 3 days less YoY



Median Price

\$393,000

↓ -9.7% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.





# Cedar Park

## Quick Look Market Report

March 2024



Months of Inventory

2.0

↑ 0.5 YoY



Active Listings

91

↑ 7.1% YoY



Closed Sales

39

↓ -22.0% YoY



Average Days on Market

58

↑ 4 days more YoY



Average Days to Close

30

↑ 2 days more YoY



Median Price

\$428,700

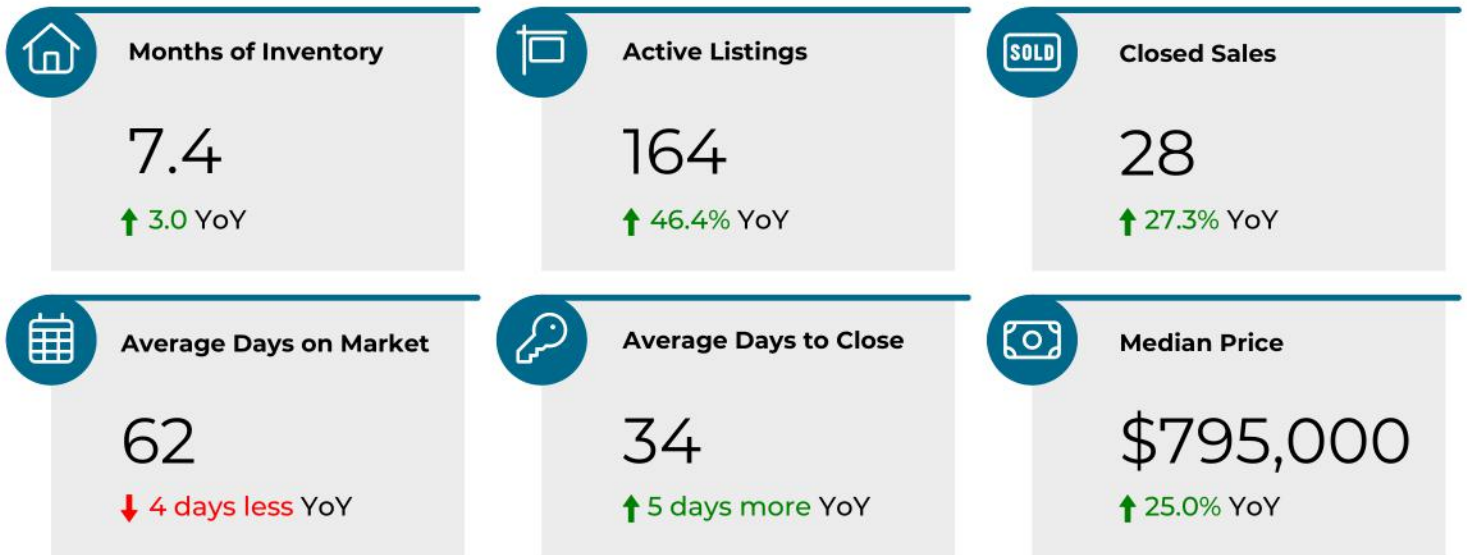
↓ -16.7% YoY

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



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

March 2024



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



# Georgetown Quick Look Market Report

March 2024



Months of Inventory

2.3

↓ -0.1 YoY



Active Listings

212

↓ -7.8% YoY



Closed Sales

113

↑ 7.6% YoY



Average Days on Market

86

↑ 20 days more YoY



Average Days to Close

32

↑ 2 days more YoY



Median Price

\$412,000

↑ 4.0% YoY

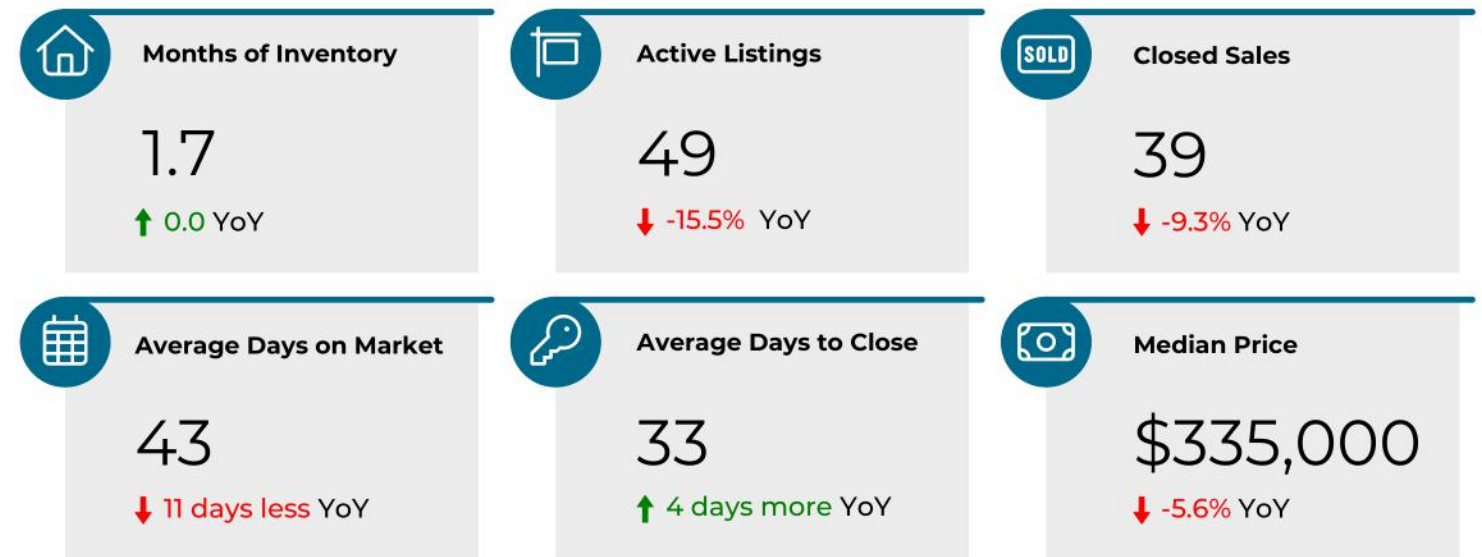
Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Hutto

## Quick Look Market Report

March 2024



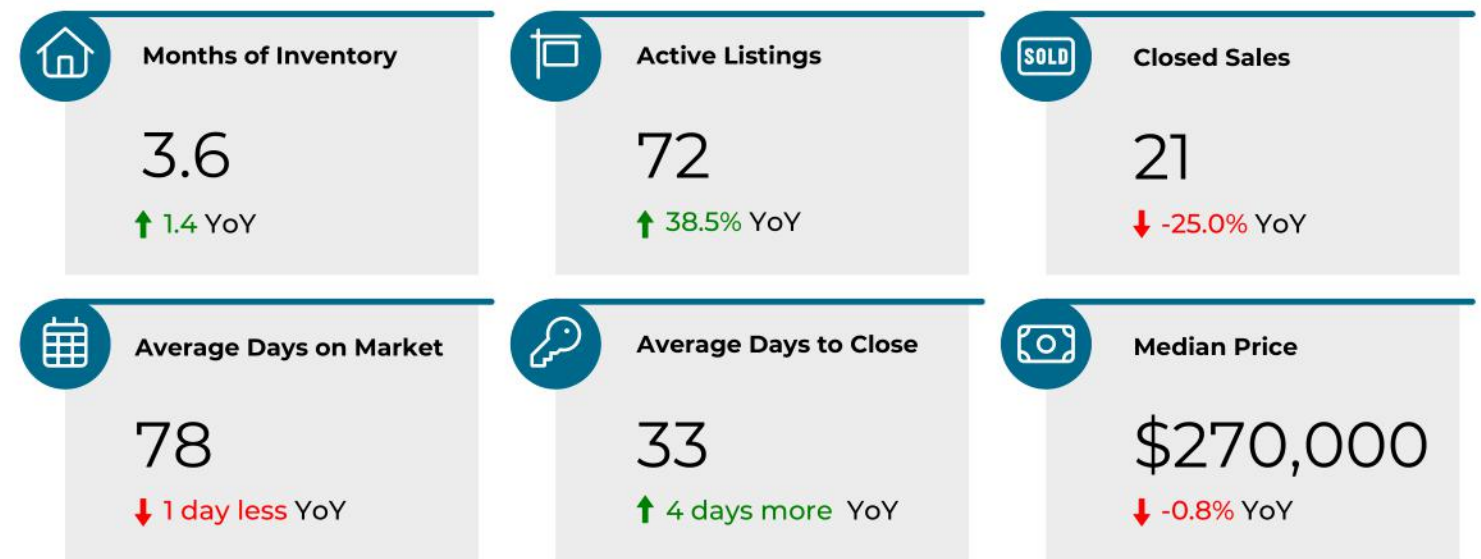
Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Jarrell (76537)\*

## Quick Look Market Report

March 2024



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



# Kyle (78640)\*

## Quick Look Market Report

March 2024



Months of Inventory

2.7

↑ 0.8 YoY



Active Listings

140

↑ 29.6% YoY



Closed Sales

51

↑ 2.0% YoY



Average Days on Market

53

↓ 28 days less YoY



Average Days to Close

32

↑ 1 day more YoY



Median Price

\$315,000

↓ -4.6% YoY

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



# Lago Vista

## Quick Look Market Report

March 2024



Months of Inventory

9.7

↑ 5.0 YoY



Active Listings

163

↑ 59.8% YoY



Closed Sales

22

↓ -8.3% YoY



Average Days on Market

87

↓ 34 days less YoY



Average Days to Close

28

↓ 1 day less YoY



Median Price

\$475,000

↑ 7.3% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Lakeway

## Quick Look Market Report

March 2024



Months of Inventory

6.2

↑ 2.3 YoY



Active Listings

149

↑ 29.6% YoY



Closed Sales

24

↓ -4.0% YoY



Average Days on Market

71

↑ 2 days more YoY



Average Days to Close

30

↓ 5 days less YoY



Median Price

\$755,000

↓ -18.4% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.





# Leander

## Quick Look Market Report

March 2024



Months of Inventory

2.2

↑ 0.2 YoY



Active Listings

106

↓ -5.4% YoY



Closed Sales

51

↓ -15.0% YoY



Average Days on Market

51

↓ 15 days less YoY



Average Days to Close

30

unchanged YoY



Median Price

\$415,000

↓ -3.2% YoY

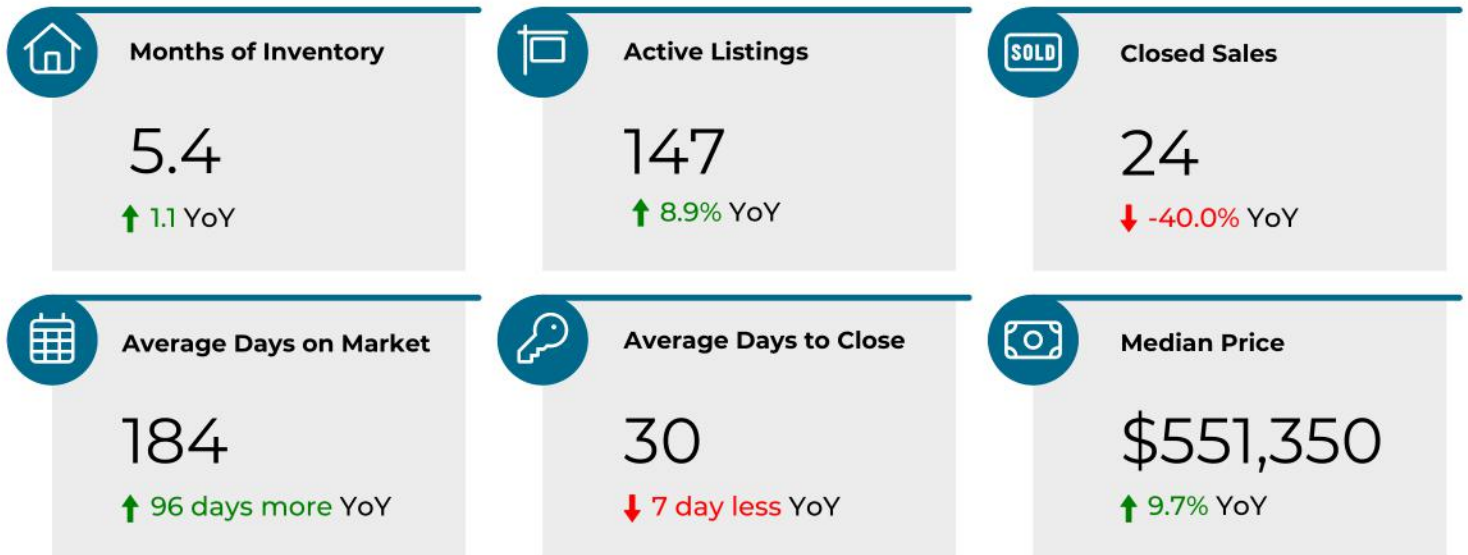
Source: Texas REALTORS®  
Stats for Residential Resale Only.  
Photo Source: City of Leander Facebook



# Liberty Hill (78642)\*

## Quick Look Market Report

March 2024



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



# Manor

## Quick Look Market Report

March 2024



Months of Inventory

2.7

↓ -0.5 YoY



Active Listings

39

↓ -25.0% YoY



Closed Sales

19

↑ 35.7% YoY



Average Days on Market

69

↓ 16 days less YoY



Average Days to Close

35

↑ 4 days more YoY



Median Price

\$296,250

↓ -11.5% YoY

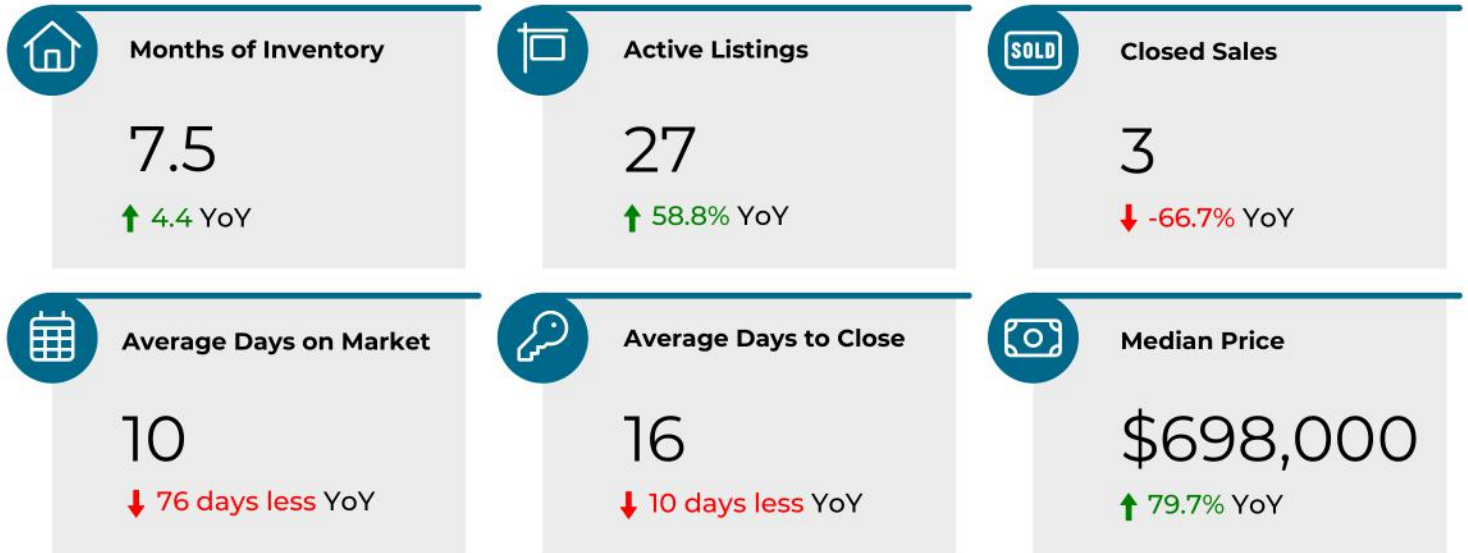
Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Marble Falls

## Quick Look Market Report

March 2024



Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Pflugerville

## Quick Look Market Report

March 2024

 **Months of Inventory**

2.1

↑ 0.5 YoY

 **Active Listings**

96

↑ 12.9% YoY

 **Closed Sales**

50

↓ -7.4% YoY

 **Average Days on Market**

52

↓ 22 days less YoY

 **Average Days to Close**

28

↓ 2 days less YoY

 **Median Price**

\$380,000

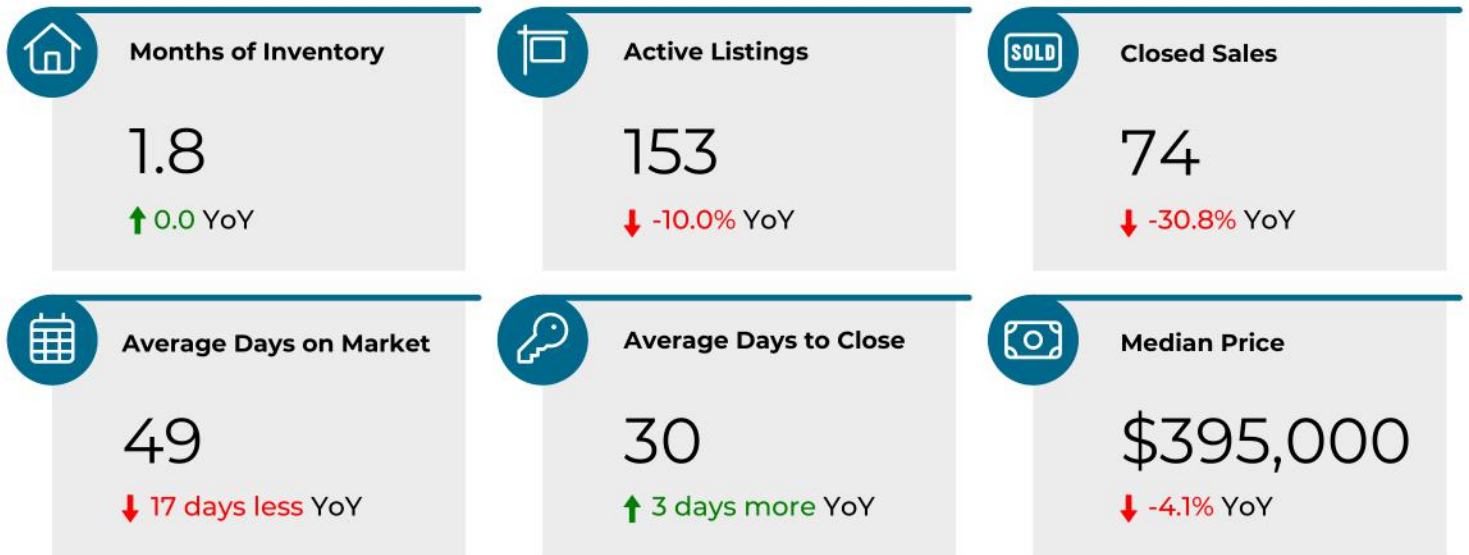
↑ 3.7% YoY

Source: Texas REALTORS®  
Stats for Residential Resale Only.



# Round Rock Quick Look Market Report

March 2024



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



[stewart.com/austin](https://stewart.com/austin)



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