

Micro Market Report



Austin

MARCH 2025

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

Current Market Snapshot is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

Average Sales Price:

A value that averages all of the sales prices over a given month. It can be interpreted differently than a median, as extreme prices (high and low) hold influence.

Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

Total Properties Sold:

The number of property transactions that closed and transferred ownership.

Total Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

Total Properties For Sale:

The number of properties on the market and seeking buyers.

Average Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

Average Median Price for Last 12 Months:

The average sales price of all properties sold over the last 12 months.

5-Year Appreciation:

The average percentage that homes in the area have appreciated over the last 5 years.

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Current Market Snapshot

\$842,610

Average Sales Price **5% Δ YOY**

3,267

Total Properties for Sale **13% Δ YOY**

\$353

Average Price per Square Foot **1% Δ YOY**

911

Total Properties Pending Sale **-3% Δ YOY**

\$824,999

Average Sales Price for Last 12 Months **3% Δ YOY**

700

Total Properties Sold **-15% Δ YOY**

42%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$806,385	\$820,468	\$816,855	\$842,610	5%
Average Price per Square Foot	\$356	\$339	\$340	\$353	1%
Total Properties Sold	777	612	703	700	-15%
Total Properties Pending Sale	861	685	514	911	-3%
Total Properties For Sale	2,747	3,671	2,419	3,267	13%
Average Days on Market (Pending)	54	76	75	49	-5%
Average Sales Price for Last 12 Months	\$816,619	\$807,534	\$813,328	\$824,999	3%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78701

Downtown Austin

Condo Residences, March 2025



Current Market Snapshot

\$1,034,556

Average Sales Price -2% Δ YOY

209

Total Properties for Sale 18% Δ YOY

\$792

Average Price per Square Foot 0% Δ YOY

19

Total Properties Pending Sale 27% Δ YOY

\$967,355

Average Sales Price for Last 12 Months -13% Δ YOY

16

Total Properties Sold 60% Δ YOY

23%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,051,400	\$639,369	\$661,208	\$1,034,556	-2%
Average Price per Square Foot	\$789	\$649	\$743	\$792	0%
Total Properties Sold	10	11	12	16	60%
Total Properties Pending Sale	15	10	14	19	27%
Total Properties For Sale	177	181	136	209	18%
Average Days on Market (Pending)	78	70	161	94	19%
Average Sales Price for Last 12 Months	\$1,111,570	\$1,023,647	\$1,007,331	\$967,355	-13%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78702

Central East Austin, East Austin

Single Family Residences, March 2025



Current Market Snapshot

\$899,386

Average Sales Price **7% Δ YOY**

144

Total Properties for Sale **14% Δ YOY**

\$562

Average Price per Square Foot **5% Δ YOY**

30

Total Properties Pending Sale **11% Δ YOY**

\$817,853

Average Sales Price for Last 12 Months **2% Δ YOY**

22

Total Properties Sold **83% Δ YOY**

33%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$842,625	\$877,530	\$692,769	\$899,386	7%
Average Price per Square Foot	\$537	\$488	\$467	\$562	5%
Total Properties Sold	12	13	20	22	83%
Total Properties Pending Sale	27	21	10	30	11%
Total Properties For Sale	126	141	111	144	14%
Average Days on Market (Pending)	53	72	82	35	-33%
Average Sales Price for Last 12 Months	\$803,109	\$798,568	\$792,811	\$817,853	2%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78703

Clarksville, Enfield, Tarrytown

Single Family Residences, March 2025



Current Market Snapshot

\$2,025,133

Average Sales Price -13% Δ YOY

94

Total Properties for Sale 34% Δ YOY

\$713

Average Price per Square Foot -1% Δ YOY

18

Total Properties Pending Sale 0% Δ YOY

\$1,990,419

Average Sales Price for Last 12 Months -8% Δ YOY

12

Total Properties Sold -20% Δ YOY

29%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$2,321,200	\$1,771,547	\$1,676,737	\$2,025,133	-13%
Average Price per Square Foot	\$718	\$604	\$646	\$713	-1%
Total Properties Sold	15	8	16	12	-20%
Total Properties Pending Sale	18	17	6	18	0%
Total Properties For Sale	70	99	57	94	34%
Average Days on Market (Pending)	73	78	82	84	15%
Average Sales Price for Last 12 Months	\$2,172,307	\$2,045,677	\$2,105,484	\$1,990,419	-8%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78704

Barton Hills, Travis Heights, Zilker

Single Family Residences, March 2025



Current Market Snapshot

\$1,493,127

Average Sales Price 35% Δ YOY

192

Total Properties for Sale 1% Δ YOY

\$651

Average Price per Square Foot 3% Δ YOY

32

Total Properties Pending Sale -6% Δ YOY

\$1,392,842

Average Sales Price for Last 12 Months 6% Δ YOY

26

Total Properties Sold -13% Δ YOY

43%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,109,205	\$1,200,270	\$1,469,495	\$1,493,127	35%
Average Price per Square Foot	\$629	\$640	\$620	\$651	3%
Total Properties Sold	30	17	33	26	-13%
Total Properties Pending Sale	34	32	20	32	-6%
Total Properties For Sale	191	217	118	192	1%
Average Days on Market (Pending)	66	87	93	52	-21%
Average Sales Price for Last 12 Months	\$1,311,973	\$1,331,963	\$1,344,549	\$1,392,842	6%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78705

Hancock, North & West University

Single Family Residences, March 2025



Current Market Snapshot

\$1,330,000

Average Sales Price 56% Δ YOY

7

Total Properties for Sale -63% Δ YOY

\$563

Average Price per Square Foot 8% Δ YOY

5

Total Properties Pending Sale 400% Δ YOY

\$1,135,115

Average Sales Price for Last 12 Months -4% Δ YOY

4

Total Properties Sold 33% Δ YOY

17%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$851,333	\$691,667	\$1,028,520	\$1,330,000	56%
Average Price per Square Foot	\$520	\$523	\$534	\$563	8%
Total Properties Sold	3	3	2	4	33%
Total Properties Pending Sale	1	1	4	5	400%
Total Properties For Sale	19	14	4	7	-63%
Average Days on Market (Pending)	63	9	105	16	-74%
Average Sales Price for Last 12 Months	\$1,178,742	\$1,192,519	\$1,111,877	\$1,135,115	-4%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78721

MLK, East Austin

Single Family Residences, March 2025



Current Market Snapshot

\$526,148

Average Sales Price 13% Δ YOY

61

Total Properties for Sale -5% Δ YOY

\$346

Average Price per Square Foot -10% Δ YOY

13

Total Properties Pending Sale 30% Δ YOY

\$545,228

Average Sales Price for Last 12 Months -2% Δ YOY

10

Total Properties Sold -38% Δ YOY

2%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$464,981	\$546,250	\$482,692	\$526,148	13%
Average Price per Square Foot	\$382	\$351	\$370	\$346	-10%
Total Properties Sold	16	12	13	10	-38%
Total Properties Pending Sale	10	9	9	13	30%
Total Properties For Sale	64	71	53	61	-5%
Average Days on Market (Pending)	81	51	102	134	66%
Average Sales Price for Last 12 Months	\$557,956	\$544,872	\$537,314	\$545,228	-2%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78722

Cherrywood, East Austin

Single Family Residences, March 2025



Current Market Snapshot

\$788,500

Average Sales Price 0% Δ YOY

21

Total Properties for Sale 24% Δ YOY

\$503

Average Price per Square Foot 2% Δ YOY

5

Total Properties Pending Sale 67% Δ YOY

\$711,450

Average Sales Price for Last 12 Months -9% Δ YOY

4

Total Properties Sold -20% Δ YOY

17%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$787,000	\$697,750	\$844,100	\$788,500	0%
Average Price per Square Foot	\$492	\$482	\$389	\$503	2%
Total Properties Sold	5	4	5	4	-20%
Total Properties Pending Sale	3	4	4	5	67%
Total Properties For Sale	17	31	12	21	24%
Average Days on Market (Pending)	26	56	115	35	36%
Average Sales Price for Last 12 Months	\$780,938	\$711,923	\$717,177	\$711,450	-9%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78723

Mueller, University Hills, Windsor

Single Family Residences, March 2025



Current Market Snapshot

\$728,614

Average Sales Price 15% Δ YOY

100

Total Properties for Sale 45% Δ YOY

\$377

Average Price per Square Foot 1% Δ YOY

23

Total Properties Pending Sale -34% Δ YOY

\$618,003

Average Sales Price for Last 12 Months -2% Δ YOY

21

Total Properties Sold -25% Δ YOY

44%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$633,577	\$597,038	\$556,560	\$728,614	15%
Average Price per Square Foot	\$373	\$330	\$320	\$377	1%
Total Properties Sold	28	26	24	21	-25%
Total Properties Pending Sale	35	21	11	23	-34%
Total Properties For Sale	69	123	79	100	45%
Average Days on Market (Pending)	56	81	45	29	-48%
Average Sales Price for Last 12 Months	\$630,270	\$625,422	\$617,284	\$618,003	-2%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78724

Colony Park, Imperial Valley

Single Family Residences, March 2025



Current Market Snapshot

\$313,536

Average Sales Price -24% Δ YOY

73

Total Properties for Sale 87% Δ YOY

\$249

Average Price per Square Foot 1% Δ YOY

20

Total Properties Pending Sale 54% Δ YOY

\$406,690

Average Sales Price for Last 12 Months -9% Δ YOY

11

Total Properties Sold 10% Δ YOY

31%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$412,790	\$512,360	\$412,325	\$313,536	-24%
Average Price per Square Foot	\$246	\$269	\$219	\$249	1%
Total Properties Sold	10	10	12	11	10%
Total Properties Pending Sale	13	17	9	20	54%
Total Properties For Sale	39	59	36	73	87%
Average Days on Market (Pending)	56	57	88	47	-18%
Average Sales Price for Last 12 Months	\$445,911	\$439,531	\$423,665	\$406,690	-9%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78731

Northwest Hills, Rosedale

Single Family Residences, March 2025



Current Market Snapshot

\$1,150,276

Average Sales Price -17% Δ YOY

57

Total Properties for Sale -20% Δ YOY

\$461

Average Price per Square Foot -8% Δ YOY

24

Total Properties Pending Sale 9% Δ YOY

\$1,363,091

Average Sales Price for Last 12 Months -8% Δ YOY

22

Total Properties Sold -21% Δ YOY

27%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,394,011	\$1,577,524	\$1,495,983	\$1,150,276	-17%
Average Price per Square Foot	\$503	\$498	\$486	\$461	-8%
Total Properties Sold	28	18	24	22	-21%
Total Properties Pending Sale	22	19	11	24	9%
Total Properties For Sale	71	64	35	57	-20%
Average Days on Market (Pending)	87	105	51	40	-54%
Average Sales Price for Last 12 Months	\$1,476,217	\$1,332,849	\$1,381,212	\$1,363,091	-8%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78732

Steiner Ranch

Single Family Residences, March 2025



Current Market Snapshot

\$981,509

Average Sales Price **-28% Δ YOY**

65

Total Properties for Sale **23% Δ YOY**

\$279

Average Price per Square Foot **-16% Δ YOY**

25

Total Properties Pending Sale **14% Δ YOY**

\$1,152,957

Average Sales Price for Last 12 Months **4% Δ YOY**

11

Total Properties Sold **-45% Δ YOY**

38%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,371,155	\$1,154,113	\$999,342	\$981,509	-28%
Average Price per Square Foot	\$331	\$356	\$273	\$279	-16%
Total Properties Sold	20	15	18	11	-45%
Total Properties Pending Sale	22	12	16	25	14%
Total Properties For Sale	53	85	37	65	23%
Average Days on Market (Pending)	27	70	70	42	56%
Average Sales Price for Last 12 Months	\$1,109,429	\$1,098,607	\$1,156,251	\$1,152,957	4%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78734

Hudson Bend, Lakeway, Lake Travis

Single Family Residences, March 2025



Current Market Snapshot

\$1,381,500

Average Sales Price **107% Δ YOY**

209

Total Properties for Sale **12% Δ YOY**

\$406

Average Price per Square Foot **48% Δ YOY**

34

Total Properties Pending Sale **36% Δ YOY**

\$905,848

Average Sales Price for Last 12 Months **-5% Δ YOY**

15

Total Properties Sold **-29% Δ YOY**

105%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$667,351	\$811,922	\$918,109	\$1,381,500	107%
Average Price per Square Foot	\$275	\$287	\$295	\$406	48%
Total Properties Sold	21	17	16	15	-29%
Total Properties Pending Sale	25	33	20	34	36%
Total Properties For Sale	187	174	137	209	12%
Average Days on Market (Pending)	39	74	68	55	42%
Average Sales Price for Last 12 Months	\$950,331	\$917,904	\$900,257	\$905,848	-5%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78735

Barton Creek, Sunset Valley

Single Family Residences, March 2025



Current Market Snapshot

\$1,519,838

Average Sales Price 68% Δ YOY

41

Total Properties for Sale -15% Δ YOY

\$414

Average Price per Square Foot 14% Δ YOY

13

Total Properties Pending Sale 30% Δ YOY

\$1,668,648

Average Sales Price for Last 12 Months 13% Δ YOY

12

Total Properties Sold 140% Δ YOY

50%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$905,600	\$2,229,958	\$1,862,750	\$1,519,838	68%
Average Price per Square Foot	\$362	\$534	\$434	\$414	14%
Total Properties Sold	5	12	12	12	140%
Total Properties Pending Sale	10	10	3	13	30%
Total Properties For Sale	48	47	27	41	-15%
Average Days on Market (Pending)	50	83	77	46	-8%
Average Sales Price for Last 12 Months	\$1,482,864	\$1,599,207	\$1,634,025	\$1,668,648	13%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78737

Bear Creek, Belterra

Single Family Residences, March 2025



Current Market Snapshot

\$822,661

Average Sales Price -15% Δ YOY

126

Total Properties for Sale 27% Δ YOY

\$289

Average Price per Square Foot -2% Δ YOY

45

Total Properties Pending Sale 61% Δ YOY

\$870,829

Average Sales Price for Last 12 Months -1% Δ YOY

28

Total Properties Sold 56% Δ YOY

51%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,422,333	\$856,091	\$863,772	\$822,661	-15%
Average Price per Square Foot	\$352	\$281	\$289	\$289	-2%
Total Properties Sold	3	31	19	28	56%
Total Properties Pending Sale	4	17	16	45	61%
Total Properties For Sale	19	117	81	126	27%
Average Days on Market (Pending)	84	94	69	50	22%
Average Sales Price for Last 12 Months	\$1,118,345	\$896,756	\$903,515	\$870,829	-1%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78738

Bee Cave

Single Family Residences, March 2025



Current Market Snapshot

\$1,099,609

Average Sales Price 1% Δ YOY

260

Total Properties for Sale -5% Δ YOY

\$311

Average Price per Square Foot -4% Δ YOY

74

Total Properties Pending Sale 14% Δ YOY

\$1,066,453

Average Sales Price for Last 12 Months -6% Δ YOY

47

Total Properties Sold -11% Δ YOY

48%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,092,807	\$1,033,011	\$887,871	\$1,099,609	1%
Average Price per Square Foot	\$324	\$306	\$287	\$311	-4%
Total Properties Sold	53	42	48	47	-11%
Total Properties Pending Sale	65	41	44	74	14%
Total Properties For Sale	273	281	201	260	-5%
Average Days on Market (Pending)	98	119	102	56	-43%
Average Sales Price for Last 12 Months	\$1,136,690	\$1,116,127	\$1,075,728	\$1,066,453	-6%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78739 Circle C

Single Family Residences, March 2025



Current Market Snapshot

\$723,463

Average Sales Price -11% Δ YOY

32

Total Properties for Sale 3% Δ YOY

\$301

Average Price per Square Foot -2% Δ YOY

18

Total Properties Pending Sale -38% Δ YOY

\$885,219

Average Sales Price for Last 12 Months -1% Δ YOY

10

Total Properties Sold -50% Δ YOY

52%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$811,875	\$932,711	\$766,282	\$723,463	-11%
Average Price per Square Foot	\$307	\$301	\$297	\$301	-2%
Total Properties Sold	20	19	15	10	-50%
Total Properties Pending Sale	27	21	11	18	-38%
Total Properties For Sale	29	30	17	32	3%
Average Days on Market (Pending)	14	63	36	15	-1%
Average Sales Price for Last 12 Months	\$864,730	\$875,490	\$885,213	\$885,219	-1%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78745

South Austin, Sunset Valley

Single Family Residences, March 2025



Current Market Snapshot

\$570,471

Average Sales Price -14% Δ YOY

151

Total Properties for Sale 17% Δ YOY

\$361

Average Price per Square Foot -4% Δ YOY

60

Total Properties Pending Sale 18% Δ YOY

\$554,390

Average Sales Price for Last 12 Months -5% Δ YOY

54

Total Properties Sold 23% Δ YOY

37%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$662,825	\$539,906	\$497,131	\$570,471	-14%
Average Price per Square Foot	\$378	\$348	\$350	\$361	-4%
Total Properties Sold	44	34	37	54	23%
Total Properties Pending Sale	51	30	21	60	18%
Total Properties For Sale	129	202	147	151	17%
Average Days on Market (Pending)	56	81	74	47	-15%
Average Sales Price for Last 12 Months	\$582,389	\$571,401	\$570,101	\$554,390	-5%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78746

West Lake Hills

Single Family Residences, March 2025



Current Market Snapshot

\$2,955,464

Average Sales Price 21% Δ YOY

141

Total Properties for Sale 27% Δ YOY

\$686

Average Price per Square Foot 1% Δ YOY

21

Total Properties Pending Sale -9% Δ YOY

\$2,466,382

Average Sales Price for Last 12 Months 9% Δ YOY

14

Total Properties Sold -22% Δ YOY

87%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$2,432,545	\$2,930,524	\$2,203,692	\$2,955,464	21%
Average Price per Square Foot	\$680	\$641	\$610	\$686	1%
Total Properties Sold	18	13	16	14	-22%
Total Properties Pending Sale	23	17	9	21	-9%
Total Properties For Sale	111	138	95	141	27%
Average Days on Market (Pending)	44	85	98	32	-28%
Average Sales Price for Last 12 Months	\$2,272,082	\$2,396,326	\$2,374,597	\$2,466,382	9%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78751

Hancock, Hyde Park

Single Family Residences, March 2025



Current Market Snapshot

\$751,730

Average Sales Price 10% Δ YOY

34

Total Properties for Sale -15% Δ YOY

\$485

Average Price per Square Foot -9% Δ YOY

11

Total Properties Pending Sale -21% Δ YOY

\$758,867

Average Sales Price for Last 12 Months -14% Δ YOY

11

Total Properties Sold 10% Δ YOY

25%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$686,250	\$658,583	\$661,400	\$751,730	10%
Average Price per Square Foot	\$533	\$535	\$546	\$485	-9%
Total Properties Sold	10	6	10	11	10%
Total Properties Pending Sale	14	7	5	11	-21%
Total Properties For Sale	40	57	32	34	-15%
Average Days on Market (Pending)	45	49	94	25	-45%
Average Sales Price for Last 12 Months	\$887,182	\$779,780	\$762,038	\$758,867	-14%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78756 Allandale

Single Family Residences, March 2025



Current Market Snapshot

\$1,614,822

Average Sales Price 68% Δ YOY

24

Total Properties for Sale 14% Δ YOY

\$579

Average Price per Square Foot -5% Δ YOY

9

Total Properties Pending Sale 29% Δ YOY

\$1,186,242

Average Sales Price for Last 12 Months 16% Δ YOY

6

Total Properties Sold 20% Δ YOY

34%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$959,980	\$1,177,663	\$1,708,920	\$1,614,822	68%
Average Price per Square Foot	\$611	\$510	\$588	\$579	-5%
Total Properties Sold	5	4	5	6	20%
Total Properties Pending Sale	7	3	2	9	29%
Total Properties For Sale	21	30	21	24	14%
Average Days on Market (Pending)	26	141	115	34	30%
Average Sales Price for Last 12 Months	\$1,025,804	\$1,049,962	\$1,127,045	\$1,186,242	16%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$1,110,861

Average Sales Price 10% Δ YOY

72

Total Properties for Sale -10% Δ YOY

\$467

Average Price per Square Foot -12% Δ YOY

21

Total Properties Pending Sale -36% Δ YOY

\$937,633

Average Sales Price for Last 12 Months -1% Δ YOY

24

Total Properties Sold -40% Δ YOY

18%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,014,283	\$764,819	\$815,104	\$1,110,861	10%
Average Price per Square Foot	\$529	\$478	\$417	\$467	-12%
Total Properties Sold	40	19	23	24	-40%
Total Properties Pending Sale	33	25	11	21	-36%
Total Properties For Sale	80	100	61	72	-10%
Average Days on Market (Pending)	45	61	67	43	-5%
Average Sales Price for Last 12 Months	\$942,715	\$924,372	\$924,951	\$937,633	-1%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78759

Northwest Hills, Oak Forest

Single Family Residences, March 2025



Current Market Snapshot

\$827,687

Average Sales Price 6% Δ YOY

52

Total Properties for Sale 24% Δ YOY

\$348

Average Price per Square Foot -3% Δ YOY

26

Total Properties Pending Sale -19% Δ YOY

\$773,559

Average Sales Price for Last 12 Months -2% Δ YOY

24

Total Properties Sold 0% Δ YOY

31%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$787,491	\$754,426	\$766,981	\$827,687	6%
Average Price per Square Foot	\$360	\$335	\$359	\$348	-3%
Total Properties Sold	23	15	22	24	0%
Total Properties Pending Sale	31	13	11	26	-19%
Total Properties For Sale	42	68	27	52	24%
Average Days on Market (Pending)	21	77	35	17	-21%
Average Sales Price for Last 12 Months	\$787,719	\$769,908	\$764,508	\$773,559	-2%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

78645 Lago Vista

Single Family Residences, March 2025



Current Market Snapshot

\$593,916

Average Sales Price **2% Δ YOY**

284

Total Properties for Sale **3% Δ YOY**

\$254

Average Price per Square Foot **0% Δ YOY**

36

Total Properties Pending Sale **-12% Δ YOY**

\$585,930

Average Sales Price for Last 12 Months **-2% Δ YOY**

25

Total Properties Sold **-19% Δ YOY**

36%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$583,603	\$871,367	\$526,244	\$593,916	2%
Average Price per Square Foot	\$253	\$298	\$223	\$254	0%
Total Properties Sold	31	19	24	25	-19%
Total Properties Pending Sale	40	24	21	36	-12%
Total Properties For Sale	275	309	233	284	3%
Average Days on Market (Pending)	95	93	103	99	5%
Average Sales Price for Last 12 Months	\$599,803	\$578,826	\$561,851	\$585,930	-2%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.

Dripping Springs All Zip Codes

Single Family Residences, March 2025



Current Market Snapshot

\$782,433

Average Sales Price **1% Δ YOY**

218

Total Properties for Sale **-7% Δ YOY**

\$281

Average Price per Square Foot **5% Δ YOY**

66

Total Properties Pending Sale **27% Δ YOY**

\$734,468

Average Sales Price for Last 12 Months **-7% Δ YOY**

49

Total Properties Sold **-8% Δ YOY**

50%

5-Year Appreciation

Data*	Mar. 2024	6 Month	3 Month	Mar. 2025	% Change YOY
Average Sales Price	\$1,117,667	\$718,328	\$716,160	\$782,433	1%
Average Price per Square Foot	\$335	\$261	\$266	\$281	5%
Total Properties Sold	3	32	50	49	-8%
Total Properties Pending Sale	4	42	39	66	27%
Total Properties For Sale	25	246	162	218	-7%
Average Days on Market (Pending)	51	92	86	47	-26%
Average Sales Price for Last 12 Months	\$713,318	\$778,907	\$750,116	\$734,468	-7%

*Market Area Information obtained from Austin Board of Realtors (ABOR). Statistics are subject to change due to individual real estate company reporting disciplines.



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