PREPARED BY KELTON FINLEY · DOUGLAS ELLIMAN REAL ESTATE

44 East Ave

The Owner's Market Report

A building-specific briefing on pricing, inventory, and buyer behavior at 44 East, written for the people who own it. Most owners who read this are not selling. They just want to know where they stand.

ISSUED AUGUST 10, 2026 · DATA CURRENT AS OF AUGUST 9, 2026

44 EAST AVE ABOVE LADY BIRD LAKE, DOWNTOWN AUSTIN

01 · THE READ

What the last six months actually say.

Fifteen residences closed at 44 East Ave between February and August. Buyers are here and they are paying real money, but they are choosing carefully, and the homes that came to market priced honestly are the ones that moved.

FINDING 01

Demand is strongest above $1.5M.

The building's larger residences are its tightest segment: six months of supply, a median sale of $1.99M, and $968 per square foot. Four homes above $1.5M closed in six months, three of them at $1.84M or higher.

FINDING 02

Under $700K is crowded.

Eleven of the building's 23 active listings ask under $700K, against five closings in that range in six months. That is roughly thirteen months of supply. If your home sits in this range, pricing and presentation are doing all the work.

FINDING 03

The ask does not match the close.

Active listings are asking a median $920 per square foot. The last six months of closings settled at $787. That gap is where listings stall. Two residences still closed at exactly 100 percent of list. Same lobby, same market. The difference is strategy.

PREPARED BY KELTON FINLEY
THE 44 EAST RECORD

The advisor behind the building's firsts.

Eighteen closed transactions in this tower. That includes its first penthouse sale, its first three-bedroom sale, and its first penthouse lease, plus off-market deals that never reached the MLS. I also work with Intracorp, the developer behind 44 East, selling its newest project at Leland South Congress. The full record is below.

FIRST PENTHOUSE SALE · $4.7M | FIRST 3-BEDROOM SALE | FIRST PENTHOUSE LEASE | TOP 500 IN AUSTIN

02 · MARKET SNAPSHOT

The building, by the numbers.

15	$945,000	$787
CLOSED SALES, LAST 6 MO.	MEDIAN SALE PRICE	MEDIAN PRICE PER SQ FT
95.5%	**23**	**76**
MEDIAN SALE-TO-LIST RATIO	ACTIVE LISTINGS TODAY	MEDIAN DAYS ON MARKET

Months of supply, by price band

Active inventory divided by the six-month sales pace. Under six months favors sellers. The building is running two markets at once.

$1.5M AND ABOVE — **6.0 MO**

4 active against 4 sales in six months. The tightest segment in the tower.

$1M TO $1.5M — **9.0 MO**

3 active against 2 sales. Thin trading and wide spreads.

$700K TO $1M — **7.5 MO**

5 active against 4 sales. Pricing precision decides who moves.

UNDER $700K — **13.2 MO**

11 active against 5 sales. The most crowded shelf in the building.

Closed $ per square foot, by residence size

Last six months. Only the largest plans command a premium right now: they sit higher in the tower and carry the protected lake and skyline views.

UNDER 1,000 SQ FT — **$779 / SQ FT**

5 closings. Median sale $619,999.

1,000 TO 1,499 SQ FT — **$762 / SQ FT**

6 closings. Median sale $960,000.

1,500 SQ FT AND UP — **$968 / SQ FT**

4 closings. Median sale $1,995,000.

Source: ACTRIS / Unlock MLS, 44 East Ave, pulled August 9, 2026. Six-month window, February 10 to August 9, 2026. With 15 closings, single transactions can move medians; treat figures as directional.

03 · CLOSED, LAST SIX MONTHS

Fifteen closings, line by line.

Read the last two columns together: the homes that closed at or near ask are the ones that did not linger.

RESIDENCE	SOLD	% OF LIST	DAYS
10 line · 20s floor	$975,000	97.6%	106
01 line · 20s floor	$1,600,000	98.5%	46
05 line · 30s floor	$649,000	100%	72
07 line · 20s floor	$875,000	98.5%	92
09 line · 20s floor	$570,000	95.0%	437
07 line · 20s floor	$830,000	97.8%	223
06 line · 30s floor	$1,840,000	94.8%	370
08 line · 20s floor	$605,000	92.4%	76
01 line · 40s floor	$2,150,000	91.5%	74
03 line · 30s floor	$2,300,000	92.0%	44
06 line · 30s floor	$619,999	100%	120
10 line · 20s floor	$945,000	89.2%	32
10 line · 30s floor	$1,013,000	92.1%	44
01 line · teens floor	$1,050,000	95.5%	62
08 line · 20s floor	$632,500	97.5%	133

Building-wide market activity from ACTRIS / Unlock MLS records as of August 9, 2026. These are market sales, not Kelton Finley transactions unless noted. Residence numbers are withheld in this edition; the full unit-level record is available on request. Percent of list reflects the list price at closing. Days shown are cumulative days on market.

04 · WHAT MOVES THE NUMBER

Same tower, same market. Different outcomes.

Inside 44 East, value is not evenly distributed and neither are results. Three patterns from the sales record, and what each one means if you own here.

The ask gap is where listings stall.

A $108 per square foot spread separates what active sellers are asking from what closings are proving. Buyers in this building are well advised and they see the same comps you are reading. A list price that ignores the record does not create value. It creates days on market.

PRICE TO THE EVIDENCE, NOT TO THE NEIGHBOR'S ASK.

Exposure quietly erodes leverage.

Once a residence passes its first 60 days, every showing starts with the same question: what is wrong with it? Nothing has to be. But the closing record shows deeper concessions on long-exposed homes, and six current listings have now passed 180 days. Repositioning late costs more than launching right.

THE FIRST MONTH IS THE WHOLE GAME.

Presentation is measurable here.

The residences that closed at or near full ask this year shared a pattern: staged or styled interiors, photography that treats the view as the subject, and a launch that put the home in front of every agent downtown and in buyer markets across multiple states in week one, not week ten. Presentation is not cosmetic. It is pricing power.

LAUNCH LIKE THE $2M CLOSINGS DID, AT ANY PRICE POINT.

05 · THE ADVISOR

Working knowledge, not a listing.

I am a real estate advisor with Douglas Elliman in Austin, ranked in the top 500 of the city's more than 20,000 agents, and I work the downtown towers, where the stack, the floor, and the view decide the number. I have worked 44 East from every side: purchases between the 23rd and 48th floors, leases throughout the building, off-market transactions, and a listing that closed this July at its full asking price.

That fluency now runs to the source. I also work with Intracorp, the developer behind 44 East, selling its newest project at Leland South Congress. I know which lines trade at a premium, which floors carry the view, and what a correct launch looks like in this lobby.

18	$12M+	48th	100%
44 EAST TRANSACTIONS, CLOSED	CLOSED SALE VOLUME IN THE TOWER	FLOOR OF THE TOWER'S FIRST PENTHOUSE SALE, $4.7M	OF LIST: MOST RECENT LISTING, CLOSED JULY 2026

Closed July 27, 2026: My two bedroom, two bath listing at 44 East closed at $649,000, its full asking price, in 72 days. The building's median over the same six months was 76 days.

Transaction history: ACTRIS / Unlock MLS records and off-market transactions, 2023 through 2026. Closed sales include buyer-side representations; leases include owner and resident sides. Figures as of August 9, 2026. Ranking documentation available on request. Figures rounded.

CONFIDENTIAL VALUATION

Know your number before you need it.

I will put together a private, building-specific pricing analysis for your residence: what the record supports, what your line and floor are worth today, and what a correct launch would look like. No obligation, no follow-up unless you ask for it, and the conversation stays between us.

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This report is educational material prepared for the owners and residents of 44 East Ave. If your residence is currently listed with another broker, this is not a solicitation of that listing. Market data: ACTRIS / Unlock MLS, pulled August 9, 2026. Closed-sale window February 10, 2026 through August 9, 2026. Information is believed reliable but is not guaranteed; buyers and sellers should verify all figures independently. This analysis is not an appraisal.

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