TEAM PRICE REAL ESTATE

AUSTIN DAILY REAL ESTATE BRIEFING

FRIDAY NOVEMBER 21 2025

ACTIVE : 15,388 ➕ 14.3% YOY

PENDING : 3,884 ➖ (0.8%) YOY

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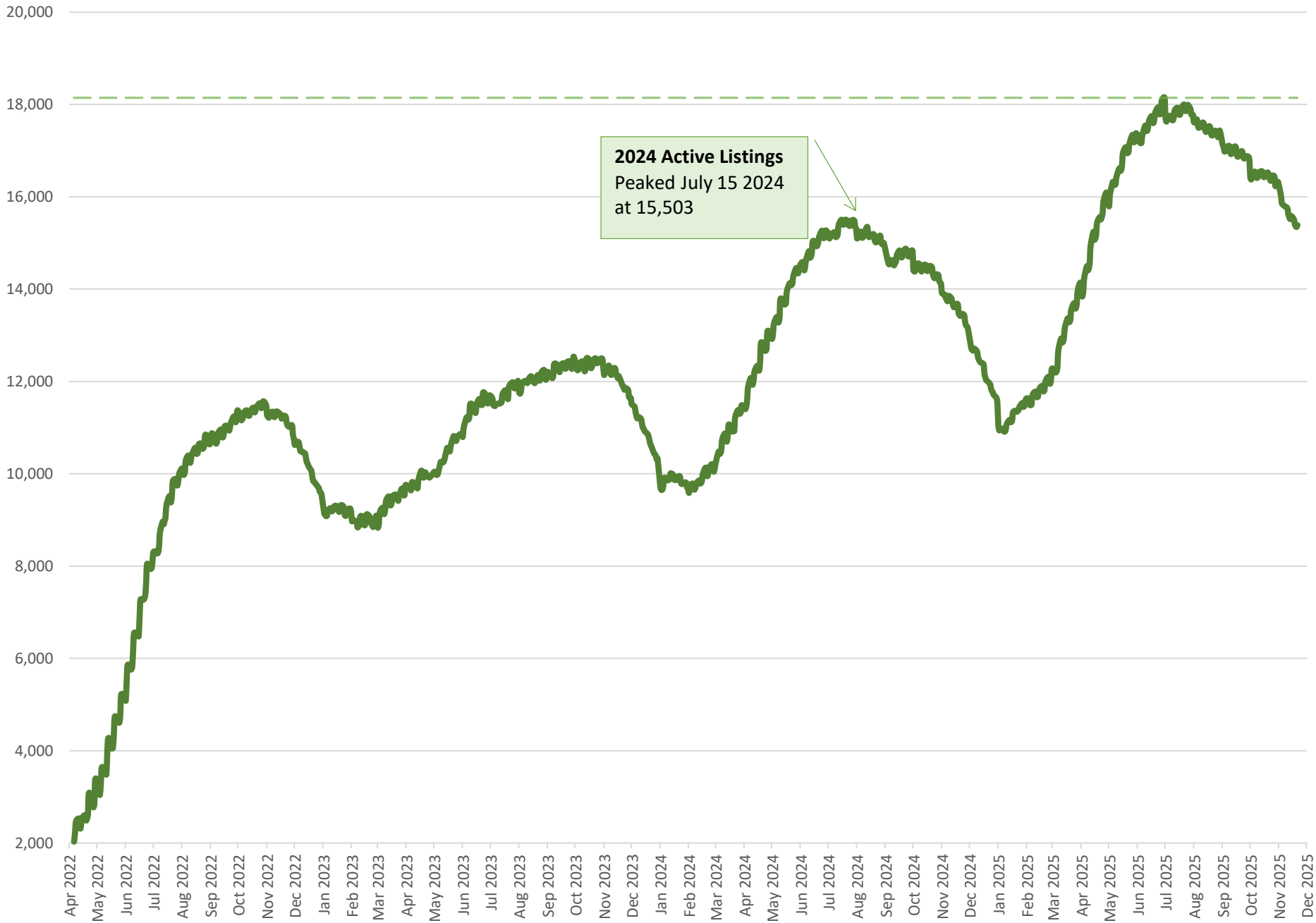
Active Residential Listings; Currently at 15,388 | Previous High of 18,146 on Mon, Jun 30, 2025 | -2,758



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ALL Active Listings : Price Activity

58.2% of All Active Listings have had at least 1 price drop

MLS	#	↓	↔	↑
Entire MLS	15,388	58.2%	38.9%	2.5%

City	#	↓	↔	↑
Austin	663	56.8%	41.2%	1.4%
Bastrop	344	60.8%	37.5%	1.2%
Buda	315	51.1%	37.1%	11.7%
Burnet	155	52.3%	46.5%	1.3%
Cedar Creek	119	68.1%	31.1%	0.8%
Cedar Park	221	59.7%	37.6%	1.8%
Dale	67	53.7%	44.8%	1.5%
Del Valle	105	50.5%	42.9%	6.7%
Driftwood	33	63.6%	36.4%	
Dripping Springs	225	60.4%	37.8%	0.9%
Elgin	289	58.5%	39.4%	2.1%
Georgetown	1,183	63.7%	33.2%	3.0%
Hutto	352	61.6%	36.1%	2.3%
Jarrell	266	53.0%	42.9%	4.1%
Kyle	522	64.0%	29.9%	5.6%

City	#	↓	↔	↑
Lago Vista	225	60.0%	38.7%	0.9%
Lakeway	127	62.2%	33.9%	0.8%
Leander	629	63.8%	33.2%	2.7%
Liberty Hill	436	66.3%	30.3%	3.2%
Lockhart	112	62.5%	33.0%	4.5%
Manchaca	16	56.3%	43.8%	
Manor	239	52.7%	44.8%	2.5%
Marble Falls	122	61.5%	33.6%	4.1%
Pflugerville	416	63.0%	34.1%	2.4%
Round Rock	611	61.5%	32.7%	5.1%
San Marcos	416	66.1%	30.5%	3.4%
Smithville	90	54.4%	43.3%	2.2%
Spicewood	272	51.5%	46.7%	1.1%
Taylor	113	54.9%	44.2%	0.9%
Wimberley	160	55.6%	43.1%	0.6%

↓ : Price Drop **↔ : No Change** **↑ : Price Increase**

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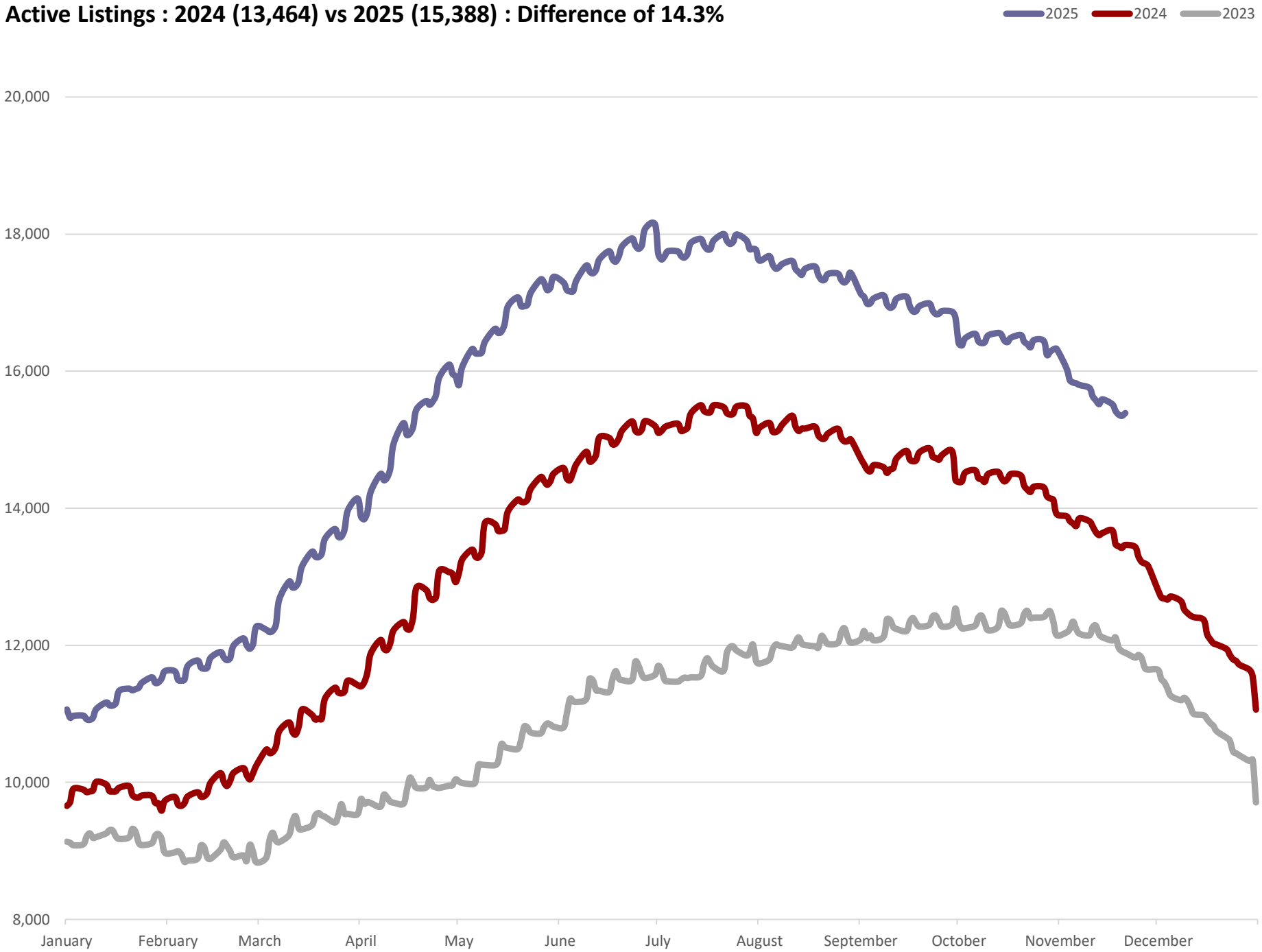
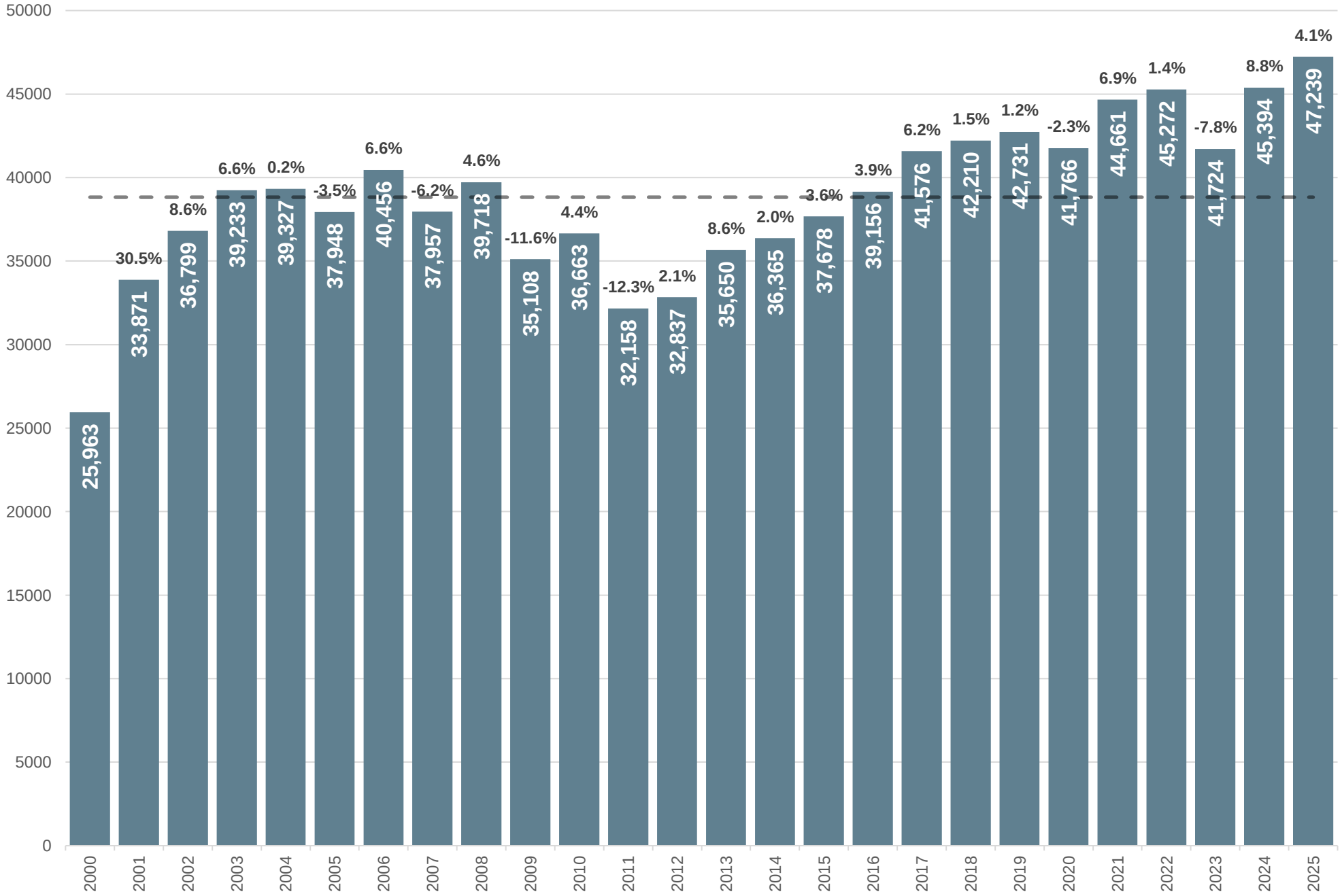
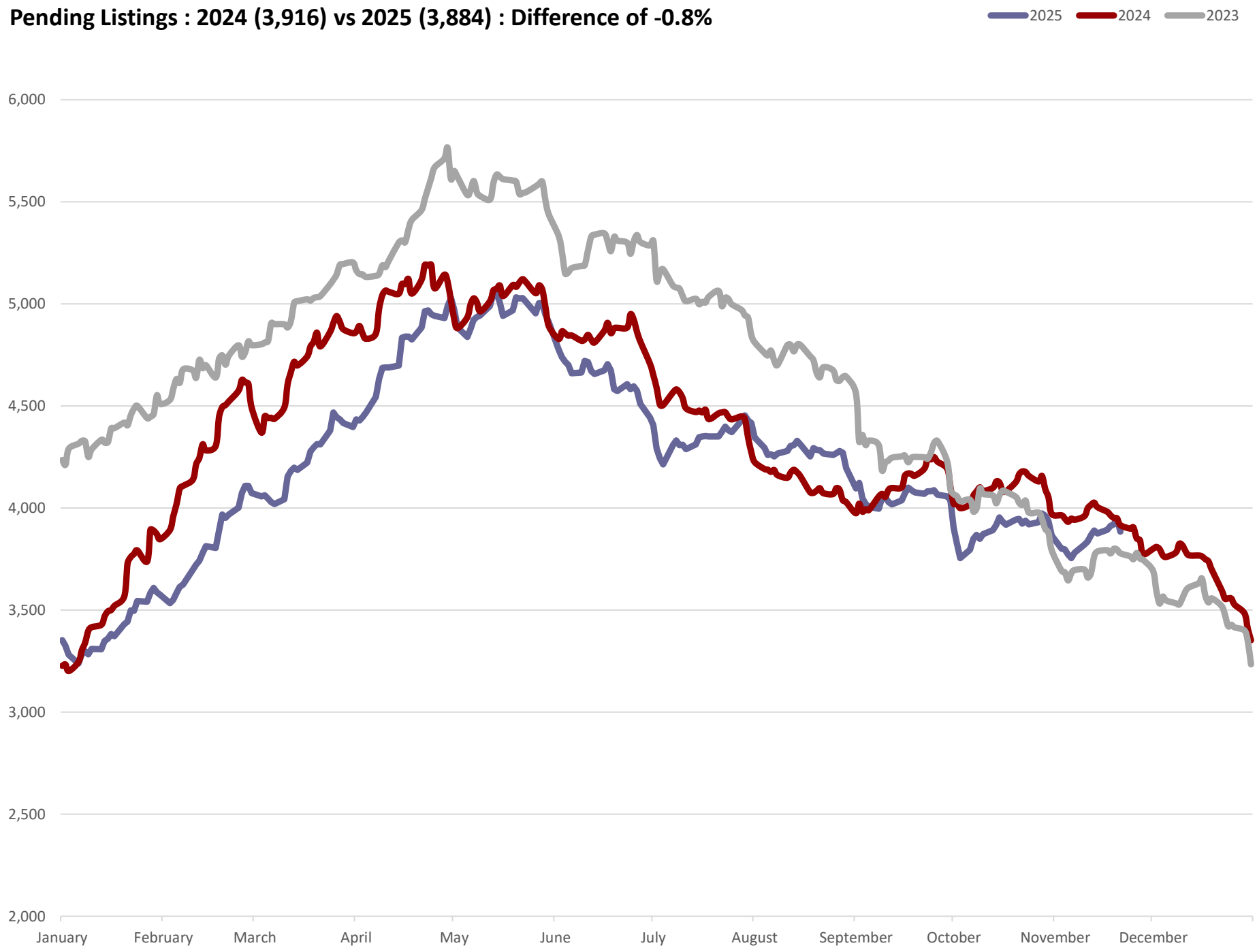
Active Listings : 2024 (13,464) vs 2025 (15,388) : Difference of 14.3%



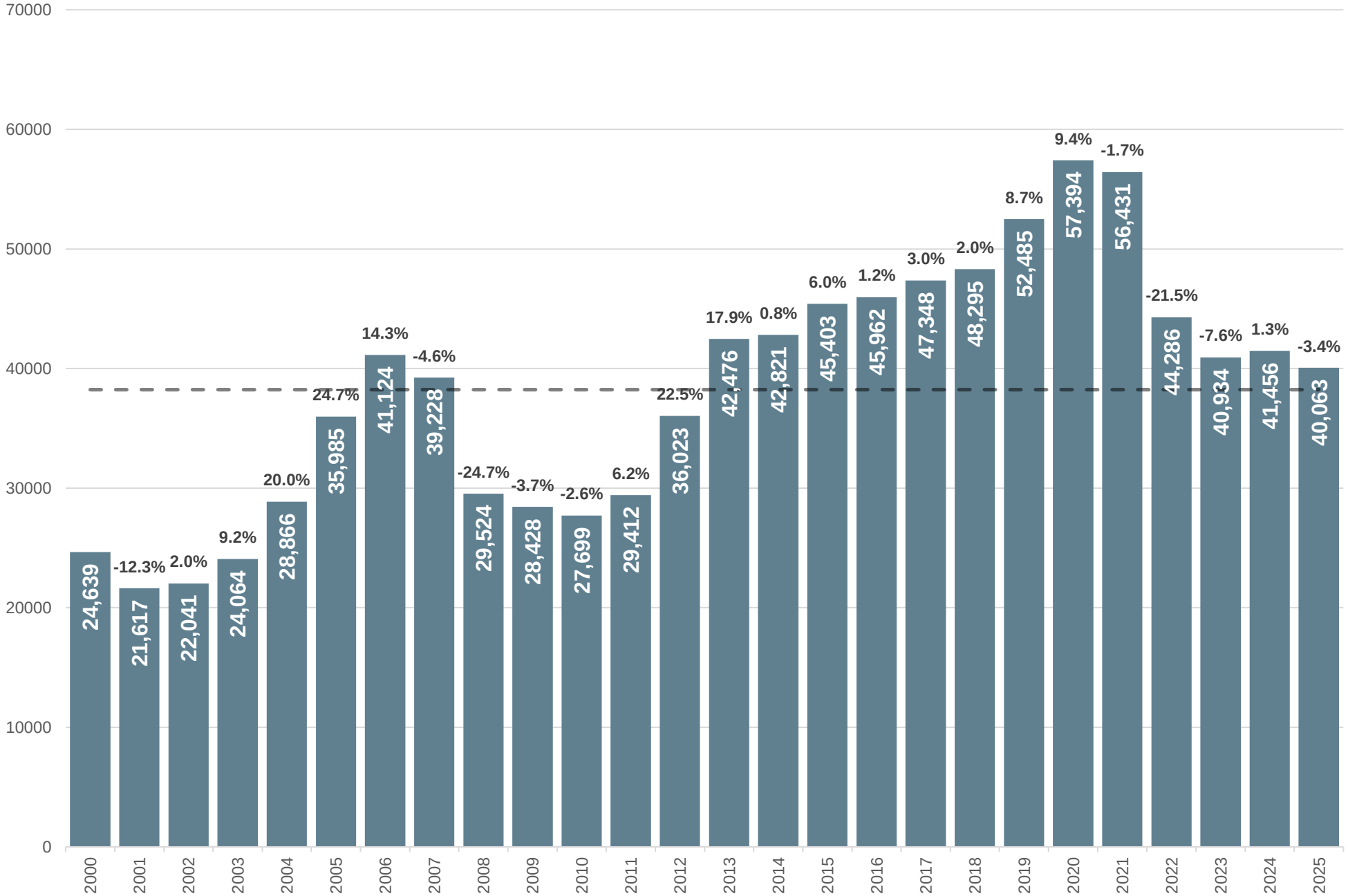
Cumulative New Listings from Jan to Nov : 47,239, +4.1% YoY and +21.7% Above Average



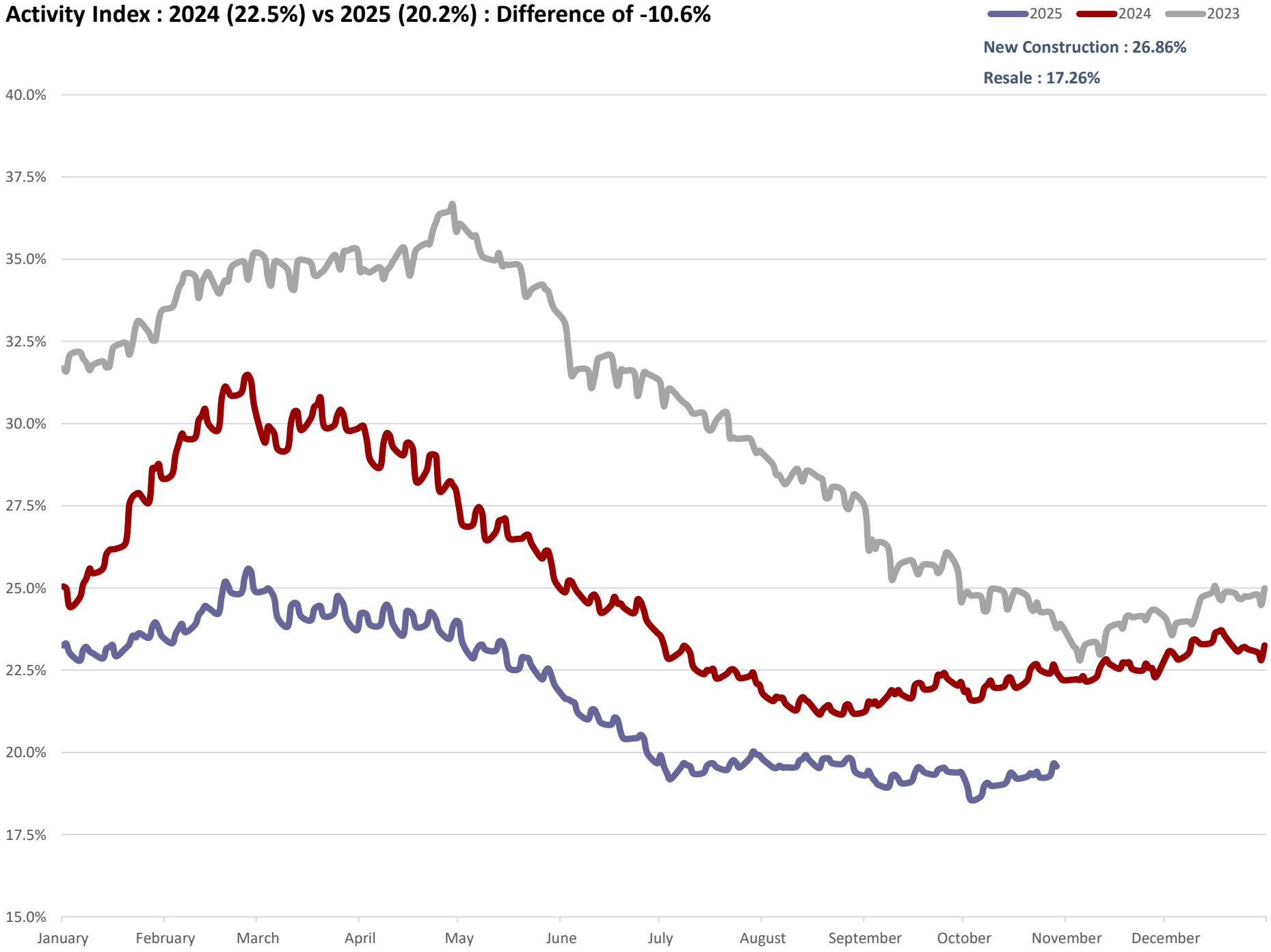
Pending Listings : 2024 (3,916) vs 2025 (3,884) : Difference of -0.8%



Cumulative Pending from Jan to Nov : 40,063, (-3.4%) YoY and +4.8% Above Average



Activity Index : 2024 (22.5%) vs 2025 (20.2%) : Difference of -10.6%



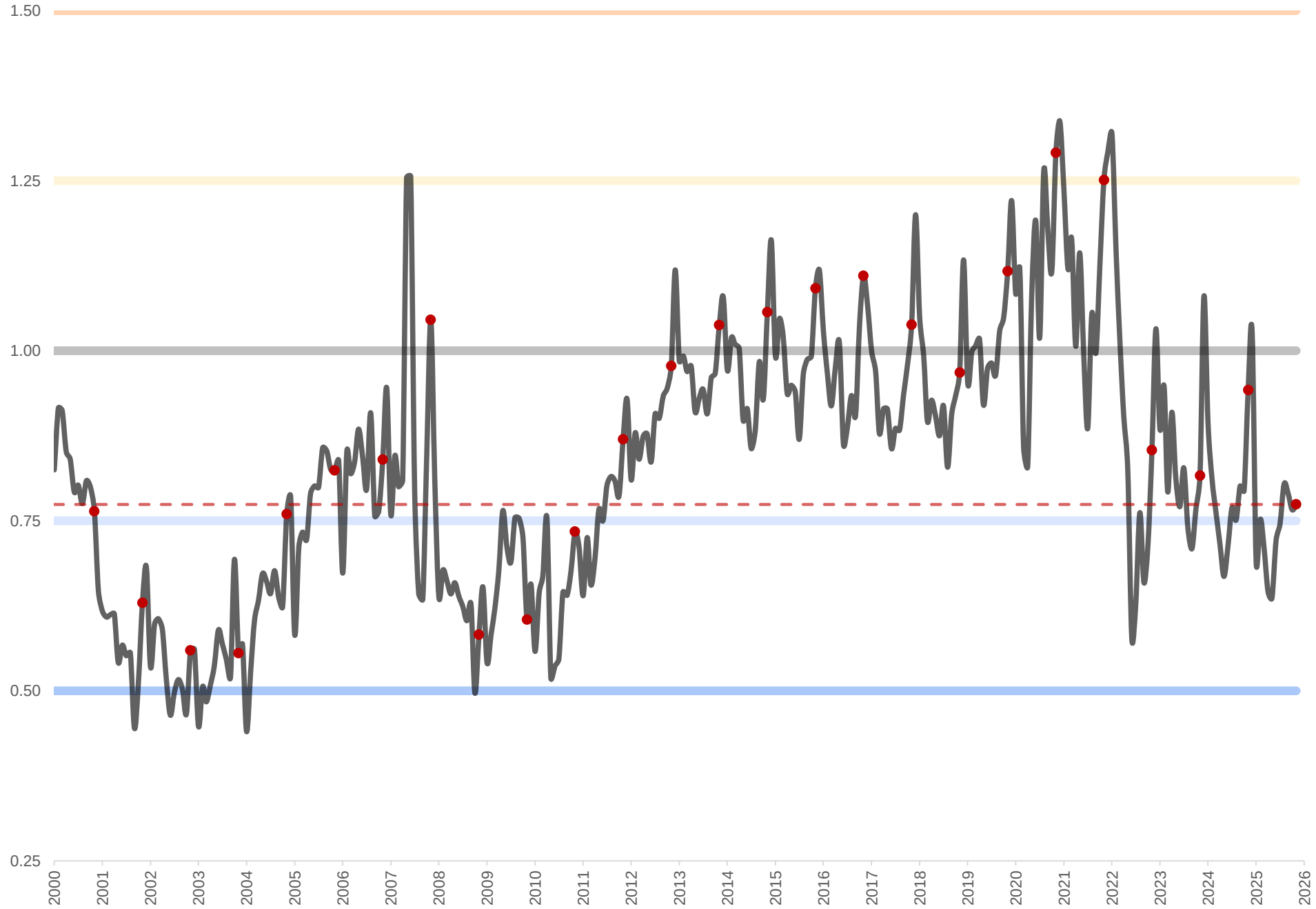
Activity Index : Re-Sale : Market Phases Explained

		City		Zip		
Expansion	**> 30%**	**0**	**0%**	**6**	**8%**	**Strong demand, rising prices**
Equilibrium	**25% – 30%**	**1**	**3%**	**5**	**7%**	**Balanced conditions, steady absorption**
Softening	20% – 25%	2	7%	15	20%	Slower sales, rising inventory
Contraction / Danger Zone	**15% – 20%**	**17**	**57%**	**35**	**47%**	**Market stalls, supply imbalance, price decline**
Crisis / Freeze	**< 15%**	**10**	**33%**	**14**	**19%**	**Buyer paralysis, price corrections accelerate**

Top 30 Cities	
Cedar Park	25.46%
Pflugerville	22.77%
Manchaca	20.00%
Hutto	19.66%
Liberty Hill	19.51%
Austin	19.35%
Lockhart	18.68%
Buda	18.59%
Manor	18.56%
Lakeway	18.46%
Round Rock	18.39%
Kyle	18.35%
Georgetown	18.31%
Elgin	18.13%
Dripping Springs	17.20%
Del Valle	17.11%
Taylor	16.96%
Leander	16.67%
Wimberley	15.63%
San Marcos	15.44%
Jarrell	13.82%
Cedar Creek	12.35%
Driftwood	11.11%
Lago Vista	10.93%
Burnet	10.88%
Bastrop	10.47%
Marble Falls	9.18%
Dale	8.93%
Spicewood	7.56%
Smithville	4.48%

Top 75 Zip Codes					
78728 | Austin	41.86%	78634 | Hutto	20.09%	78741 | Austin	16.13%
78736 | Austin	32.50%	78737 | Austin	19.80%	78666 | San Marcos	17.65%
78733 | Austin	32.35%	78744 | Austin	19.53%	78754 | Austin	17.43%
78749 | Austin	31.87%	78642 | Liberty Hill	19.26%	78724 | Austin	17.39%
78750 | Austin	31.00%	78644 | Lockhart	18.68%	78676 | Wimberley	16.85%
78725 | Austin	30.00%	78653 | Manor	18.59%	78734 | Austin	16.63%
78729 | Austin	28.95%	78610 | Buda	18.41%	78753 | Austin	16.55%
78730 | Austin	26.98%	78747 | Austin	18.28%	78751 | Austin	16.27%
78759 | Austin	25.60%	78640 | Kyle	18.24%	78702 | Austin	15.71%
78726 | Austin	25.45%	78723 | Austin	18.23%	78665 | Round Rock	15.59%
78613 | Cedar Park	25.38%	78652 | Manchaca	18.18%	76537 | Jarrell	15.48%
78722 | Austin	24.24%	76527 | Florence	18.18%	78757 | Austin	14.91%
78681 | Round Rock	24.14%	78621 | Elgin	18.13%	78731 | Austin	14.86%
78739 | Austin	24.07%	78758 | Austin	18.11%	78732 | Austin	14.44%
78717 | Austin	23.86%	78746 | Austin	17.95%	78612 | Cedar Creek	13.79%
78660 | Pflugerville	23.04%	78664 | Round Rock	17.71%	78645 | Lago Vista	12.84%
78752 | Austin	22.95%	78705 | Austin	17.59%	78619 | Driftwood	12.64%
78748 | Austin	22.62%	78620 | Dripping Springs	17.39%	78611 | Burnet	11.43%
78738 | Austin	22.38%	78626 | Georgetown	17.26%	78616 | Dale	11.28%
78745 | Austin	21.77%	78617 | Del Valle	17.11%	78602 | Bastrop	10.81%
78735 | Austin	21.54%	76574 | Taylor	16.96%	78701 | Austin	9.21%
78727 | Austin	20.51%	78628 | Georgetown	16.93%	78721 | Austin	9.17%
78756 | Austin	20.45%	78641 | Leander	16.82%	78654 | Marble Falls	8.71%
78703 | Austin	20.17%	78605 | Bertram	16.33%	78669 | Spicewood	7.36%
78633 | Georgetown	20.12%	78704 | Austin	16.14%	78957 | Smithville	5.26%

Monthly New Listing to Pending Ratio | Currently at 0.77



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Monthly New Listing to Pending Ratio 0.77 Min 0.44 Max 1.34

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Min	Avg	Med	Max
2000	0.82	0.92	0.91	0.85	0.84	0.79	0.80	0.78	0.81	0.80	0.76	0.65	0.65	0.81	0.81	0.92
2001	0.62	0.61	0.61	0.61	0.54	0.57	0.55	0.56	0.45	0.51	0.63	0.68	0.45	0.58	0.59	0.68
2002	0.54	0.60	0.61	0.59	0.52	0.46	0.50	0.52	0.50	0.47	0.56	0.56	0.46	0.53	0.53	0.61
2003	0.45	0.51	0.48	0.51	0.54	0.59	0.57	0.55	0.52	0.69	0.56	0.57	0.45	0.54	0.54	0.69
2004	0.44	0.53	0.60	0.63	0.67	0.66	0.64	0.68	0.64	0.62	0.76	0.78	0.44	0.64	0.64	0.78
2005	0.58	0.71	0.73	0.72	0.79	0.80	0.80	0.86	0.85	0.83	0.82	0.84	0.58	0.78	0.80	0.86
2006	0.67	0.85	0.82	0.84	0.88	0.84	0.80	0.91	0.76	0.76	0.84	0.94	0.67	0.83	0.84	0.94
2007	0.76	0.85	0.80	0.81	1.25	1.26	0.80	0.64	0.63	0.85	1.05	0.81	0.63	0.88	0.81	1.26
2008	0.64	0.68	0.66	0.64	0.66	0.64	0.62	0.60	0.63	0.50	0.58	0.65	0.50	0.63	0.64	0.68
2009	0.54	0.58	0.62	0.68	0.76	0.71	0.69	0.75	0.75	0.73	0.60	0.66	0.54	0.67	0.68	0.76
2010	0.56	0.64	0.67	0.75	0.52	0.54	0.55	0.65	0.64	0.68	0.73	0.71	0.52	0.64	0.64	0.75
2011	0.64	0.73	0.66	0.69	0.77	0.75	0.80	0.82	0.81	0.79	0.87	0.93	0.64	0.77	0.78	0.93
2012	0.81	0.88	0.84	0.87	0.88	0.84	0.91	0.90	0.93	0.94	0.98	1.12	0.81	0.91	0.89	1.12
2013	0.98	0.99	0.97	0.98	0.91	0.93	0.94	0.91	0.96	0.97	1.04	1.08	0.91	0.97	0.97	1.08
2014	0.97	1.02	1.01	1.00	0.90	0.91	0.86	0.88	0.98	0.93	1.06	1.16	0.86	0.97	0.98	1.16
2015	0.99	1.05	1.02	0.94	0.95	0.94	0.87	0.97	0.99	0.99	1.09	1.12	0.87	0.99	0.99	1.12
2016	1.03	0.96	0.92	0.98	1.01	0.86	0.89	0.93	0.90	1.04	1.11	1.07	0.86	0.98	0.97	1.11
2017	1.00	0.97	0.88	0.91	0.91	0.86	0.89	0.88	0.94	0.98	1.04	1.20	0.86	0.95	0.92	1.20
2018	1.05	0.99	0.90	0.93	0.90	0.87	0.92	0.83	0.91	0.93	0.97	1.13	0.83	0.94	0.92	1.13
2019	0.95	1.00	1.01	1.02	0.92	0.97	0.98	0.96	1.03	1.05	1.12	1.22	0.92	1.02	1.00	1.22
2020	1.08	1.12	0.86	0.83	1.08	1.19	1.02	1.26	1.18	1.12	1.29	1.34	0.83	1.11	1.12	1.34
2021	1.24	1.12	1.16	1.01	1.14	0.99	0.89	1.05	1.00	1.12	1.25	1.29	0.89	1.11	1.12	1.29
2022	1.32	1.15	1.02	0.90	0.83	0.58	0.63	0.76	0.66	0.71	0.85	1.03	0.58	0.87	0.84	1.32
2023	0.88	0.95	0.79	0.91	0.81	0.77	0.83	0.74	0.71	0.77	0.82	1.08	0.71	0.84	0.81	1.08
2024	0.89	0.81	0.76	0.72	0.67	0.71	0.77	0.75	0.80	0.79	0.94	1.03	0.67	0.80	0.78	1.03
2025	0.69	0.75	0.71	0.65	0.64	0.72	0.75	0.80	0.79	0.77	0.77		0.64	0.73	0.75	0.80

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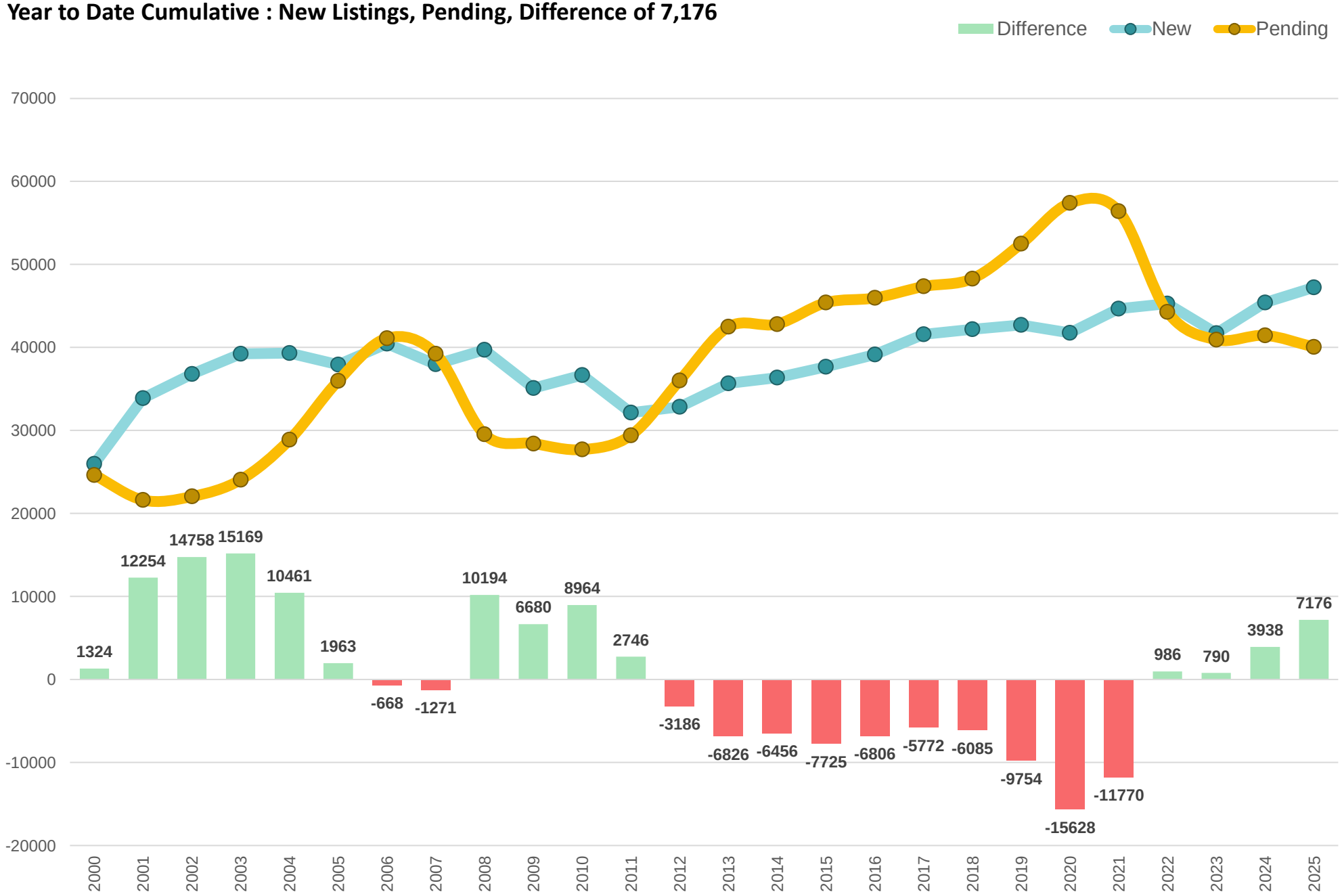
Year to Date Cumulative : New Listings, Pending, Difference of 7,176



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Residential - Year

Year	New	BOM	%	AUC	PB	Total	PB%	Ratio	Diff	Sold	With	Expired
2000	27,568	4,173	15%	13,696	12,159	25,855	47%	0.81	5,886	18,697	3,647	3,022
2001	35,516	4,524	13%	13,768	9,185	22,953	40%	0.57	17,087	18,282	7,667	6,422
2002	38,894	5,130	13%	14,702	8,679	23,381	37%	0.53	20,643	18,592	9,277	8,790
2003	41,625	5,612	13%	15,148	10,494	25,642	41%	0.54	21,595	19,667	10,633	9,305
2004	41,355	7,637	18%	18,002	12,948	30,950	42%	0.63	18,042	22,482	9,014	10,498
2005	40,080	9,338	23%	23,343	14,941	38,284	39%	0.77	11,134	26,665	7,401	7,321
2006	42,539	10,542	25%	26,644	17,143	43,787	39%	0.82	9,294	29,968	6,971	5,532
2007	39,899	8,282	21%	24,028	17,140	41,168	42%	0.85	7,013	27,690	8,106	6,845
2008	41,596	7,729	19%	19,224	11,793	31,017	38%	0.63	18,308	22,099	11,182	9,129
2009	37,047	7,238	20%	19,217	10,779	29,996	36%	0.68	14,289	20,560	10,647	7,031
2010	38,413	7,793	20%	18,396	10,872	29,268	37%	0.63	16,938	19,734	11,807	7,421
2011	33,694	7,606	23%	19,061	12,229	31,290	39%	0.76	10,010	21,054	9,234	5,478
2012	34,340	8,385	24%	25,147	13,117	38,264	34%	0.90	4,461	25,291	6,857	3,897
2013	37,147	9,215	25%	29,654	14,931	44,585	33%	0.96	1,777	30,011	5,245	3,204
2014	37,969	9,327	25%	30,468	14,837	45,305	33%	0.96	1,991	30,280	5,126	2,489
2015	39,373	9,586	24%	31,749	16,154	47,903	34%	0.98	1,056	31,451	5,307	2,712
2016	40,974	9,418	23%	31,855	16,650	48,505	34%	0.96	1,887	32,771	5,614	2,816
2017	43,484	10,267	24%	32,458	17,860	50,318	35%	0.94	3,433	34,028	6,191	3,521
2018	44,091	10,947	25%	32,283	18,873	51,156	37%	0.93	3,882	34,968	6,097	3,526
2019	44,717	10,627	24%	33,296	22,392	55,688	40%	1.01	-344	37,487	5,223	3,216
2020	44,221	11,701	26%	34,241	27,191	61,432	44%	1.10	-5,510	40,688	3,624	2,223
2021	46,830	8,582	18%	31,860	28,166	60,026	47%	1.08	-4,614	41,755	3,216	990
2022	47,122	9,587	20%	24,023	22,830	46,853	49%	0.83	9,856	34,319	6,947	2,684
2023	43,740	9,256	21%	21,467	22,256	43,723	51%	0.83	9,273	31,006	8,642	4,545
2024	47,547	7,813	16%	21,973	22,211	44,184	50%	0.80	11,176	31,380	9,048	6,239
2025	47,239	8,316	18%	20,896	19,167	40,063	48%	0.72	15,492	26,845	9,554	5,952

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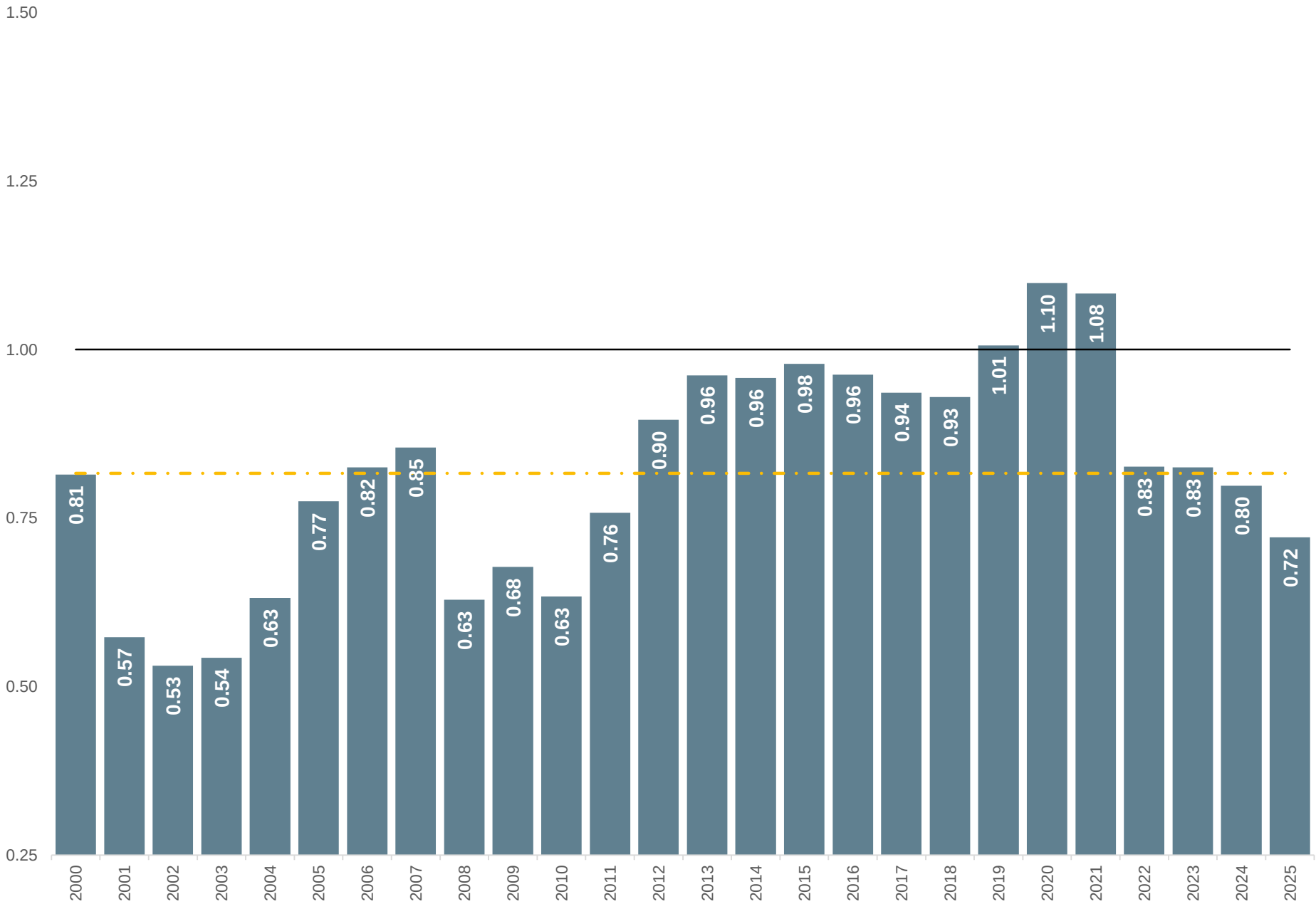
New Listing to Pending Ratio for the Year 0.72 | 25 Year Average is 0.82



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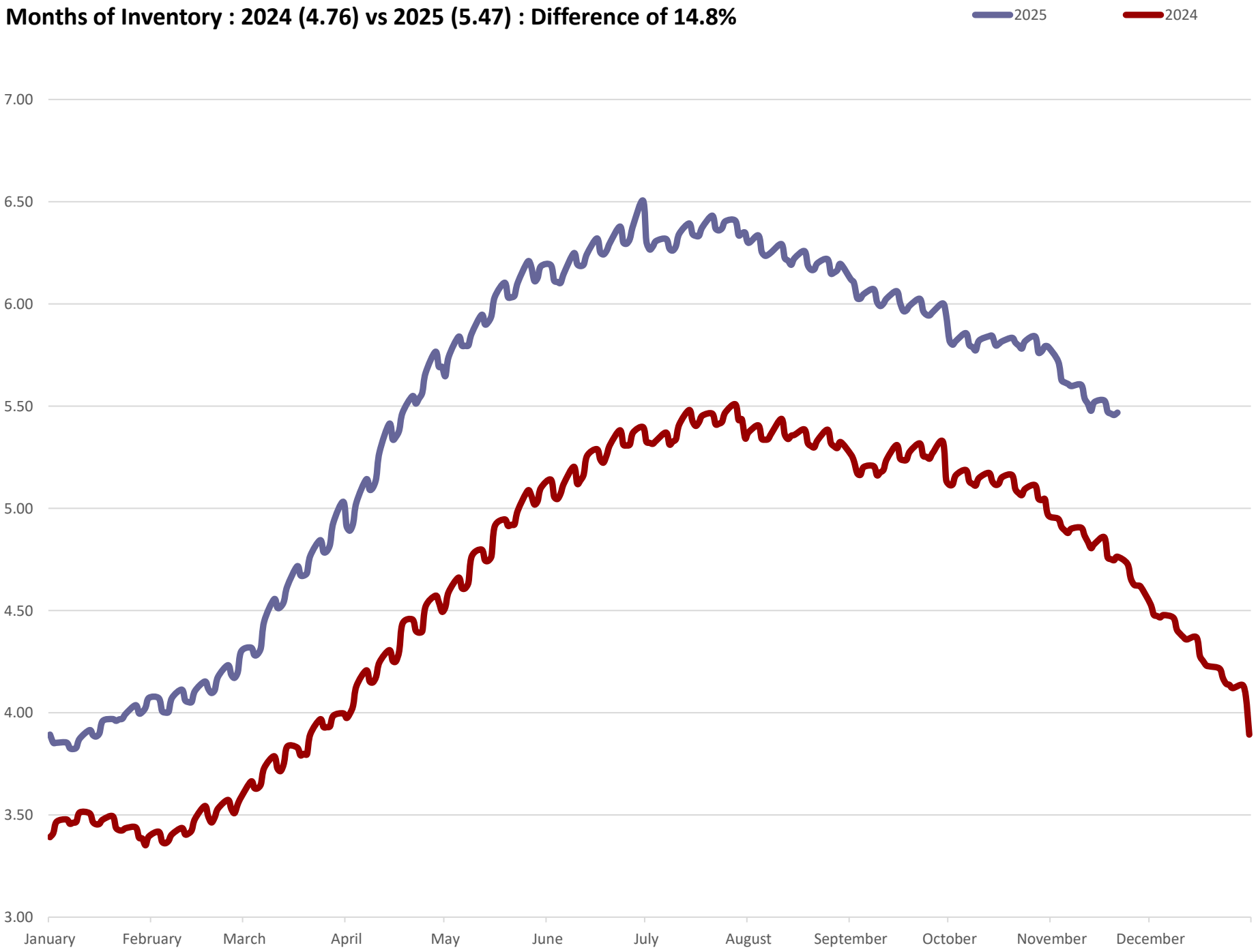
Months of Inventory : 2024 (4.76) vs 2025 (5.47) : Difference of 14.8%



Months of Inventory : Re-Sale ONLY : Market Type Explained

			City		Zip		
Seller Acceleration	**< 4.0**	**< 120 days**	**3**	**10%**	**17**	**23%**	**Fast sales, rising prices**
Seller Edge	**4.0 – 4.9**	**120–147 days**	**4**	**13%**	**12**	**16%**	**Tight supply, upward pressure**
Neutral Zone	5.0 – 6.9	150–207 days	9	30%	22	29%	Balanced conditions, stable pricing
Buyer Advantage	**7.0 – 8.9**	**210–267 days**	**8**	**27%**	**11**	**15%**	**Rising inventory, buyer leverage**
Buyer Control	**9.0+**	**270+ days**	**6**	**20%**	**13**	**17%**	**Excess supply, declining prices**

Top 30 Cities

Cedar Park	2.81
Manchaca	3.43
Round Rock	3.94
Pflugerville	4.12
Driftwood	4.57
Buda	4.67
Dripping Springs	4.76
Georgetown	5.02
Austin	5.02
Lakeway	5.13
Lockhart	5.41
Leander	5.58
Hutto	5.58
Kyle	6.05
Liberty Hill	6.67
Taylor	6.98
Manor	7.07
San Marcos	7.19
Jarrell	7.76
Bastrop	7.79
Wimberley	7.94
Lago Vista	8.15
Marble Falls	8.34
Del Valle	8.59
Cedar Creek	9.26
Burnet	10.62
Elgin	11.18
Smithville	14.77
Spicewood	20.00
Dale	21.86

Top 75 Zip Codes

78728 | Austin	2.08	78620 | Dripping Springs	4.70	76574 | Taylor	6.98
78739 | Austin	2.08	78735 | Austin	4.78	78666 | San Marcos	7.11
78749 | Austin	2.09	78664 | Round Rock	4.84	78753 | Austin	7.18
78750 | Austin	2.72	78628 | Georgetown	4.94	78653 | Manor	7.25
78613 | Cedar Park	2.76	78703 | Austin	5.00	78721 | Austin	7.26
78727 | Austin	2.82	78746 | Austin	5.05	78734 | Austin	7.50
78729 | Austin	3.06	78754 | Austin	5.20	76537 | Jarrell	7.68
78748 | Austin	3.10	78758 | Austin	5.38	78602 | Bastrop	7.82
78681 | Round Rock	3.30	78732 | Austin	5.41	78741 | Austin	8.00
78717 | Austin	3.59	78644 | Lockhart	5.41	78676 | Wimberley	8.10
78652 | Manchaca	3.60	78756 | Austin	5.53	78617 | Del Valle	8.59
78733 | Austin	3.63	78634 | Hutto	5.55	78724 | Austin	8.84
78738 | Austin	3.68	78747 | Austin	5.56	78654 | Marble Falls	9.07
78665 | Round Rock	3.83	78641 | Leander	5.56	78612 | Cedar Creek	9.26
78731 | Austin	3.87	78730 | Austin	5.75	78645 | Lago Vista	9.32
78759 | Austin	3.88	78640 | Kyle	6.09	78605 | Bertram	9.46
78744 | Austin	3.96	78704 | Austin	6.13	78702 | Austin	9.70
78757 | Austin	4.04	78745 | Austin	6.16	78705 | Austin	10.27
78737 | Austin	4.05	78626 | Georgetown	6.16	78611 | Burnet	10.62
78660 | Pflugerville	4.08	78722 | Austin	6.25	78621 | Elgin	11.18
78725 | Austin	4.38	78752 | Austin	6.41	78701 | Austin	13.40
78736 | Austin	4.50	78751 | Austin	6.43	76527 | Florence	13.50
78633 | Georgetown	4.55	78723 | Austin	6.53	78957 | Smithville	14.77
78619 | Driftwood	4.57	78642 | Liberty Hill	6.64	78669 | Spicewood	19.76
78610 | Buda	4.60	78726 | Austin	6.83	78616 | Dale	21.86

Months of Inventory Table : Inventory and % Difference

YoY: Nov 2024 to Nov 2025

City	Nov 2024	Nov 2025	% Diff
Hutto	2.87	5.50	91.3%
Del Valle	2.79	5.16	84.8%
Lockhart	2.49	4.48	79.9%
Marble Falls	4.85	8.13	67.6%
Jarrell	2.92	4.84	65.5%
Leander	3.56	5.01	40.6%
Pflugerville	2.96	4.15	40.3%
Elgin	5.34	7.47	40.1%
Georgetown	3.46	4.82	39.2%
San Marcos	5.30	7.30	37.6%
Kyle	3.42	4.62	35.1%
Smithville	8.70	11.00	26.4%
Buda	3.39	4.22	24.4%
Manor	4.14	4.88	17.9%
Liberty Hill	4.91	5.54	12.8%
Bastrop	5.88	6.57	11.7%
Round Rock	3.68	4.02	9.2%
Austin	4.84	4.96	2.3%
Burnet	11.00	11.00	0.0%
Dale	11.00	11.00	0.0%
Spicewood	11.00	11.00	0.0%
Wimberley	8.21	8.14	-0.9%
Cedar Park	2.84	2.79	-1.9%
Lakeway	5.26	5.08	-3.5%
Taylor	6.29	5.95	-5.5%
Cedar Creek	6.24	5.76	-7.7%
Dripping Springs	4.98	4.19	-15.9%
Lago Vista	10.20	8.13	-20.3%
Driftwood	6.35	3.96	-37.7%
Manchaca	6.30	2.67	-57.7%

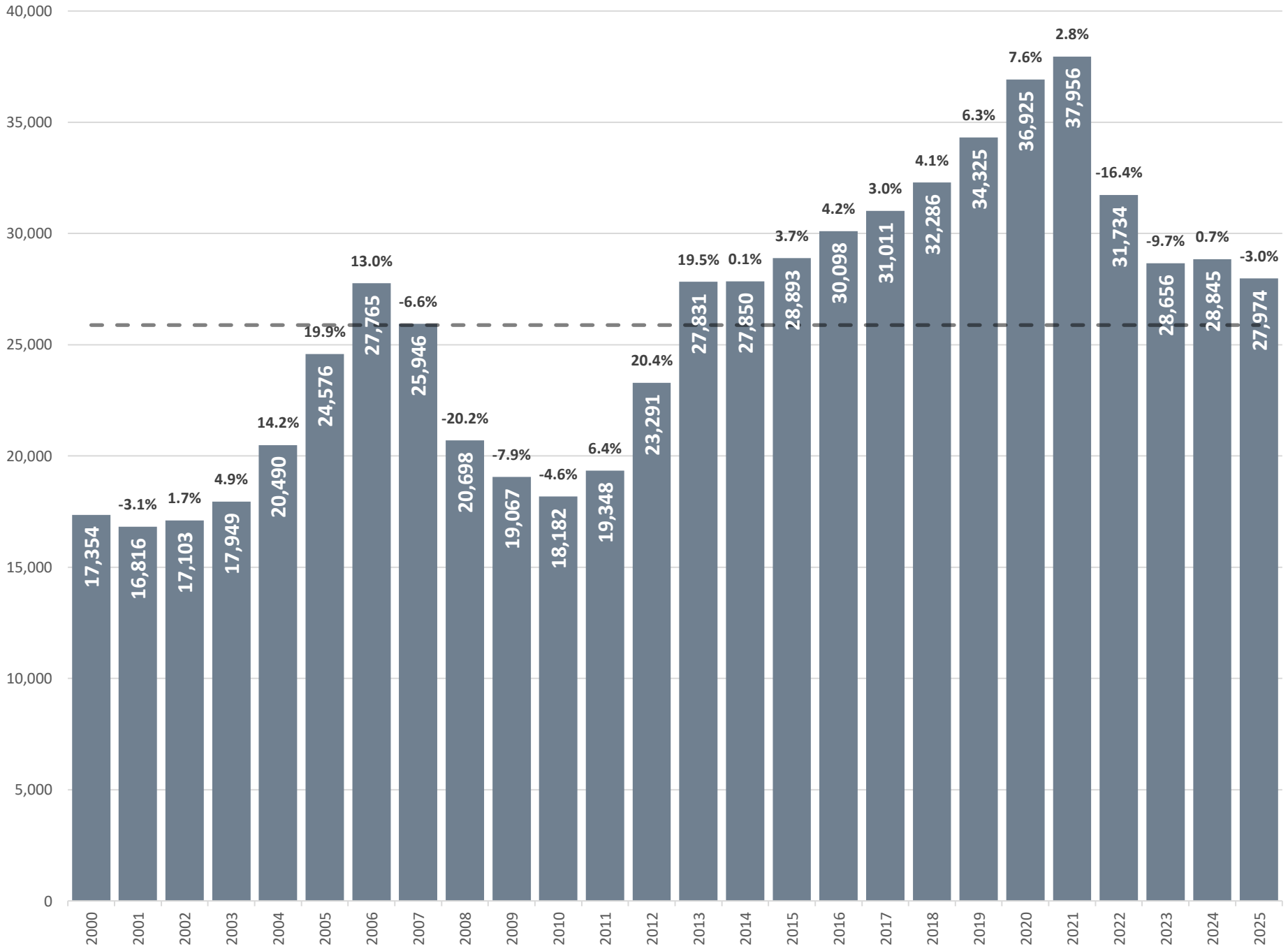
YTD: Jan 2025 to Nov 2025

City	Jan 2025	Nov 2025	% Diff
Marble Falls	4.98	8.13	63.2%
Smithville	7.27	11.00	51.3%
Leander	3.32	5.01	50.9%
Cedar Park	1.93	2.79	44.0%
Burnet	7.65	11.00	43.8%
Round Rock	2.86	4.02	40.7%
San Marcos	5.36	7.30	36.0%
Cedar Creek	4.31	5.76	33.5%
Pflugerville	3.12	4.15	32.9%
Jarrell	3.74	4.84	29.4%
Elgin	5.82	7.47	28.4%
Manor	3.85	4.88	26.7%
Georgetown	3.82	4.82	26.4%
Kyle	3.67	4.62	26.0%
Liberty Hill	4.44	5.54	24.7%
Bastrop	5.60	6.57	17.5%
Wimberley	7.11	8.14	14.5%
Austin	4.36	4.96	13.8%
Hutto	4.90	5.50	12.2%
Dripping Springs	3.78	4.19	11.0%
Lockhart	4.15	4.48	8.0%
Buda	3.93	4.22	7.3%
Del Valle	4.98	5.16	3.7%
Taylor	5.93	5.95	0.2%
Dale	11.00	11.00	0.0%
Spicewood	11.00	11.00	0.0%
Lakeway	5.43	5.08	-6.5%
Lago Vista	10.50	8.13	-22.5%
Driftwood	5.60	3.96	-29.3%
Manchaca	5.63	2.67	-52.6%

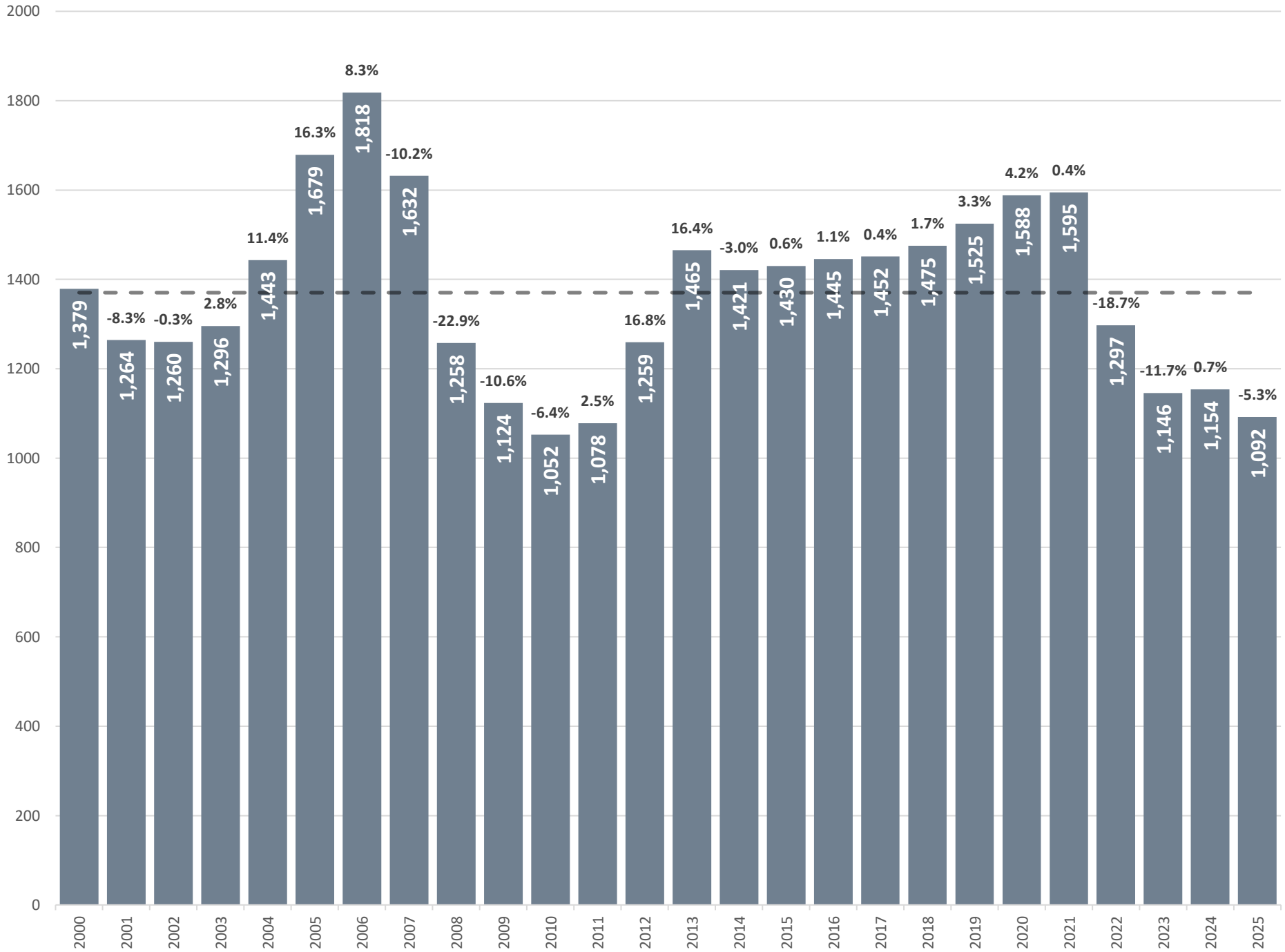
Austin Area Sales Trends and Home Sales : Number of Sold Properties : 2,292

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med
2000	1,021	1,275	1,597	1,549	1,977	1,899	1,839	1,908	1,509	1,528	1,252	1,343	1558	1539
2001	1,079	1,210	1,542	1,571	1,830	1,849	1,865	1,788	1,370	1,340	1,372	1,466	1524	1504
2002	1,159	1,393	1,541	1,656	1,924	1,816	1,717	1,736	1,399	1,467	1,295	1,489	1549	1515
2003	1,088	1,228	1,511	1,539	1,643	1,919	2,030	2,161	1,877	1,600	1,353	1,718	1639	1622
2004	1,089	1,291	1,662	2,039	2,083	2,428	2,362	2,316	1,911	1,689	1,620	1,992	1874	1952
2005	1,427	1,631	2,149	2,140	2,475	2,672	2,689	2,860	2,472	2,108	1,953	2,089	2222	2145
2006	1,597	1,849	2,572	2,404	2,934	3,314	2,969	3,080	2,567	2,349	2,130	2,203	2497	2486
2007	1,626	1,877	2,575	2,535	2,983	3,058	2,913	2,767	1,957	1,874	1,781	1,744	2308	2246
2008	1,412	1,680	2,013	2,164	2,320	2,385	2,264	2,171	1,798	1,422	1,069	1,401	1842	1906
2009	901	1,174	1,469	1,678	1,842	2,238	2,243	1,939	1,932	1,932	1,719	1,493	1713	1781
2010	972	1,245	1,973	2,220	2,276	2,180	1,630	1,659	1,388	1,318	1,321	1,552	1645	1591
2011	1,033	1,197	1,756	1,829	2,046	2,316	2,152	2,190	1,784	1,576	1,469	1,706	1755	1770
2012	1,176	1,401	2,068	2,114	2,592	2,814	2,573	2,611	1,983	2,161	1,798	2,000	2108	2091
2013	1,534	1,771	2,346	2,660	3,145	2,928	3,329	3,275	2,527	2,309	2,007	2,180	2501	2437
2014	1,533	1,859	2,383	2,631	3,126	3,137	3,101	2,939	2,593	2,537	2,011	2,430	2523	2565
2015	1,620	1,926	2,598	2,743	2,946	3,262	3,372	3,142	2,797	2,536	1,951	2,558	2621	2671
2016	1,610	2,004	2,794	2,853	3,279	3,603	3,133	3,224	2,796	2,455	2,347	2,673	2731	2795
2017	1,711	2,085	2,808	2,819	3,486	3,834	3,280	3,289	2,708	2,542	2,449	3,017	2836	2814
2018	1,846	2,251	3,060	3,032	3,674	3,766	3,487	3,406	2,621	2,639	2,504	2,682	2914	2857
2019	1,820	2,379	2,994	3,372	3,921	3,706	3,794	3,605	2,995	2,964	2,775	3,161	3124	3078
2020	2,073	2,617	3,215	2,615	2,680	4,049	4,531	4,093	3,916	3,726	3,410	3,708	3386	3559
2021	2,431	2,308	3,531	3,605	3,909	4,313	3,986	3,811	3,666	3,195	3,201	3,596	3463	3601
2022	2,281	2,578	3,319	3,280	3,640	3,498	2,841	2,944	2,973	2,292	2,088	2,548	2857	2893
2023	1,658	2,181	2,815	2,602	3,442	3,240	2,821	2,985	2,435	2,367	2,110	2,324	2582	2519
2024	1,798	2,313	2,803	3,000	3,225	2,850	2,811	2,763	2,354	2,582	2,346	2,549	2616	2673
2025	1,878	1,995	2,644	2,642	3,119	2,982	2,665	2,735	2,636	2,386	2,292		2543	2642
Avg	1514	1797	2375	2434	2789	2925	2785	2746	2345	2188	1986	2225		
Med	1566	1854	2478	2569	2940	2955	2816	2814	2454	2301	1980	2180		

Cumulative Sold Properties from Jan to Nov : 27,974, (-3.0%) YoY and +8.1% Above Average

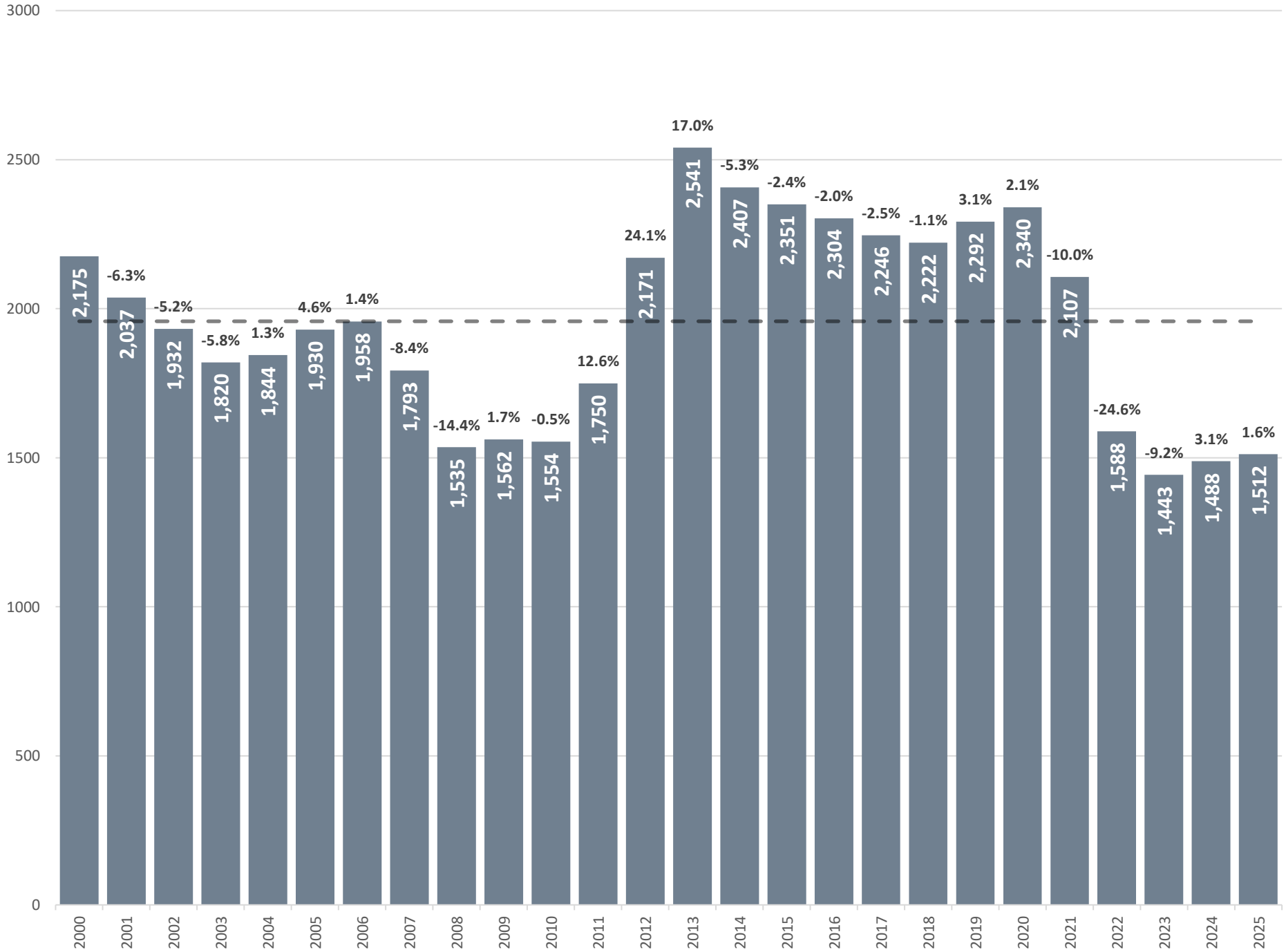


Cumulative Sold per 100k Population from Jan to Nov : 1,092, (-5.3%) YoY and (-20.3%) Below Average



Team Price Real Estate ©

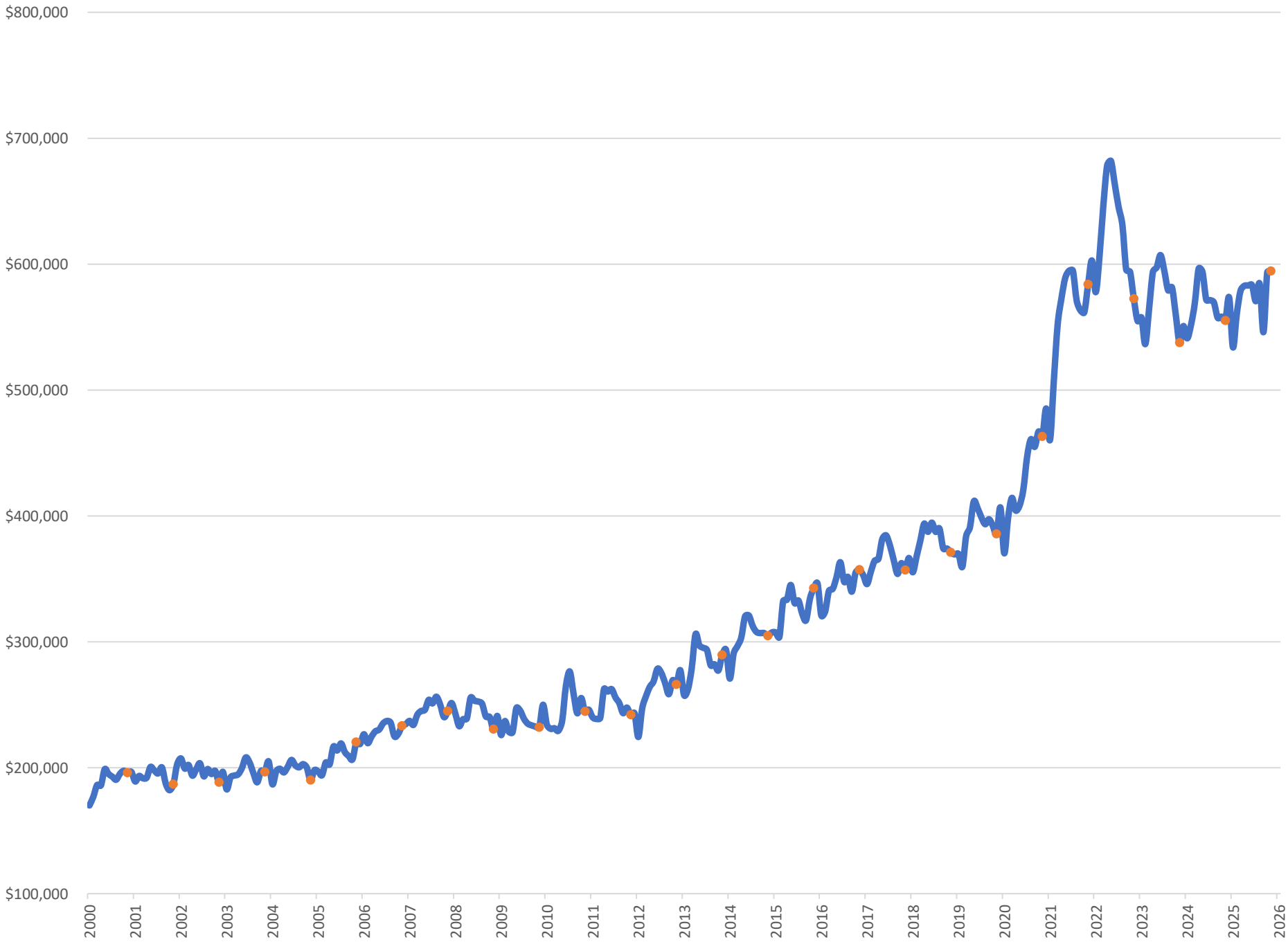
Cumulative Sold per 1k Realtors from Jan to Nov : 1,512, +1.6% YoY and (-22.8%) Below Average



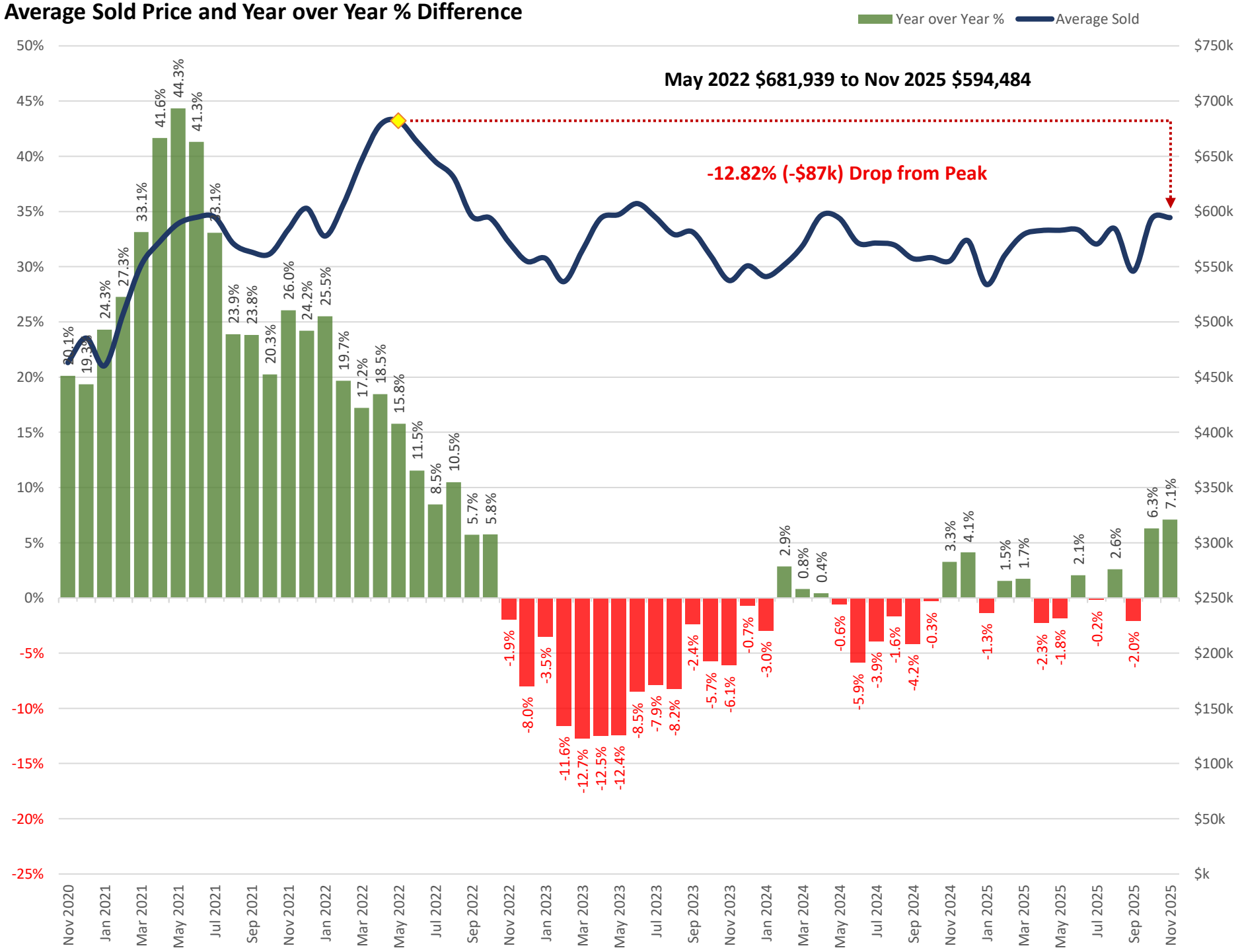
Residential Sold

Month	Total Sold	MoM #	MoM %	YoY #	YoY %	Avg. Sold $	MoM $	MoM %	YoY $	YoY %	Median Sold $	MoM $	MoM %	YoY $	YoY %	Sold/ List %
Nov 2023	2,110	-257	-10.9%	22	1.1%	$537,485	($22,394)	-4.0%	($34,860)	-6.1%	$420,000	($18,520)	-4.2%	($40,000)	-8.7%	97.15%
Dec 2023	2,324	214	10.1%	-224	-8.8%	$550,806	$13,321	2.5%	($3,982)	-0.7%	$440,415	$20,415	4.9%	($9,586)	-2.1%	96.52%
Jan 2024	1,798	-526	-22.6%	140	8.4%	$541,032	($9,774)	-1.8%	($16,522)	-3.0%	$428,701	($11,714)	-2.7%	($21,254)	-4.7%	96.70%
Feb 2024	2,313	515	28.6%	132	6.1%	$551,783	$10,751	2.0%	$15,332	2.9%	$439,900	$11,199	2.6%	$4,900	1.1%	97.34%
Mar 2024	2,803	490	21.2%	-12	-0.4%	$569,101	$17,319	3.1%	$4,595	0.8%	$443,500	$3,600	0.8%	($6,500)	-1.4%	97.66%
Apr 2024	3,000	197	7.0%	398	15.3%	$596,315	$27,214	4.8%	$2,593	0.4%	$459,000	$15,500	3.5%	($6,000)	-1.3%	97.94%
May 2024	3,225	225	7.5%	-217	-6.3%	$593,869	($2,446)	-0.4%	($3,455)	-0.6%	$454,990	($4,010)	-0.9%	($6,010)	-1.3%	97.90%
Jun 2024	2,850	-375	-11.6%	-390	-12.0%	$571,656	($22,213)	-3.7%	($35,540)	-5.9%	$446,000	($8,990)	-2.0%	($29,156)	-6.1%	97.52%
Jul 2024	2,811	-39	-1.4%	-10	-0.4%	$571,414	($242)	-0.0%	($23,153)	-3.9%	$445,000	($1,000)	-0.2%	($15,000)	-3.3%	97.52%
Aug 2024	2,763	-48	-1.7%	-222	-7.4%	$569,610	($1,804)	-0.3%	($9,546)	-1.6%	$435,000	($10,000)	-2.2%	($21,750)	-4.8%	97.21%
Sep 2024	2,354	-409	-14.8%	-81	-3.3%	$557,360	($12,250)	-2.2%	($24,192)	-4.2%	$425,000	($10,000)	-2.3%	($25,000)	-5.6%	97.17%
Oct 2024	2,582	228	9.7%	215	9.1%	$558,228	$869	0.2%	($1,651)	-0.3%	$430,000	$5,000	1.2%	($8,520)	-1.9%	96.99%
Nov 2024	2,346	-236	-9.1%	236	11.2%	$555,069	($3,160)	-0.6%	$17,584	3.3%	$431,525	$1,525	0.4%	$11,525	2.7%	97.17%
Dec 2024	2,549	203	8.7%	225	9.7%	$573,559	$18,490	3.3%	$22,753	4.1%	$449,000	$17,476	4.0%	$8,586	1.9%	96.72%
Jan 2025	1,878	-671	-26.3%	80	4.4%	$533,898	($39,660)	-6.9%	($7,134)	-1.3%	$409,192	($39,809)	-8.9%	($19,509)	-4.6%	97.01%
Feb 2025	1,995	117	6.2%	-318	-13.7%	$560,261	$26,362	4.9%	$8,478	1.5%	$427,500	$18,309	4.5%	($12,400)	-2.8%	97.17%
Mar 2025	2,644	649	32.5%	-159	-5.7%	$578,910	$18,650	3.3%	$9,809	1.7%	$435,094	$7,594	1.8%	($8,406)	-1.9%	97.32%
Apr 2025	2,642	-2	-0.1%	-358	-11.9%	$582,770	$3,860	0.7%	($13,545)	-2.3%	$445,500	$10,406	2.4%	($13,500)	-2.9%	97.80%
May 2025	3,119	477	18.1%	-106	-3.3%	$582,979	$209	0.0%	($10,890)	-1.8%	$443,000	($2,500)	-0.6%	($11,990)	-2.6%	97.73%
Jun 2025	2,982	-137	-4.4%	132	4.6%	$583,408	$429	0.1%	$11,752	2.1%	$444,945	$1,945	0.4%	($1,055)	-0.2%	97.25%
Jul 2025	2,665	-317	-10.6%	-146	-5.2%	$570,518	($12,890)	-2.2%	($896)	-0.2%	$430,377	($14,568)	-3.3%	($14,623)	-3.3%	97.14%
Aug 2025	2,735	70	2.6%	-28	-1.0%	$584,416	$13,898	2.4%	$14,807	2.6%	$440,000	$9,623	2.2%	$5,000	1.1%	96.83%
Sep 2025	2,636	-99	-3.6%	282	12.0%	$545,945	($38,471)	-6.6%	($11,415)	-2.0%	$415,000	($25,000)	-5.7%	($10,000)	-2.4%	96.70%
Oct 2025	2,386	-250	-9.5%	-196	-7.6%	$593,479	$47,534	8.7%	$35,251	6.3%	$440,000	$25,000	6.0%	$10,000	2.3%	96.80%
Nov 2025	2,292	-94	-3.9%	-54	-2.3%	$594,484	$1,006	0.2%	$39,416	7.1%	$450,000	$10,000	2.3%	$18,476	4.3%	97.09%

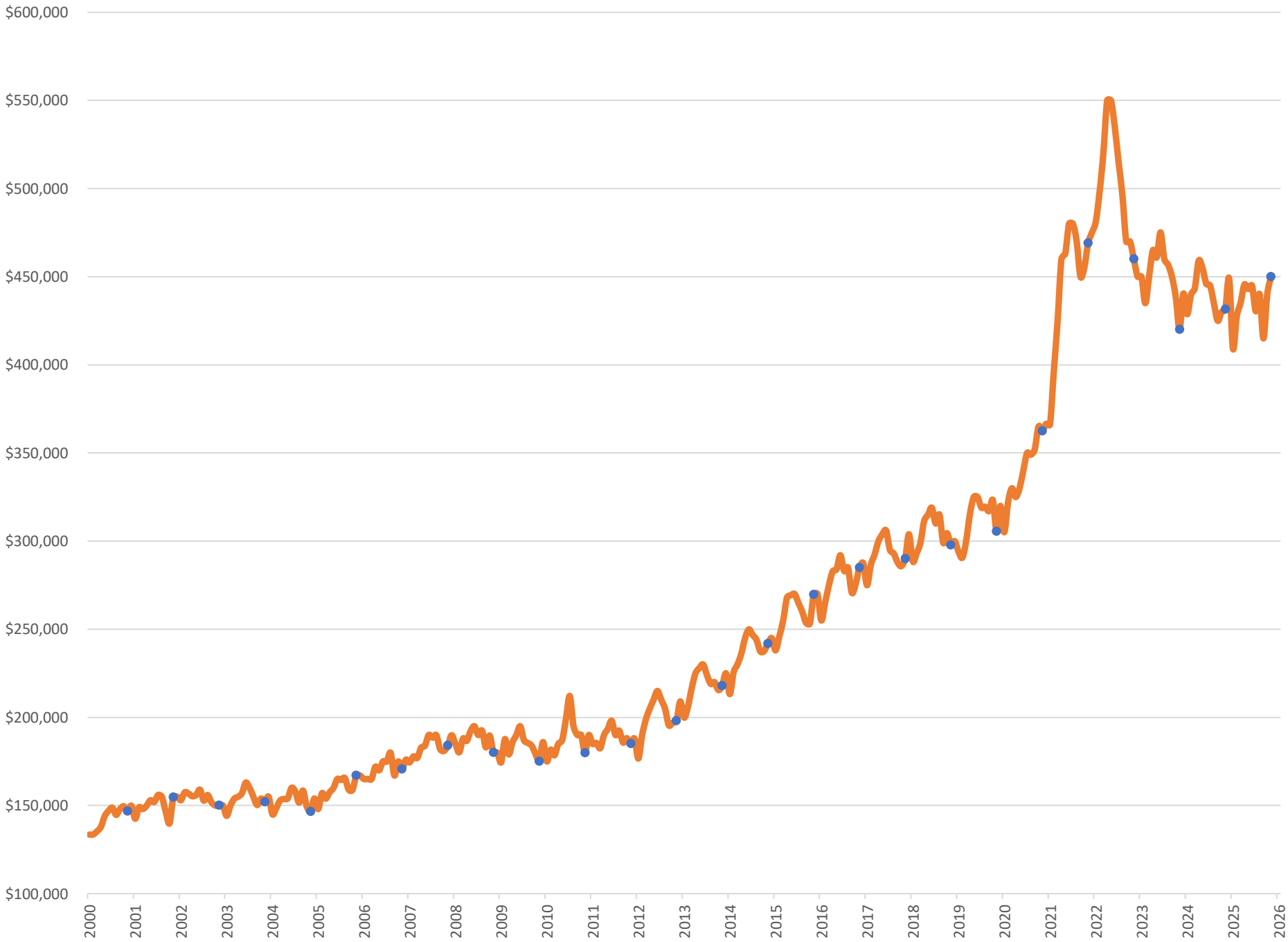
Average Sold Price Nov : $594,484

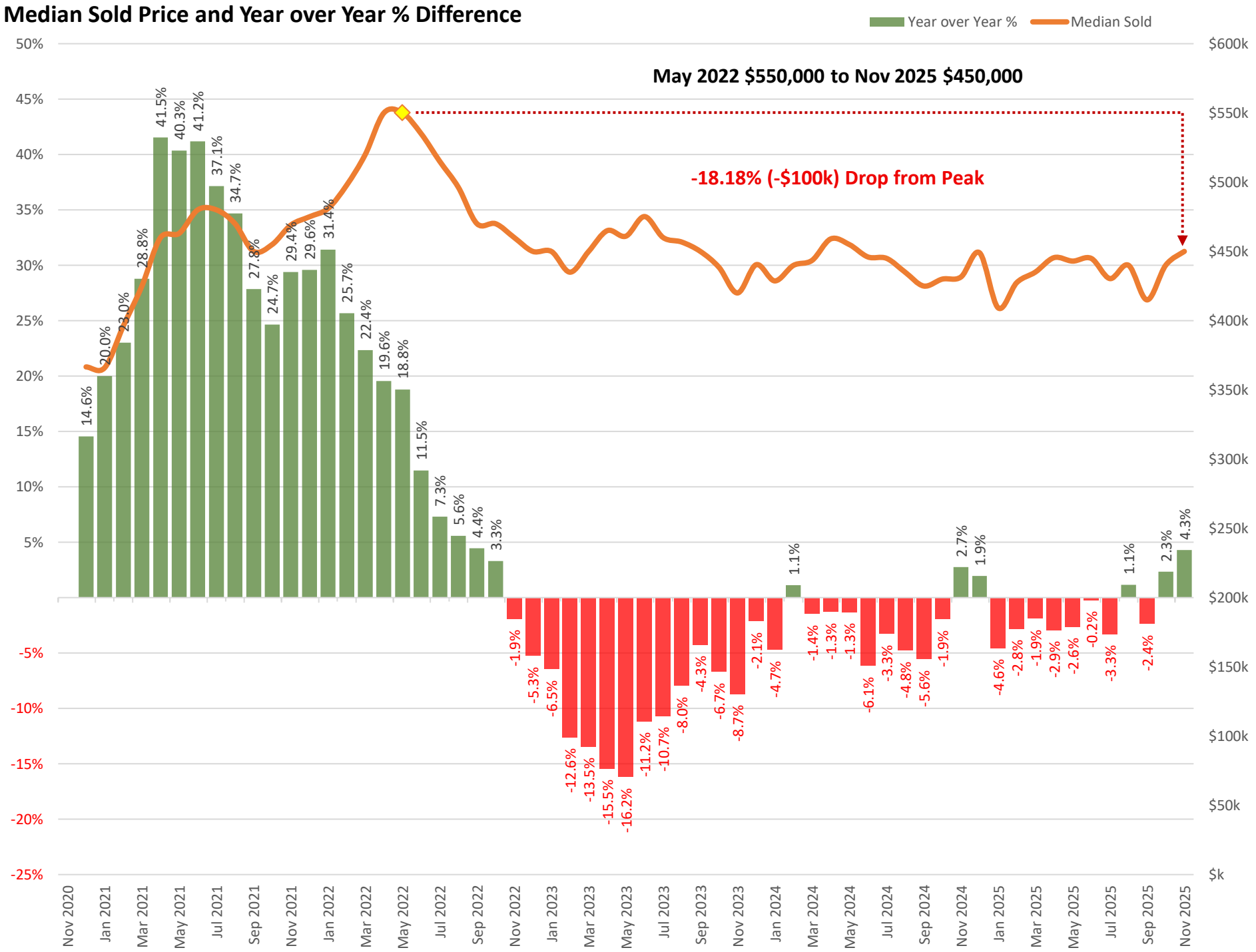


Average Sold Price and Year over Year % Difference



Median Sold Price : $450,000




Median Sold Price and Year over Year % Difference
Year over Year %
Median Sold
May 2022 $550,000 to Nov 2025 $450,000
-18.18% (-$100k) Drop from Peak
50%
45%
40%
35%
30%
25%
20%
15%
10%
5%
-5%
-10%
-15%
-20%
-25%
$600k
$550k
$500k
$450k
$400k
$350k
$300k
$250k
$200k
$150k
$100k
$50k
$k
14.6% 20.0% 23.0% 28.8% 41.5% 40.3% 41.2% 37.1% 34.7% 27.8% 24.7% 29.4% 29.6% 31.4% 25.7% 22.4% 19.6% 18.8% 11.5% 7.3% 5.6% 4.4% 3.3%
-1.9% -5.3% -6.5% -12.6% -13.5% -15.5% -16.2% -11.2% -10.7% -8.0% -4.3% -6.7% -8.7% -2.1% -4.7% 1.1% -1.4% -1.3% -1.3% -6.1% -3.3% -4.8% -5.6% -1.9% 2.7% 1.9% -4.6% -2.8% -1.9% -2.9% -2.6% -0.2% -3.3% 1.1% -2.4% 2.3% 4.3%
Nov 2020
Jan 2021
Mar 2021
May 2021
Jul 2021
Sep 2021
Nov 2021
Jan 2022
Mar 2022
May 2022
Jul 2022
Sep 2022
Nov 2022
Jan 2023
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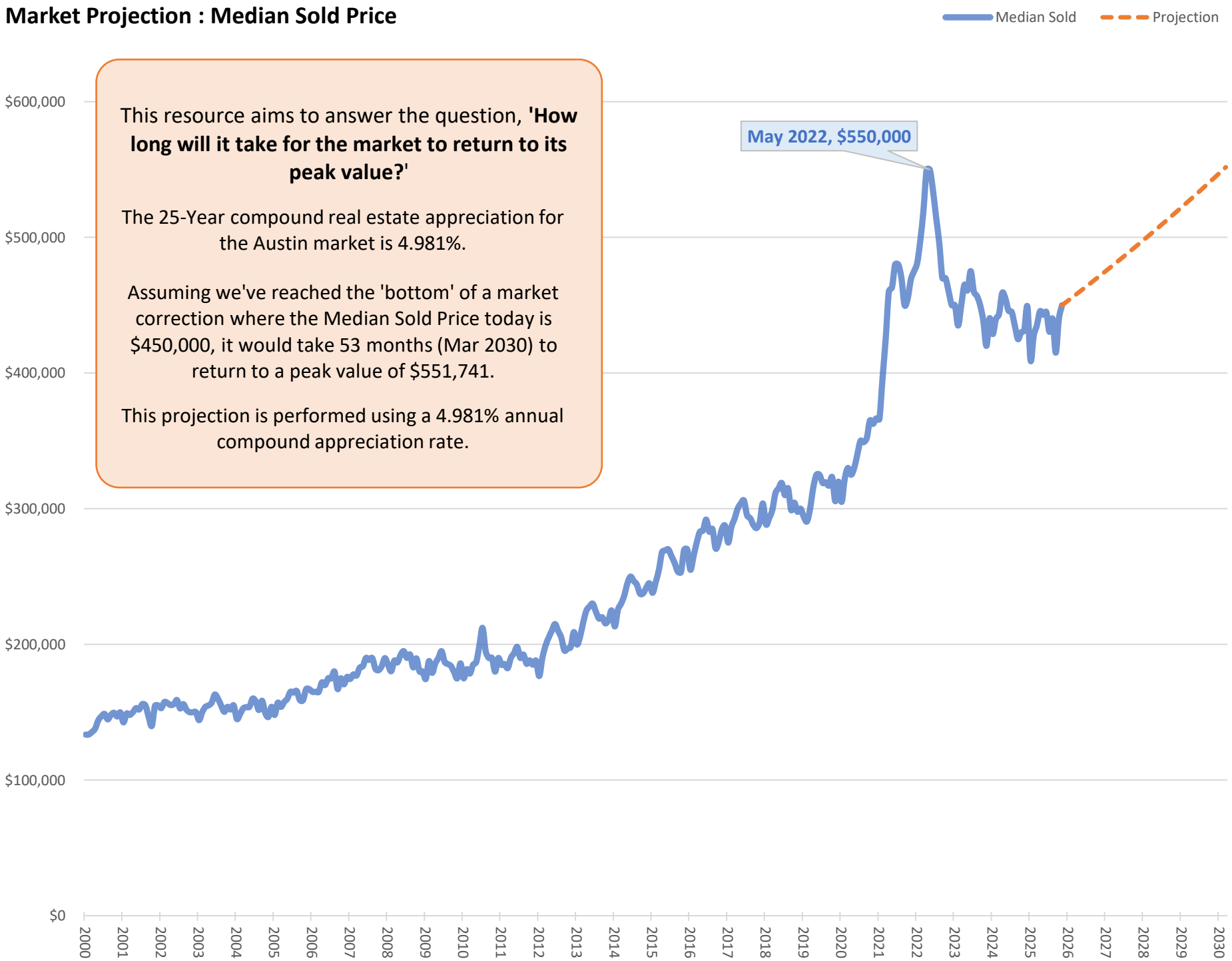
Nov 2024
Jan 2025
Mar 2025
May 2025
Jul 2025
Sep 2025
Nov 2025

Tracking Median Sold Prices vs. 36 Months Prior; Currently at -2.17%

Market Projection : Median Sold Price



This resource aims to answer the question, **'How long will it take for the market to return to its peak value?'**

The 25-Year compound real estate appreciation for the Austin market is 4.981%.

Assuming we've reached the 'bottom' of a market correction where the Median Sold Price today is $450,000, it would take 53 months (Mar 2030) to return to a peak value of $551,741.

This projection is performed using a 4.981% annual compound appreciation rate.

Residential Sold

Year	Total Sold	YoY #	YoY %	Avg. Sold $	YoY $	YoY %	Median Sold $	YoY $	YoY %	Sold$/ List$ %
2000	18,697			$190,174			$143,266			99.2%
2001	18,282	-415	-2.2%	$193,308	$3,134	1.6%	$150,125	$6,859	4.8%	98.5%
2002	18,592	310	1.7%	$197,905	$4,597	2.4%	$154,007	$3,882	2.6%	97.7%
2003	19,667	1,075	5.8%	$196,612	($1,293)	-0.7%	$154,104	$97	0.1%	97.2%
2004	22,482	2,815	14.3%	$198,323	$1,711	0.9%	$152,682	($1,423)	-0.9%	97.3%
2005	26,665	4,183	18.6%	$209,605	$11,282	5.7%	$160,268	$7,586	5.0%	97.8%
2006	29,968	3,303	12.4%	$229,819	$20,215	9.6%	$171,298	$11,030	6.9%	98.1%
2007	27,690	-2,278	-7.6%	$246,054	$16,234	7.1%	$183,445	$12,146	7.1%	97.7%
2008	22,099	-5,591	-20.2%	$243,203	($2,850)	-1.2%	$186,862	$3,417	1.9%	96.7%
2009	20,560	-1,539	-7.0%	$236,265	($6,938)	-2.9%	$184,092	($2,770)	-1.5%	96.7%
2010	19,734	-826	-4.0%	$246,039	$9,773	4.1%	$188,598	$4,506	2.4%	96.5%
2011	21,054	1,320	6.7%	$248,976	$2,937	1.2%	$188,661	$63	0.0%	96.5%
2012	25,291	4,237	20.1%	$262,824	$13,848	5.6%	$200,851	$12,190	6.5%	97.3%
2013	30,011	4,720	18.7%	$284,557	$21,733	8.3%	$218,904	$18,053	9.0%	98.2%
2014	30,280	269	0.9%	$304,101	$19,544	6.9%	$237,699	$18,794	8.6%	98.4%
2015	31,451	1,171	3.9%	$329,028	$24,927	8.2%	$259,804	$22,105	9.3%	98.4%
2016	32,771	1,320	4.2%	$345,511	$16,482	5.0%	$278,383	$18,580	7.2%	98.5%
2017	34,028	1,257	3.8%	$364,979	$19,469	5.6%	$293,290	$14,906	5.4%	98.3%
2018	34,968	940	2.8%	$378,794	$13,815	3.8%	$304,350	$11,060	3.8%	98.3%
2019	37,486	2,518	7.2%	$391,345	$12,551	3.3%	$312,853	$8,503	2.8%	98.6%
2020	40,633	3,147	8.4%	$432,870	$41,525	10.6%	$341,415	$28,562	9.1%	99.5%
2021	41,552	919	2.3%	$562,712	$129,842	30.0%	$449,092	$107,676	31.5%	104.8%
2022	34,282	-7,270	-17.5%	$620,628	$57,916	10.3%	$499,591	$50,500	11.2%	100.9%
2023	30,980	-3,302	-9.6%	$569,325	($51,303)	-8.3%	$448,500	($51,092)	-10.2%	97.2%
2024	31,394	414	1.3%	$567,416	($1,909)	-0.3%	$440,635	($7,865)	-1.8%	97.3%
2025	30,251	-1,143	-3.6%	$573,734	$6,317	1.1%	$434,601	($6,034)	-1.4%	97.2%

** 2025 total sold is a projected figure*

High vs Low Home Price Trends | Nov 2024 vs Nov 2025

Bottom 25th Percentile: Price 0.34%, $/SqFt -0.71%.
Top 25th Percentile: Price 5.69%, $/SqFt 3.14%.

Sold Properties over the past 30 days — This Year vs. Same Period Last Year.

City	# Sold		%	Bottom 25th Percentile						Top 25th Percentile						
				2024		2025		Difference		2024		2025		Difference		
	2024	2025	Diff	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	14	$ Sq/Ft 16
ALL	**2967**	**2399**	**-19.1%**	**$328,895**	**$179**	**$330,000**	**$178**	**0.3%**	**-0.7%**	**$615,000**	**$268**	**$650,000**	**$277**	**5.7%**		**3.1%**
Austin	807	751	-6.9%	$401,778	$235	$410,000	$240	2.0%	2.4%	$837,450	$413	$852,500	$413	1.8%	●	-0.1% ●
Bastrop	55	41	-25.5%	$324,449	$171	$319,000	$180	-1.7%	5.0%	$495,384	$220	$535,000	$219	8.0%		-0.3% ●
Buda	81	46	-43.2%	$309,000	$176	$295,000	$158	-4.5%	-10.0%	$450,000	$205	$438,125	$196	-2.6%		-4.6%
Burnet	14	14		$347,500	$209	$265,750	$181	-23.5%	-13.2%	$1,124,750	$384	$675,500	$308	-39.9%	●	-19.6% ●
Cedar Creek	23	15	-34.8%	$337,450	$168	$347,500	$183	3.0%	8.9%	$556,375	$227	$401,233	$202	-27.9%	●	-10.7% ●
Cedar Park	65	73	12.3%	$400,000	$205	$379,800	$188	-5.1%	-8.3%	$718,000	$266	$599,999	$240	-16.4%	●	-10.0% ●
Dale	3	3		$386,000	$266	$178,525	$142	-53.8%	-46.7%	$681,000	$366	$578,525	$447	-15.0%		22.1%
Del Valle	19	22	15.8%	$302,070	$160	$303,295	$149	0.4%	-6.9%	$381,378	$211	$361,875	$184	-5.1%	●	-12.8% ●
Driftwood	6	10	66.7%	$656,250	$282	$896,250	$253	36.6%	-10.5%	$1,180,000	$318	$1,383,750	$394	17.3%	●	24.2%
Dripping Springs	47	57	21.3%	$470,151	$211	$525,000	$218	11.7%	3.3%	$748,910	$289	$1,060,000	$320	41.5%		10.7%
Elgin	45	30	-33.3%	$270,559	$156	$258,425	$147	-4.5%	-6.2%	$359,900	$201	$339,684	$196	-5.6%	●	-2.4%
Georgetown	303	205	-32.3%	$369,995	$188	$356,000	$185	-3.8%	-1.7%	$610,450	$240	$582,714	$232	-4.5%	●	-3.3% ●
Hutto	65	64	-1.5%	$315,000	$165	$300,000	$168	-4.8%	1.7%	$430,000	$215	$414,991	$196	-3.5%		-8.6% ●
Jarrell	67	35	-47.8%	$239,990	$143	$225,000	$138	-6.2%	-3.2%	$302,945	$184	$302,495	$173	-0.1%		-6.0% ●
Kyle	170	87	-48.8%	$310,738	$162	$279,990	$148	-9.9%	-8.7%	$427,490	$201	$395,353	$190	-7.5%		-5.7%

High vs Low Home Price Trends | Nov 2024 vs Nov 2025

Bottom 25th Percentile: Price 0.34%, $/SqFt -0.71%.
Top 25th Percentile: Price 5.69%, $/SqFt 3.14%.

Sold Properties over the past 30 days — This Year vs. Same Period Last Year.

City	# Sold		%	Bottom 25th Percentile						Top 25th Percentile						
				2024		2025		Difference		2024		2025		Difference		
	2024	2025	Diff	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	$ Sq/Ft	Price	14	$ Sq/Ft 16
ALL	**2967**	**2399**	**-19.1%**	**$328,895**	**$179**	**$330,000**	**$178**	**0.3%**	**-0.7%**	**$615,000**	**$268**	**$650,000**	**$277**	**5.7%**		**3.1%**
Lago Vista	26	23	-11.5%	$355,750	$207	$375,000	$191	5.4%	-7.6%	$495,013	$267	$677,500	$236	36.9%		-11.7% ●
Lakeway	20	24	20.0%	$513,250	$249	$587,750	$248	14.5%	-0.4%	$889,425	$319	$835,000	$306	-6.1% ●		-4.0% ●
Leander	138	110	-20.3%	$375,000	$190	$347,875	$173	-7.2%	-9.0%	$690,748	$226	$723,243	$237	4.7%		4.7%
Liberty Hill	91	64	-29.7%	$393,246	$178	$354,463	$180	-9.9%	1.4%	$655,000	$231	$668,768	$233	2.1%		1.1% ●
Lockhart	33	24	-27.3%	$259,400	$157	$219,373	$138	-15.4%	-11.6%	$333,000	$190	$328,500	$209	-1.4%		9.7%
Manchaca	1	3	200.0%	$548,000	$217	$604,500	$231	10.3%	6.7%	$548,000	$217	$639,500	$323	16.7%		49.2%
Manor	54	48	-11.1%	$309,750	$166	$284,998	$162	-8.0%	-2.0%	$444,941	$207	$409,925	$194	-7.9%		-6.4% ●
Marble Falls	33	4	-87.9%	$309,990	$158	$371,250	$186	19.8%	18.0%	$390,000	$222	$540,000	$199	38.5%		-10.7% ●
Pflugerville	112	100	-10.7%	$335,000	$183	$356,800	$168	6.5%	-8.4%	$476,250	$227	$487,500	$209	2.4% ●		-7.8%
Round Rock	158	137	-13.3%	$351,225	$188	$337,406	$176	-3.9%	-6.3%	$537,250	$234	$490,000	$223	-8.8% ●		-4.9%
San Marcos	86	45	-47.7%	$279,775	$163	$300,000	$164	7.2%	1.2%	$409,500	$209	$409,000	$215	-0.1% ●		2.9%
Smithville	13	3	-76.9%	$310,000	$187	$322,500	$191	4.0%	2.2%	$399,000	$241	$555,000	$271	39.1%		12.4%
Spicewood	19	15	-21.1%	$510,444	$228	$504,950	$216	-1.1%	-5.3%	$819,950	$280	$1,075,000	$380	31.1%		35.6%
Taylor	14	15	7.1%	$278,125	$160	$297,500	$159	7.0%	-0.4%	$374,750	$237	$359,990	$223	-3.9% ●		-6.2% ●
Wimberley	14	16	14.3%	$439,125	$238	$473,000	$214	7.7%	-10.1%	$807,175	$373	$656,500	$280	-18.7% ●		-24.9% ●

Appreciation Year over Year City | Median Sold Price ; 9 Cities Up and 21 Down YoY

21 ↓ 9 ↑

City	2000	2010	2015	2020	2024	2025	2000 to 2025 % Diff	2000 to 2025 Avg./ Year	2000 to 2025 Compound Rate	2000 to 2025 Rank	2024 to 2025 % Diff	2024 to 2025 Rank
Austin	$159,900	$228,500	$322,500	$436,500	$571,650	$575,000	260%	10%	5.3%	6	0.6%	7
Bastrop	$119,900	$142,875	$181,250	$266,943	$370,000	$358,350	199%	8%	4.5%	21	-3.1%	18
Buda	$140,000	$170,000	$234,900	$283,200	$369,990	$349,990	150%	6%	3.7%	29	-5.4%	22
Burnet	$107,500	$169,250	$150,250	$273,000	$413,475	$345,000	221%	9%	4.8%	12	-16.6%	30
Cedar Creek	$103,398	$129,000	$155,000	$339,900	$424,498	$403,495	290%	12%	5.6%	4	-4.9%	21
Cedar Park	$145,000	$196,000	$265,000	$355,800	$487,000	$496,900	243%	10%	5.0%	8	2.0%	4
Dale	$76,625	$65,000	$131,450	$216,000	$367,500	$317,800	315%	13%	5.9%	3	-13.5%	29
Del Valle	$100,000	$103,950	$157,500	$235,995	$324,290	$330,416	230%	9%	4.9%	11	1.9%	5
Driftwood	$252,500	$389,900	$514,500	$657,000	$950,000	$1,134,000	349%	14%	6.2%	1	19.4%	1
Dripping Springs	$224,000	$285,000	$388,400	$467,990	$652,500	$645,000	188%	8%	4.3%	24	-1.1%	12
Elgin	$98,000	$101,300	$149,620	$224,641	$314,900	$306,500	213%	9%	4.7%	15	-2.7%	16
Georgetown	$153,700	$185,370	$270,000	$318,885	$461,230	$450,429	193%	8%	4.4%	23	-2.3%	14
Hutto	$109,975	$128,000	$180,000	$259,105	$375,735	$350,000	218%	9%	4.7%	13	-6.8%	25
Jarrell	$105,000	$103,100	$152,700	$202,900	$280,000	$273,120	160%	6%	3.9%	28	-2.5%	15
Kyle	$103,900	$137,250	$183,000	$243,490	$350,265	$327,700	215%	9%	4.7%	14	-6.4%	24

Team Price Real Estate ©

Appreciation Year over Year City | Median Sold Price ; 9 Cities Up and 21 Down YoY

21 ↓ 9 ↑

City	2000	2010	2015	2020	2024	2025	2000 to 2025 % Diff	2000 to 2025 Avg./ Year	2000 to 2025 Compound Rate	2000 to 2025 Rank	2024 to 2025 % Diff	2024 to 2025 Rank
Lago Vista	$144,600	$170,000	$215,750	$297,000	$429,453	$430,000	197%	8%	4.5%	22	0.1%	9
Lakeway	$284,000	$309,000	$403,500	$590,000	$757,500	$752,023	165%	7%	4.0%	27	-0.7%	11
Leander	$109,633	$148,750	$230,000	$310,000	$494,503	$454,867	315%	13%	5.9%	2	-8.0%	27
Liberty Hill	$166,250	$205,750	$299,995	$328,000	$508,127	$505,000	204%	8%	4.5%	18	-0.6%	10
Lockhart	$98,500	$100,000	$139,250	$214,000	$298,890	$294,990	199%	8%	4.5%	20	-1.3%	13
Manchaca	$155,500	$217,750	$263,500	$363,840	$512,125	$475,000	205%	8%	4.6%	17	-7.2%	26
Manor	$130,500	$103,000	$173,450	$241,075	$369,000	$346,250	165%	7%	4.0%	26	-6.2%	23
Marble Falls	$150,000	$219,450	$296,000	$382,000	$358,000	$410,000	173%	7%	4.1%	25	14.5%	2
Pflugerville	$122,500	$155,103	$217,700	$300,343	$400,073	$405,000	231%	9%	4.9%	10	1.2%	6
Round Rock	$138,000	$177,500	$237,200	$317,500	$430,000	$418,000	203%	8%	4.5%	19	-2.8%	17
San Marcos	$146,900	$139,950	$207,185	$265,412	$340,000	$350,000	138%	6%	3.5%	30	2.9%	3
Smithville	$102,500	$112,500	$133,500	$237,500	$331,750	$320,000	212%	8%	4.7%	16	-3.5%	19
Spicewood	$200,000	$330,000	$362,000	$589,900	$747,000	$670,000	235%	9%	5.0%	9	-10.3%	28
Taylor	$85,000	$94,750	$145,700	$218,250	$315,000	$316,341	272%	11%	5.4%	5	0.4%	8
Wimberley	$140,000	$205,450	$249,900	$365,500	$505,000	$483,000	245%	10%	5.1%	7	-4.4%	20

Team Price Real Estate ©

Absorption Rate (Sold / Active Ratio) : 16.62% **Historical Average : 31.70%**

This ratio, often called the Absorption Rate, measures the proportion of Active listings that sell in a given period. It's a direct measure of demand relative to supply, with higher values indicating a faster-moving market where a larger share of inventory is being sold. Indicator of market absorption. A high ratio (e.g., > 30%) indicates a strong seller's market with high demand, while a low ratio (< 10%) suggests a sluggish market favoring buyers.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Min	Avg	Med	Max
2005	15.0%	17.0%	21.6%	20.5%	23.0%	25.1%	25.8%	28.4%	26.1%	23.0%	22.3%	25.9%	15.0%	22.8%	23.0%	28.4%
2006	18.5%	21.0%	28.0%	25.0%	30.1%	33.3%	29.1%	31.2%	26.4%	24.0%	23.0%	26.2%	18.5%	26.3%	26.3%	33.3%
2007	19.5%	22.0%	28.9%	26.2%	29.0%	28.5%	26.4%	23.9%	16.9%	16.2%	16.0%	17.1%	16.0%	22.6%	22.9%	29.0%
2008	13.6%	15.6%	17.6%	17.9%	18.7%	18.5%	17.5%	17.2%	14.8%	11.9%	9.5%	13.5%	9.5%	15.5%	16.4%	18.7%
2009	8.7%	10.9%	12.9%	14.4%	15.8%	18.8%	18.9%	17.0%	17.6%	18.4%	16.7%	15.6%	8.7%	15.5%	16.3%	18.9%
2010	9.8%	11.8%	17.0%	17.5%	17.5%	16.0%	11.8%	12.5%	11.0%	11.3%	12.4%	15.9%	9.8%	13.7%	12.4%	17.5%
2011	10.8%	12.3%	16.6%	16.4%	17.9%	20.1%	19.3%	20.7%	18.0%	16.6%	16.8%	21.7%	10.8%	17.3%	17.4%	21.7%
2012	15.2%	17.9%	24.9%	24.4%	29.4%	31.1%	28.4%	30.0%	24.3%	28.2%	25.1%	31.9%	15.2%	25.9%	26.7%	31.9%
2013	25.6%	27.9%	28.6%	24.9%	28.4%	26.3%	29.8%	32.0%	25.6%	24.6%	23.5%	29.6%	23.5%	27.2%	27.1%	32.0%
2014	19.9%	22.4%	26.5%	26.6%	30.4%	28.6%	27.8%	27.4%	25.0%	25.6%	22.1%	31.1%	19.9%	26.1%	26.5%	31.1%
2015	20.4%	22.8%	27.9%	26.4%	27.4%	28.7%	28.9%	27.9%	26.2%	25.3%	19.9%	31.6%	19.9%	26.1%	26.9%	31.6%
2016	19.2%	21.3%	27.0%	26.2%	28.2%	30.1%	26.2%	27.7%	24.6%	22.6%	23.6%	33.1%	19.2%	25.8%	26.2%	33.1%
2017	20.5%	27.5%	37.2%	35.4%	40.6%	41.3%	34.2%	34.8%	30.0%	29.6%	31.3%	44.3%	20.5%	33.9%	34.5%	44.3%
2018	28.9%	34.0%	41.9%	37.8%	42.3%	41.2%	37.4%	35.4%	28.0%	29.1%	29.6%	36.5%	28.0%	35.2%	36.0%	42.3%
2019	25.4%	33.0%	39.6%	42.6%	45.9%	42.0%	42.6%	41.7%	35.3%	36.7%	38.2%	49.4%	25.4%	39.4%	40.6%	49.4%
2020	33.7%	42.9%	46.5%	35.2%	38.1%	64.3%	72.3%	75.2%	81.1%	83.0%	90.9%	127.3%	33.7%	65.9%	68.3%	127.3%
2021	104.1%	103.3%	166.8%	133.1%	140.4%	127.2%	91.3%	83.4%	76.4%	69.9%	81.7%	112.6%	69.9%	107.5%	103.7%	166.8%
2022	86.6%	99.8%	106.0%	76.0%	60.1%	39.2%	26.9%	26.9%	25.8%	20.3%	20.1%	27.9%	20.1%	51.3%	33.6%	106.0%
2023	19.0%	25.5%	30.2%	27.1%	33.3%	29.2%	25.4%	26.3%	21.2%	21.0%	19.8%	25.2%	19.0%	25.3%	25.5%	33.3%
2024	20.3%	24.6%	26.7%	25.2%	24.3%	20.6%	20.4%	20.6%	17.8%	20.5%	20.4%	25.0%	17.8%	22.2%	20.6%	26.7%
2025	17.9%	17.8%	20.8%	18.2%	19.6%	18.1%	16.4%	17.6%	17.7%	16.6%			16.4%	18.1%	17.9%	20.8%

Market Flow Score (MFS) : 4.76

Historical Average : 6.59

The Market Flow Score (MFS) measures the overall efficiency of the Austin housing market by combining four key turnover metrics into a single, standardized index. It incorporates the Active-to-Sold ratio, Demand-Supply Velocity (DSV), Market Absorption Efficiency Ratio (MAER), and the Market Turnover Efficiency Score (MTES) to capture how quickly inventory is being absorbed. The MFS is normalized on a 0 to 10 scale, where lower scores reflect a sluggish, supply-heavy market and higher scores indicate faster turnover, stronger demand, and accelerated market momentum.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Min	Avg	Med	Max
2005	2.95	4.20	5.16	4.86	5.80	6.37	6.79	7.81	8.03	6.43	6.61	8.67	2.95	6.14	6.40	8.67
2006	3.98	5.12	6.37	5.80	7.11	7.77	7.03	8.05	7.33	6.43	7.17	8.84	3.98	6.75	7.07	8.84
2007	4.76	5.28	6.33	5.94	9.06	9.04	6.71	6.12	4.60	3.94	4.64	6.85	3.94	6.11	6.03	9.06
2008	2.05	3.43	4.08	4.16	4.62	5.00	4.72	4.94	4.22	2.21	1.22	4.80	1.22	3.79	4.19	5.00
2009	0.00	1.22	2.23	3.15	4.02	5.26	5.26	4.74	5.24	5.38	5.44	5.58	0.00	3.96	4.99	5.58
2010	0.02	1.39	3.51	3.78	5.36	4.46	2.07	3.21	2.23	2.41	3.71	6.47	0.02	3.22	3.36	6.47
2011	1.08	2.33	3.61	3.86	4.84	5.76	5.88	7.01	6.00	4.98	5.66	8.35	1.08	4.95	5.32	8.35
2012	3.33	4.22	5.72	5.76	6.95	7.61	7.67	8.33	7.61	8.21	7.63	9.26	3.33	6.86	7.61	9.26
2013	6.10	6.33	6.53	6.43	7.45	6.97	8.19	8.94	8.39	7.57	8.27	9.10	6.10	7.52	7.51	9.10
2014	5.30	6.12	6.61	6.69	7.21	7.57	7.31	7.69	8.41	7.65	7.87	9.22	5.30	7.30	7.44	9.22
2015	5.54	6.24	6.95	6.47	6.93	7.59	7.39	8.13	8.19	7.61	7.17	9.24	5.54	7.29	7.28	9.24
2016	5.10	5.62	6.65	6.59	7.43	7.75	7.01	8.43	7.53	7.41	8.55	9.34	5.10	7.28	7.42	9.34
2017	5.24	6.39	6.81	6.89	7.75	8.29	7.79	8.75	8.05	7.83	8.65	9.82	5.24	7.69	7.81	9.82
2018	6.67	7.09	7.43	7.11	7.97	8.41	8.43	8.15	7.73	7.77	8.63	9.50	6.67	7.91	7.87	9.50
2019	5.70	7.23	7.37	7.95	8.33	8.51	8.96	9.16	8.57	8.53	9.58	9.96	5.70	8.32	8.52	9.96
2020	6.81	8.07	8.07	7.57	7.05	9.64	9.60	10.00	10.00	9.90	10.00	10.00	6.81	8.89	9.62	10.00
2021	8.84	9.34	8.90	8.45	9.22	8.82	8.31	9.02	9.12	8.84	10.00	10.00	8.31	9.07	8.96	10.00
2022	9.06	9.28	8.49	7.83	7.75	6.51	5.64	6.75	6.93	5.96	7.05	8.98	5.64	7.52	7.40	9.28
2023	4.68	7.15	6.51	6.25	7.55	6.87	6.69	6.87	5.84	6.29	6.37	8.75	4.68	6.65	6.60	8.75
2024	5.04	5.60	5.78	5.62	5.76	5.54	6.06	6.08	5.14	6.29	7.23	8.73	5.04	6.07	5.77	8.73
2025	4.10	4.16	4.62	3.84	4.70	5.34	4.54	5.64	5.84	4.76			3.84	4.75	4.66	5.84