

ELLIMAN INTEL

Quarterly Micro Market Report

Q2 2025
(APRIL - JUNE)

AUSTIN

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.

Table of Contents



City of Austin

- 78701 Downtown Austin
- 78702 Central East Austin, East Austin
- 78703 Clarksville, Enfield,
Pemberton Heights, Tarrytown
- 78704 Barton Hills, Travis Heights, Zilker
Hancock, North & West University
- 78705 Avery Ranch, Davis Spring
- 78717 MLK, East Austin
- 78721 Cherrywood, East Austin
- 78722 East Austin, Mueller,
- 78723 University Hills, Windsor Park
- 78724 Colony Park, Imperial Valley
- 78726 Canyon Creek, Four Points
- 78730 Glenlake, River Place,
Westminster Glen
- 78731 Northwest Hills, Rosedale
- 78732 Steiner Ranch
- 78733 Barton Creek West, Lake Austin
- 78734 Hudson Bend, Lakeway,
Lake Travis
- 78735 Barton Creek, Sunset Valley
- 78737 Bear Creek, Belterra

- 78738 Bee Cave
- 78739 Circle C
- 78745 South Austin, Sunset Valley
- 78746 West Lake Hills
- 78751 Hancock, Hyde Park
- 78756 Allandale
- 78757 Crestview
- 78758 North Austin, North Burnet,
Walnut Creek Park
- 78759 Northwest Hills
- 78645 Lago Vista
- Buda**
- Cedar Park**
- Dripping Springs**
- Georgetown**
- Leander**
- Pflugerville**
- Round Rock**
- Spicewood**

Current Market Snapshot

\$845,048

Average Sales Price **1% Δ YOY**

4,570

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

\$346

Average Price per Square Foot **-2% Δ YOY**

2,610

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

\$825,191

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

2,515

Total Properties Sold **-6% Δ YOY**

33%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$839,269	\$817,068	\$808,270	\$845,048	1%
Average Price per Square Foot	\$353	\$343	\$340	\$346	-2%
Total Properties Sold	2,672	2,028	1,846	2,515	-6%
Total Properties Pending Sale	2,534	1,817	2,220	2,610	3%
Total Properties For Sale	4,096	2,418	3,376	4,570	12%
Average Days on Market (Pending)	45	79	76	47	4%
Average Sales Price for Last 12 Months	\$803,815	\$813,616	\$823,775	\$825,191	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, Q2 2025



Current Market Snapshot

\$1,092,041

Average Sales Price 5% Δ YOY

239

Total Properties for Sale 19% Δ YOY

\$699

Average Price per Square Foot -16% Δ YOY

62

Total Properties Pending Sale 48% Δ YOY

\$982,733

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

52

Total Properties Sold 2% Δ YOY

15%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,040,510	\$924,423	\$1,067,165	\$1,092,041	5%
Average Price per Square Foot	\$833	\$822	\$774	\$699	-16%
Total Properties Sold	51	30	43	52	2%
Total Properties Pending Sale	42	37	44	62	48%
Total Properties For Sale	201	137	213	239	19%
Average Days on Market (Pending)	86	131	160	95	10%
Average Sales Price for Last 12 Months	\$1,058,227	\$1,007,331	\$965,516	\$982,733	-7%

*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, Q2 2025



Current Market Snapshot

\$803,145

Average Sales Price -7% Δ YOY

190

Total Properties for Sale 3% Δ YOY

\$508

Average Price per Square Foot -4% Δ YOY

73

Total Properties Pending Sale 49% Δ YOY

\$802,264

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

84

Total Properties Sold 27% Δ YOY

11%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$861,642	\$731,992	\$883,650	\$803,145	-7%
Average Price per Square Foot	\$531	\$471	\$544	\$508	-4%
Total Properties Sold	66	55	51	84	27%
Total Properties Pending Sale	49	46	70	73	49%
Total Properties For Sale	184	111	151	190	3%
Average Days on Market (Pending)	61	77	79	61	-1%
Average Sales Price for Last 12 Months	\$816,012	\$792,811	\$818,981	\$802,264	-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, Q2 2025



Current Market Snapshot

\$1,830,242

Average Sales Price -11% Δ YOY

112

Total Properties for Sale 2% Δ YOY

\$687

Average Price per Square Foot -5% Δ YOY

50

Total Properties Pending Sale 14% Δ YOY

\$1,920,365

Average Sales Price for Last 12 Months -10% Δ YOY

48

Total Properties Sold 2% Δ YOY

18%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$2,057,603	\$2,108,520	\$1,952,500	\$1,830,242	-11%
Average Price per Square Foot	\$726	\$696	\$716	\$687	-5%
Total Properties Sold	47	49	33	48	2%
Total Properties Pending Sale	44	39	40	50	14%
Total Properties For Sale	110	59	100	112	2%
Average Days on Market (Pending)	55	76	92	64	16%
Average Sales Price for Last 12 Months	\$2,136,996	\$2,099,357	\$1,985,281	\$1,920,365	-10%

*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, Q2 2025



Current Market Snapshot

\$1,371,148

Average Sales Price -6% Δ YOY

228

Total Properties for Sale -6% Δ YOY

\$637

Average Price per Square Foot -1% Δ YOY

105

Total Properties Pending Sale 19% Δ YOY

\$1,371,013

Average Sales Price for Last 12 Months 5% Δ YOY

95

Total Properties Sold 8% Δ YOY

31%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,459,923	\$1,372,796	\$1,300,935	\$1,371,148	-6%
Average Price per Square Foot	\$643	\$610	\$588	\$637	-1%
Total Properties Sold	88	100	59	95	8%
Total Properties Pending Sale	88	83	78	105	19%
Total Properties For Sale	243	119	201	228	-6%
Average Days on Market (Pending)	55	98	117	56	3%
Average Sales Price for Last 12 Months	\$1,305,747	\$1,347,662	\$1,395,890	\$1,371,013	5%

*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, Q2 2025



Current Market Snapshot

\$1,086,953

Average Sales Price -20% Δ YOY

17

Total Properties for Sale 0% Δ YOY

\$539

Average Price per Square Foot -6% Δ YOY

11

Total Properties Pending Sale -15% Δ YOY

\$1,065,524

Average Sales Price for Last 12 Months -21% Δ YOY

14

Total Properties Sold 75% Δ YOY

26%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,363,988	\$791,157	\$1,366,143	\$1,086,953	-20%
Average Price per Square Foot	\$577	\$506	\$529	\$539	-6%
Total Properties Sold	8	6	7	14	75%
Total Properties Pending Sale	13	7	9	11	-15%
Total Properties For Sale	17	3	6	17	0%
Average Days on Market (Pending)	37	90	81	27	-26%
Average Sales Price for Last 12 Months	\$1,344,424	\$1,111,877	\$1,135,115	\$1,065,524	-21%

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

78717

Avery Ranch, Davis Spring

Single Family Residences, Q2 2025



Current Market Snapshot

\$673,975

Average Sales Price 9% Δ YOY

86

Total Properties for Sale 72% Δ YOY

\$250

Average Price per Square Foot -1% Δ YOY

75

Total Properties Pending Sale 9% Δ YOY

\$653,840

Average Sales Price for Last 12 Months 3% Δ YOY

66

Total Properties Sold 3% Δ YOY

37%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$615,515	\$612,975	\$661,543	\$673,975	9%
Average Price per Square Foot	\$252	\$250	\$253	\$250	-1%
Total Properties Sold	64	47	35	66	3%
Total Properties Pending Sale	69	39	45	75	9%
Total Properties For Sale	50	25	48	86	72%
Average Days on Market (Pending)	29	65	45	27	-8%
Average Sales Price for Last 12 Months	\$636,182	\$637,656	\$635,026	\$653,840	3%

*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, Q2 2025



Current Market Snapshot

\$559,172

Average Sales Price -10% Δ YOY

71

Total Properties for Sale -19% Δ YOY

\$371

Average Price per Square Foot -8% Δ YOY

30

Total Properties Pending Sale 0% Δ YOY

\$530,663

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

32

Total Properties Sold 3% Δ YOY

8%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$618,350	\$494,908	\$544,585	\$559,172	-10%
Average Price per Square Foot	\$405	\$395	\$359	\$371	-8%
Total Properties Sold	31	33	28	32	3%
Total Properties Pending Sale	30	31	35	30	0%
Total Properties For Sale	88	53	67	71	-19%
Average Days on Market (Pending)	51	79	68	60	17%
Average Sales Price for Last 12 Months	\$577,151	\$537,314	\$545,228	\$530,663	-8%

*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, Q2 2025



Current Market Snapshot

\$748,701

Average Sales Price -4% Δ YOY

29

Total Properties for Sale 32% Δ YOY

\$485

Average Price per Square Foot -5% Δ YOY

21

Total Properties Pending Sale -13% Δ YOY

\$692,575

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

19

Total Properties Sold -24% Δ YOY

28%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$783,268	\$691,733	\$677,186	\$748,701	-4%
Average Price per Square Foot	\$510	\$414	\$465	\$485	-5%
Total Properties Sold	25	15	13	19	-24%
Total Properties Pending Sale	24	15	14	21	-13%
Total Properties For Sale	22	12	24	29	32%
Average Days on Market (Pending)	56	92	70	35	-38%
Average Sales Price for Last 12 Months	\$763,961	\$717,177	\$709,980	\$692,575	-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 Park

Single Family Residences, Q2 2025



Current Market Snapshot

\$566,376

Average Sales Price -13% Δ YOY

128

Total Properties for Sale 21% Δ YOY

\$342

Average Price per Square Foot -8% Δ YOY

75

Total Properties Pending Sale 9% Δ YOY

\$590,584

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

72

Total Properties Sold -14% Δ YOY

9%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$653,464	\$573,842	\$621,446	\$566,376	-13%
Average Price per Square Foot	\$373	\$321	\$352	\$342	-8%
Total Properties Sold	84	63	60	72	-14%
Total Properties Pending Sale	69	59	72	75	9%
Total Properties For Sale	106	79	103	128	21%
Average Days on Market (Pending)	29	46	65	52	79%
Average Sales Price for Last 12 Months	\$640,302	\$617,284	\$616,797	\$590,584	-8%

*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, Q2 2025



Current Market Snapshot

\$377,948

Average Sales Price -11% Δ YOY

78

Total Properties for Sale 34% Δ YOY

\$220

Average Price per Square Foot -13% Δ YOY

52

Total Properties Pending Sale 68% Δ YOY

\$397,007

Average Sales Price for Last 12 Months -10% Δ YOY

52

Total Properties Sold 73% Δ YOY

20%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$424,203	\$391,263	\$361,554	\$377,948	-11%
Average Price per Square Foot	\$254	\$226	\$235	\$220	-13%
Total Properties Sold	30	35	31	52	73%
Total Properties Pending Sale	31	31	40	52	68%
Total Properties For Sale	58	35	71	78	34%
Average Days on Market (Pending)	34	63	60	45	31%
Average Sales Price for Last 12 Months	\$440,212	\$426,038	\$410,906	\$397,007	-10%

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

78726

Canyon Creek, Four Points

Single Family Residences, Q2 2025



Current Market Snapshot

\$756,295

Average Sales Price -3% Δ YOY

40

Total Properties for Sale 60% Δ YOY

\$251

Average Price per Square Foot -7% Δ YOY

24

Total Properties Pending Sale 14% Δ YOY

\$814,937

Average Sales Price for Last 12 Months 4% Δ YOY

20

Total Properties Sold -20% Δ YOY

25%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$782,008	\$702,817	\$852,983	\$756,295	-3%
Average Price per Square Foot	\$270	\$259	\$291	\$251	-7%
Total Properties Sold	25	6	11	20	-20%
Total Properties Pending Sale	21	7	12	24	14%
Total Properties For Sale	25	12	40	40	60%
Average Days on Market (Pending)	21	77	38	56	164%
Average Sales Price for Last 12 Months	\$785,847	\$787,297	\$820,863	\$814,937	4%

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

78730

Glenlake, River Place, Westminster Glen



Single Family Residences, Q2 2025

Current Market Snapshot

\$1,504,996

Average Sales Price 4% Δ YOY

61

Total Properties for Sale 24% Δ YOY

\$393

Average Price per Square Foot 8% Δ YOY

29

Total Properties Pending Sale 12% Δ YOY

\$1,541,528

Average Sales Price for Last 12 Months 13% Δ YOY

26

Total Properties Sold -19% Δ YOY

32%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,443,165	\$1,335,042	\$2,110,085	\$1,504,996	4%
Average Price per Square Foot	\$366	\$369	\$633	\$393	8%
Total Properties Sold	32	22	12	26	-19%
Total Properties Pending Sale	26	15	22	29	12%
Total Properties For Sale	49	15	32	61	24%
Average Days on Market (Pending)	47	93	95	50	7%
Average Sales Price for Last 12 Months	\$1,358,881	\$1,382,803	\$1,516,553	\$1,541,528	13%

*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, Q2 2025



Current Market Snapshot

\$1,481,751

Average Sales Price 21% Δ YOY

83

Total Properties for Sale -13% Δ YOY

\$505

Average Price per Square Foot 8% Δ YOY

71

Total Properties Pending Sale -12% Δ YOY

\$1,442,817

Average Sales Price for Last 12 Months 9% Δ YOY

66

Total Properties Sold -14% Δ YOY

34%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,228,257	\$1,595,274	\$1,184,260	\$1,481,751	21%
Average Price per Square Foot	\$468	\$491	\$476	\$505	8%
Total Properties Sold	77	59	43	66	-14%
Total Properties Pending Sale	81	52	54	71	-12%
Total Properties For Sale	95	36	57	83	-13%
Average Days on Market (Pending)	38	68	48	35	-8%
Average Sales Price for Last 12 Months	\$1,324,953	\$1,384,323	\$1,363,602	\$1,442,817	9%

*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, Q2 2025



Current Market Snapshot

\$999,682

Average Sales Price -10% Δ YOY

100

Total Properties for Sale 3% Δ YOY

\$293

Average Price per Square Foot -10% Δ YOY

63

Total Properties Pending Sale 15% Δ YOY

\$1,111,300

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

69

Total Properties Sold 19% Δ YOY

34%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,109,949	\$1,241,793	\$1,310,938	\$999,682	-10%
Average Price per Square Foot	\$326	\$317	\$325	\$293	-10%
Total Properties Sold	58	38	40	69	19%
Total Properties Pending Sale	55	43	47	63	15%
Total Properties For Sale	97	37	68	100	3%
Average Days on Market (Pending)	43	76	60	45	6%
Average Sales Price for Last 12 Months	\$1,143,381	\$1,156,251	\$1,152,957	\$1,111,300	-3%

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

78733

Barton Creek West, Lake Austin

Single Family Residences, Q2 2025



Current Market Snapshot

\$1,832,132

Average Sales Price 41% Δ YOY

59

Total Properties for Sale 9% Δ YOY

\$466

Average Price per Square Foot 4% Δ YOY

30

Total Properties Pending Sale 3% Δ YOY

\$1,605,523

Average Sales Price for Last 12 Months 17% Δ YOY

25

Total Properties Sold 0% Δ YOY

61%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,301,438	\$1,457,817	\$1,779,100	\$1,832,132	41%
Average Price per Square Foot	\$448	\$508	\$448	\$466	4%
Total Properties Sold	25	21	27	25	0%
Total Properties Pending Sale	29	19	27	30	3%
Total Properties For Sale	54	25	36	59	9%
Average Days on Market (Pending)	52	53	71	38	-26%
Average Sales Price for Last 12 Months	\$1,367,291	\$1,373,932	\$1,472,850	\$1,605,523	17%

*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, Q2 2025



Current Market Snapshot

\$821,285

Average Sales Price -10% Δ YOY

241

Total Properties for Sale 10% Δ YOY

\$290

Average Price per Square Foot -14% Δ YOY

84

Total Properties Pending Sale -10% Δ YOY

\$883,021

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

92

Total Properties Sold -1% Δ YOY

4%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$913,004	\$886,772	\$909,535	\$821,285	-10%
Average Price per Square Foot	\$336	\$314	\$310	\$290	-14%
Total Properties Sold	93	62	58	92	-1%
Total Properties Pending Sale	93	50	73	84	-10%
Total Properties For Sale	220	137	210	241	10%
Average Days on Market (Pending)	65	89	101	54	-17%
Average Sales Price for Last 12 Months	\$942,958	\$900,257	\$912,021	\$883,021	-6%

*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, Q2 2025



Current Market Snapshot

\$1,867,152

Average Sales Price 3% Δ YOY

53

Total Properties for Sale -13% Δ YOY

\$482

Average Price per Square Foot 0% Δ YOY

29

Total Properties Pending Sale -15% Δ YOY

\$1,669,317

Average Sales Price for Last 12 Months 5% Δ YOY

31

Total Properties Sold -11% Δ YOY

60%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,820,079	\$1,642,915	\$1,516,352	\$1,867,152	3%
Average Price per Square Foot	\$483	\$425	\$448	\$482	0%
Total Properties Sold	35	41	30	31	-11%
Total Properties Pending Sale	34	32	37	29	-15%
Total Properties For Sale	61	28	45	53	-13%
Average Days on Market (Pending)	62	68	60	51	-17%
Average Sales Price for Last 12 Months	\$1,597,301	\$1,634,025	\$1,663,287	\$1,669,317	5%

*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, Q2 2025



Current Market Snapshot

\$954,609

Average Sales Price 5% Δ YOY

166

Total Properties for Sale 21% Δ YOY

\$291

Average Price per Square Foot -1% Δ YOY

127

Total Properties Pending Sale 43% Δ YOY

\$892,626

Average Sales Price for Last 12 Months 1% Δ YOY

117

Total Properties Sold 24% Δ YOY

58%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$910,856	\$864,619	\$810,775	\$954,609	5%
Average Price per Square Foot	\$295	\$290	\$279	\$291	-1%
Total Properties Sold	94	58	69	117	24%
Total Properties Pending Sale	89	55	90	127	43%
Total Properties For Sale	137	81	133	166	21%
Average Days on Market (Pending)	53	82	66	45	-14%
Average Sales Price for Last 12 Months	\$887,461	\$903,515	\$874,165	\$892,626	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, Q2 2025



Current Market Snapshot

\$1,144,590

Average Sales Price 2% Δ YOY

331

Total Properties for Sale -1% Δ YOY

\$317

Average Price per Square Foot 1% Δ YOY

181

Total Properties Pending Sale -2% Δ YOY

\$1,068,372

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

193

Total Properties Sold -1% Δ YOY

39%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,119,890	\$936,004	\$1,032,977	\$1,144,590	2%
Average Price per Square Foot	\$313	\$291	\$303	\$317	1%
Total Properties Sold	194	126	144	193	-1%
Total Properties Pending Sale	184	123	184	181	-2%
Total Properties For Sale	333	201	264	331	-1%
Average Days on Market (Pending)	75	115	104	72	-4%
Average Sales Price for Last 12 Months	\$1,109,543	\$1,075,728	\$1,060,766	\$1,068,372	-4%

*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

\$850,761

Average Sales Price -5% Δ YOY

75

Total Properties for Sale 25% Δ YOY

\$310

Average Price per Square Foot 2% Δ YOY

61

Total Properties Pending Sale -26% Δ YOY

\$870,742

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

55

Total Properties Sold -37% Δ YOY

49%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$898,308	\$857,233	\$841,462	\$850,761	-5%
Average Price per Square Foot	\$303	\$294	\$295	\$310	2%
Total Properties Sold	87	52	44	55	-37%
Total Properties Pending Sale	82	40	47	61	-26%
Total Properties For Sale	60	17	33	75	25%
Average Days on Market (Pending)	23	47	46	20	-10%
Average Sales Price for Last 12 Months	\$886,412	\$885,213	\$885,075	\$870,742	-2%

*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, Q2 2025



Current Market Snapshot

\$531,707

Average Sales Price -7% Δ YOY

229

Total Properties for Sale 30% Δ YOY

\$343

Average Price per Square Foot -7% Δ YOY

153

Total Properties Pending Sale -2% Δ YOY

\$543,014

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

157

Total Properties Sold -2% Δ YOY

16%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$569,166	\$558,442	\$535,767	\$531,707	-7%
Average Price per Square Foot	\$368	\$341	\$355	\$343	-7%
Total Properties Sold	161	97	125	157	-2%
Total Properties Pending Sale	156	95	151	153	-2%
Total Properties For Sale	176	147	163	229	30%
Average Days on Market (Pending)	35	74	67	41	15%
Average Sales Price for Last 12 Months	\$570,021	\$570,101	\$555,009	\$543,014	-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, Q2 2025



Current Market Snapshot

\$2,331,204

Average Sales Price -4% Δ YOY

180

Total Properties for Sale 8% Δ YOY

\$578

Average Price per Square Foot -10% Δ YOY

77

Total Properties Pending Sale 22% Δ YOY

\$2,423,943

Average Sales Price for Last 12 Months 5% Δ YOY

78

Total Properties Sold 18% Δ YOY

32%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$2,435,739	\$2,342,025	\$2,511,321	\$2,331,204	-4%
Average Price per Square Foot	\$641	\$646	\$642	\$578	-10%
Total Properties Sold	66	47	39	78	18%
Total Properties Pending Sale	63	39	54	77	22%
Total Properties For Sale	166	95	143	180	8%
Average Days on Market (Pending)	63	94	99	60	-4%
Average Sales Price for Last 12 Months	\$2,311,207	\$2,374,597	\$2,462,649	\$2,423,943	5%

*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, Q2 2025



Current Market Snapshot

\$817,576

Average Sales Price 6% Δ YOY

72

Total Properties for Sale 16% Δ YOY

\$507

Average Price per Square Foot -8% Δ YOY

33

Total Properties Pending Sale -8% Δ YOY

\$769,399

Average Sales Price for Last 12 Months -10% Δ YOY

27

Total Properties Sold -18% Δ YOY

28%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$773,915	\$740,042	\$825,191	\$817,576	6%
Average Price per Square Foot	\$548	\$525	\$473	\$507	-8%
Total Properties Sold	33	25	24	27	-18%
Total Properties Pending Sale	36	24	29	33	-8%
Total Properties For Sale	62	32	35	72	16%
Average Days on Market (Pending)	47	100	97	31	-35%
Average Sales Price for Last 12 Months	\$852,731	\$760,967	\$759,207	\$769,399	-10%

*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

\$1,124,200

Average Sales Price -8% Δ YOY

35

Total Properties for Sale 3% Δ YOY

\$510

Average Price per Square Foot -3% Δ YOY

23

Total Properties Pending Sale 28% Δ YOY

\$1,138,405

Average Sales Price for Last 12 Months 11% Δ YOY

23

Total Properties Sold 21% Δ YOY

26%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,221,975	\$1,184,976	\$1,199,729	\$1,124,200	-8%
Average Price per Square Foot	\$526	\$487	\$524	\$510	-3%
Total Properties Sold	19	17	15	23	21%
Total Properties Pending Sale	18	13	18	23	28%
Total Properties For Sale	34	21	25	35	3%
Average Days on Market (Pending)	29	83	63	29	-2%
Average Sales Price for Last 12 Months	\$1,028,176	\$1,127,045	\$1,166,981	\$1,138,405	11%

*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

\$918,589

Average Sales Price 0% Δ YOY

110

Total Properties for Sale -3% Δ YOY

\$489

Average Price per Square Foot 3% Δ YOY

77

Total Properties Pending Sale -9% Δ YOY

\$935,798

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

73

Total Properties Sold -22% Δ YOY

29%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$923,052	\$878,439	\$1,129,903	\$918,589	0%
Average Price per Square Foot	\$473	\$466	\$478	\$489	3%
Total Properties Sold	93	70	50	73	-22%
Total Properties Pending Sale	85	53	67	77	-9%
Total Properties For Sale	113	61	75	110	-3%
Average Days on Market (Pending)	53	86	70	40	-24%
Average Sales Price for Last 12 Months	\$948,371	\$924,951	\$936,044	\$935,798	-1%

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

78758

N. Austin, N. Burnet, Walnut Creek Park

Single Family Residences, Q2 2025



Current Market Snapshot

\$450,396

Average Sales Price -7% Δ YOY

88

Total Properties for Sale 28% Δ YOY

\$279

Average Price per Square Foot -6% Δ YOY

59

Total Properties Pending Sale 26% Δ YOY

\$463,773

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

45

Total Properties Sold -12% Δ YOY

11%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$482,440	\$473,100	\$464,970	\$450,396	-7%
Average Price per Square Foot	\$296	\$279	\$279	\$279	-6%
Total Properties Sold	51	31	32	45	-12%
Total Properties Pending Sale	47	29	34	59	26%
Total Properties For Sale	69	44	74	88	28%
Average Days on Market (Pending)	34	65	60	49	45%
Average Sales Price for Last 12 Months	\$466,571	\$477,114	\$474,065	\$463,773	-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, Q2 2025



Current Market Snapshot

\$817,615

Average Sales Price 0% Δ YOY

81

Total Properties for Sale 8% Δ YOY

\$361

Average Price per Square Foot 1% Δ YOY

80

Total Properties Pending Sale 14% Δ YOY

\$772,628

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

70

Total Properties Sold -11% Δ YOY

35%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$813,613	\$726,798	\$780,148	\$817,615	0%
Average Price per Square Foot	\$358	\$354	\$352	\$361	1%
Total Properties Sold	79	52	56	70	-11%
Total Properties Pending Sale	70	50	66	80	14%
Total Properties For Sale	75	26	56	81	8%
Average Days on Market (Pending)	31	50	58	23	-27%
Average Sales Price for Last 12 Months	\$800,199	\$764,508	\$772,983	\$772,628	-3%

*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

\$607,876

Average Sales Price 8% Δ YOY

348

Total Properties for Sale 15% Δ YOY

\$246

Average Price per Square Foot -3% Δ YOY

101

Total Properties Pending Sale -4% Δ YOY

\$600,951

Average Sales Price for Last 12 Months 1% Δ YOY

99

Total Properties Sold -19% Δ YOY

33%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$562,544	\$535,893	\$625,824	\$607,876	8%
Average Price per Square Foot	\$253	\$237	\$250	\$246	-3%
Total Properties Sold	122	69	66	99	-19%
Total Properties Pending Sale	105	66	79	101	-4%
Total Properties For Sale	303	229	280	348	15%
Average Days on Market (Pending)	85	111	110	89	5%
Average Sales Price for Last 12 Months	\$595,281	\$562,680	\$585,013	\$600,951	1%

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

Buda

All Zip Codes

Single Family Residences, Q2 2025



Current Market Snapshot

\$403,935

Average Sales Price 0% Δ YOY

304

Total Properties for Sale 6% Δ YOY

\$196

Average Price per Square Foot -4% Δ YOY

297

Total Properties Pending Sale 19% Δ YOY

\$402,200

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

264

Total Properties Sold 10% Δ YOY

31%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$404,770	\$400,626	\$378,421	\$403,935	0%
Average Price per Square Foot	\$205	\$196	\$192	\$196	-4%
Total Properties Sold	241	216	175	264	10%
Total Properties Pending Sale	250	168	224	297	19%
Total Properties For Sale	286	226	269	304	6%
Average Days on Market (Pending)	55	84	82	51	-6%
Average Sales Price for Last 12 Months	\$418,004	\$406,579	\$402,378	\$402,200	-4%

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

Cedar Park All Zip Codes

Single Family Residences, Q2 2025



Current Market Snapshot

\$603,137

Average Sales Price **3% Δ YOY**

280

Total Properties for Sale **17% Δ YOY**

\$234

Average Price per Square Foot **-2% Δ YOY**

221

Total Properties Pending Sale **-6% Δ YOY**

\$587,514

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

217

Total Properties Sold **-13% Δ YOY**

41%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$583,998	\$603,667	\$573,743	\$603,137	3%
Average Price per Square Foot	\$240	\$234	\$232	\$234	-2%
Total Properties Sold	248	163	144	217	-13%
Total Properties Pending Sale	235	149	182	221	-6%
Total Properties For Sale	239	120	148	280	17%
Average Days on Market (Pending)	25	66	63	37	45%
Average Sales Price for Last 12 Months	\$575,685	\$578,664	\$581,651	\$587,514	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, Q2 2025



Current Market Snapshot

\$734,220

Average Sales Price **-4% Δ YOY**

279

Total Properties for Sale **6% Δ YOY**

\$277

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

176

Total Properties Pending Sale **1% Δ YOY**

\$722,422

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

182

Total Properties Sold **11% Δ YOY**

38%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$761,570	\$679,531	\$709,862	\$734,220	-4%
Average Price per Square Foot	\$274	\$270	\$277	\$277	1%
Total Properties Sold	164	134	126	182	11%
Total Properties Pending Sale	175	124	150	176	1%
Total Properties For Sale	262	163	218	279	6%
Average Days on Market (Pending)	89	91	82	70	-21%
Average Sales Price for Last 12 Months	\$786,887	\$750,116	\$729,985	\$722,422	-8%

*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

\$534,511

Average Sales Price **2% Δ YOY**

1,338

Total Properties for Sale **20% Δ YOY**

\$221

Average Price per Square Foot **-2% Δ YOY**

821

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

\$525,547

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

796

Total Properties Sold **5% Δ YOY**

40%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$525,629	\$522,598	\$517,722	\$534,511	2%
Average Price per Square Foot	\$226	\$220	\$219	\$221	-2%
Total Properties Sold	755	803	603	796	5%
Total Properties Pending Sale	731	664	713	821	12%
Total Properties For Sale	1,113	841	1,070	1,338	20%
Average Days on Market (Pending)	65	95	90	71	9%
Average Sales Price for Last 12 Months	\$529,420	\$523,624	\$523,111	\$525,547	-1%

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

Leander All Zip Codes

Single Family Residences, Q2 2025



Current Market Snapshot

\$549,385

Average Sales Price -5% Δ YOY

759

Total Properties for Sale 39% Δ YOY

\$213

Average Price per Square Foot -5% Δ YOY

433

Total Properties Pending Sale 1% Δ YOY

\$559,418

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

376

Total Properties Sold -19% Δ YOY

36%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$576,458	\$567,462	\$534,414	\$549,385	-5%
Average Price per Square Foot	\$224	\$214	\$215	\$213	-5%
Total Properties Sold	462	378	311	376	-19%
Total Properties Pending Sale	428	344	344	433	1%
Total Properties For Sale	547	357	512	759	39%
Average Days on Market (Pending)	49	78	70	56	14%
Average Sales Price for Last 12 Months	\$576,230	\$577,733	\$567,014	\$559,418	-3%

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

Pflugerville All Zip Codes

Single Family Residences, Q2 2025



Current Market Snapshot

\$424,912

Average Sales Price -4% Δ YOY

454

Total Properties for Sale 22% Δ YOY

\$205

Average Price per Square Foot -3% Δ YOY

319

Total Properties Pending Sale -4% Δ YOY

\$427,999

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

321

Total Properties Sold 3% Δ YOY

40%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$442,744	\$420,028	\$421,544	\$424,912	-4%
Average Price per Square Foot	\$212	\$201	\$200	\$205	-3%
Total Properties Sold	313	291	238	321	3%
Total Properties Pending Sale	333	263	279	319	-4%
Total Properties For Sale	371	278	304	454	22%
Average Days on Market (Pending)	44	60	68	50	14%
Average Sales Price for Last 12 Months	\$449,399	\$436,488	\$432,807	\$427,999	-5%

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

Round Rock All Zip Codes

Single Family Residences, Q2 2025



Current Market Snapshot

\$489,927

Average Sales Price -3% Δ YOY

587

Total Properties for Sale 10% Δ YOY

\$212

Average Price per Square Foot -4% Δ YOY

495

Total Properties Pending Sale -9% Δ YOY

\$488,802

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

471

Total Properties Sold -14% Δ YOY

41%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$506,911	\$478,431	\$485,162	\$489,927	-3%
Average Price per Square Foot	\$221	\$211	\$209	\$212	-4%
Total Properties Sold	548	429	350	471	-14%
Total Properties Pending Sale	541	390	407	495	-9%
Total Properties For Sale	534	397	455	587	10%
Average Days on Market (Pending)	34	62	68	49	42%
Average Sales Price for Last 12 Months	\$495,463	\$492,323	\$494,018	\$488,802	-1%

*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

\$902,265

Average Sales Price -9% Δ YOY

264

Total Properties for Sale 9% Δ YOY

\$301

Average Price per Square Foot -9% Δ YOY

53

Total Properties Pending Sale -9% Δ YOY

\$865,487

Average Sales Price for Last 12 Months -18% Δ YOY

51

Total Properties Sold -12% Δ YOY

24%

5-Year Appreciation

Data*	Q2 2024	Q4 2024	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$989,913	\$820,198	\$850,756	\$902,265	-9%
Average Price per Square Foot	\$331	\$288	\$302	\$301	-9%
Total Properties Sold	58	52	47	51	-12%
Total Properties Pending Sale	58	45	52	53	-9%
Total Properties For Sale	243	141	215	264	9%
Average Days on Market (Pending)	69	124	119	65	-6%
Average Sales Price for Last 12 Months	\$1,054,009	\$940,287	\$892,462	\$865,487	-18%

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



[elliman.com](https://www.elliman.com)