

# MONTHLY Sales & Pricing

## Unlock MLS® Residential Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.  
This report provides a snapshot of the market as taken on: Aug 19, 2025

MLS: Unlock (1) ▾

County: Bastrop (1) ▾

City ▾

Zip Code ▾

Region ▾

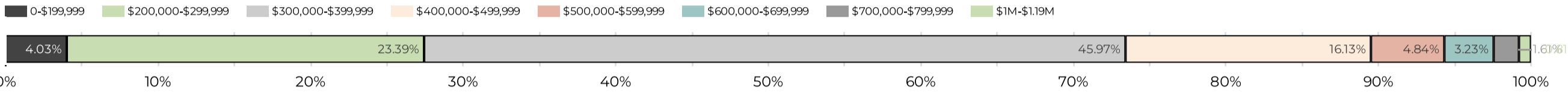
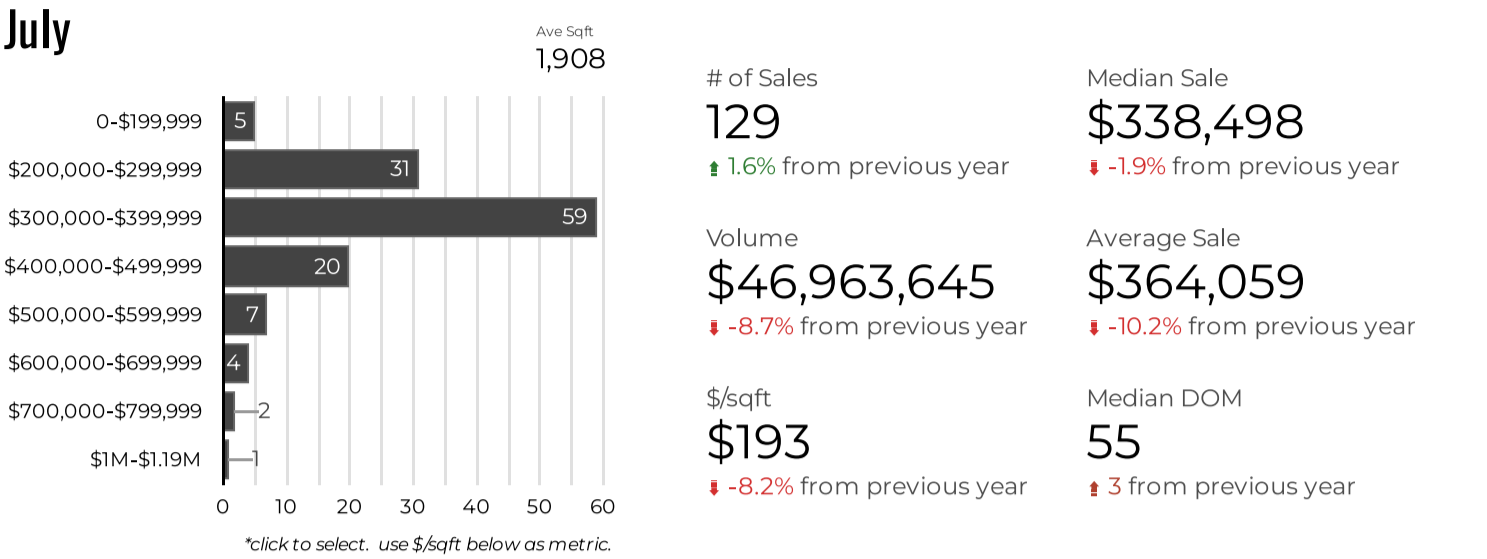
Type ▾

Beds ▾

NewCon ▾

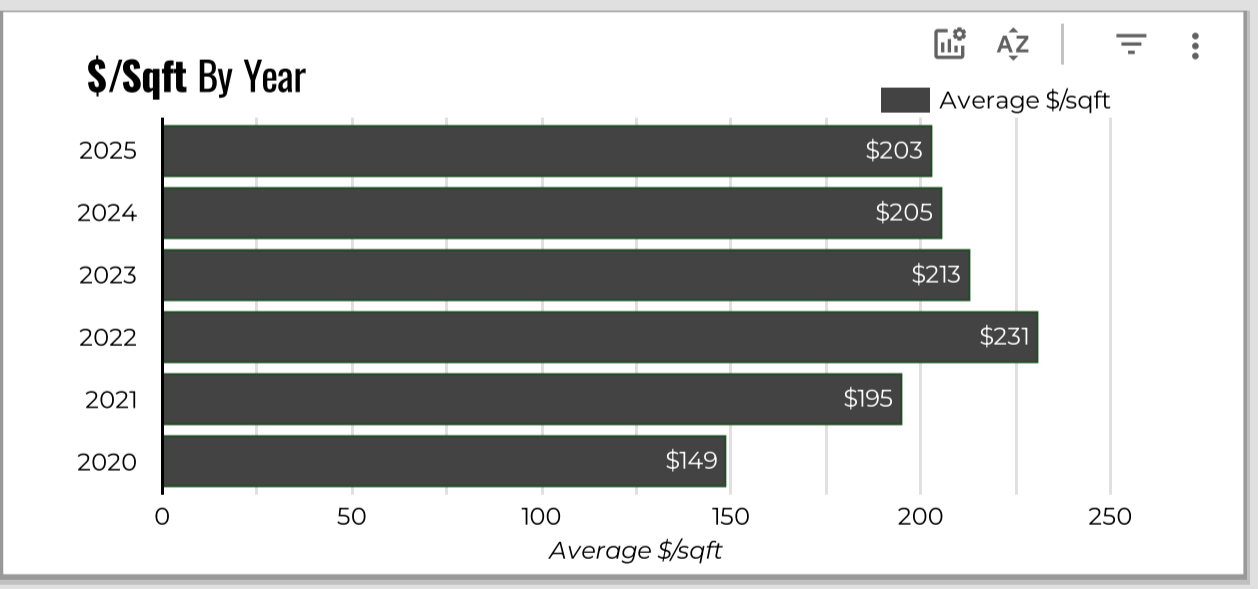
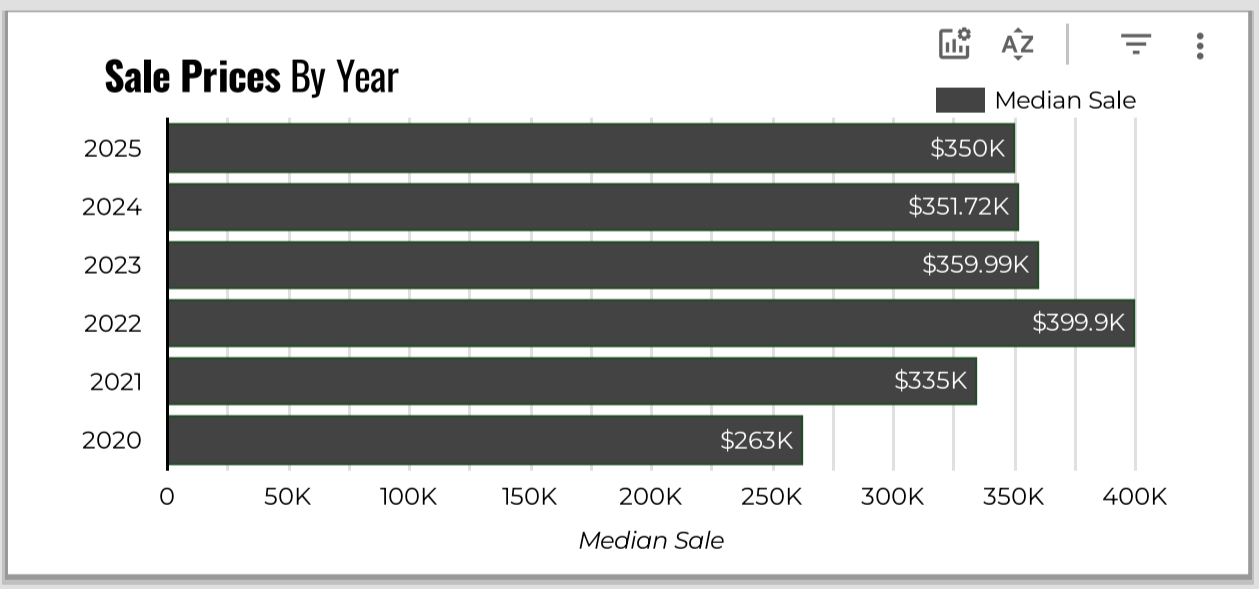
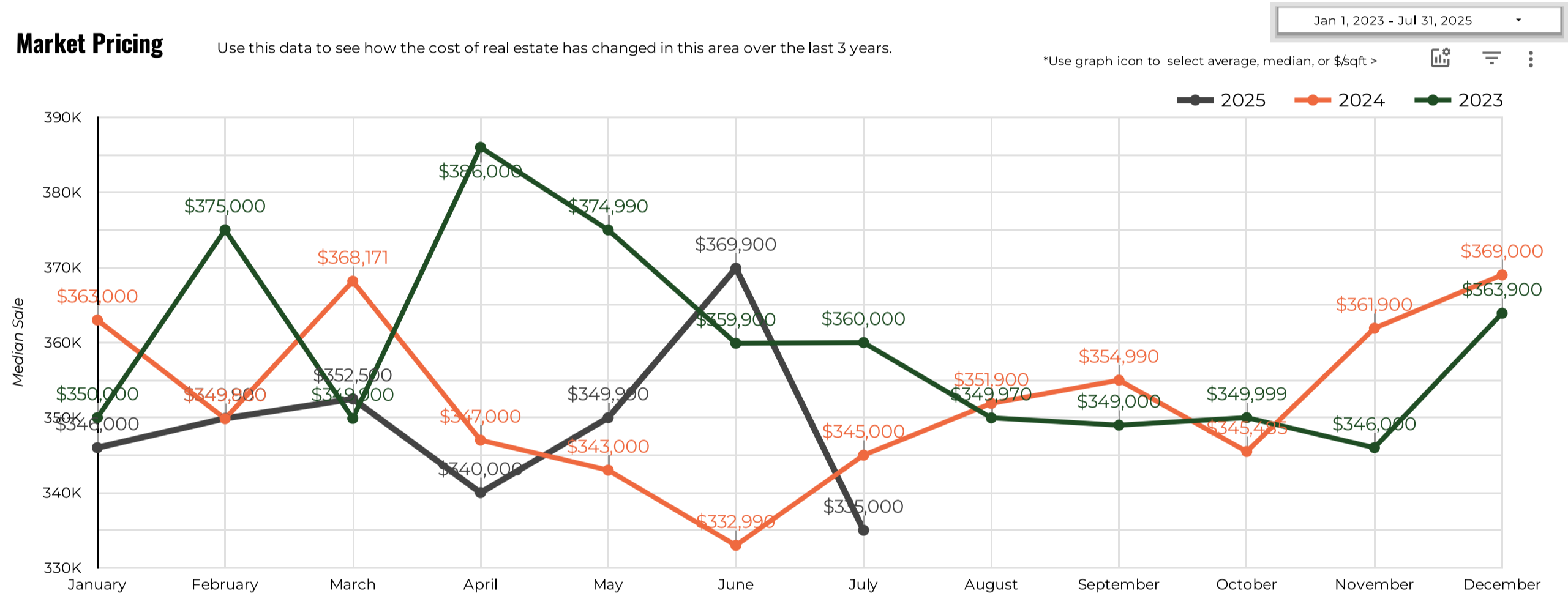
\$ Between ▾ Enter a value and Enter a value

Size Between ▾ Enter a value and Enter a value



### Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



### Market Activity

Use this data to see changes in pricing and sales activity for this market over the selected time period.

MONTH		#. of Sales	\$ Volume	Median Sale	Average Sale	Ave \$/sqft
Jul 2025	124		\$45,191,745	\$335,000	\$364,450	\$192
Jun 2025	130		\$54,350,618	\$370,000	\$418,082	\$213
May 2025	104		\$39,472,586	\$350,000	\$379,544	\$199
Apr 2025	107		\$44,063,658	\$340,000	\$411,810	\$208
Mar 2025	132		\$54,668,289	\$352,500	\$414,154	\$201
Feb 2025	91		\$34,646,520	\$355,000	\$380,731	\$194
Jan 2025	93		\$37,456,555	\$349,900	\$402,759	\$207
Dec 2024	120		\$50,945,280	\$370,000	\$424,544	\$206
Nov 2024	96		\$39,830,187	\$361,900	\$414,898	\$200
Oct 2024	129		\$50,918,014	\$353,900	\$394,713	\$199
Sep 2024	104		\$40,083,722	\$356,500	\$385,420	\$206

# MONTHLY Buyer Demand

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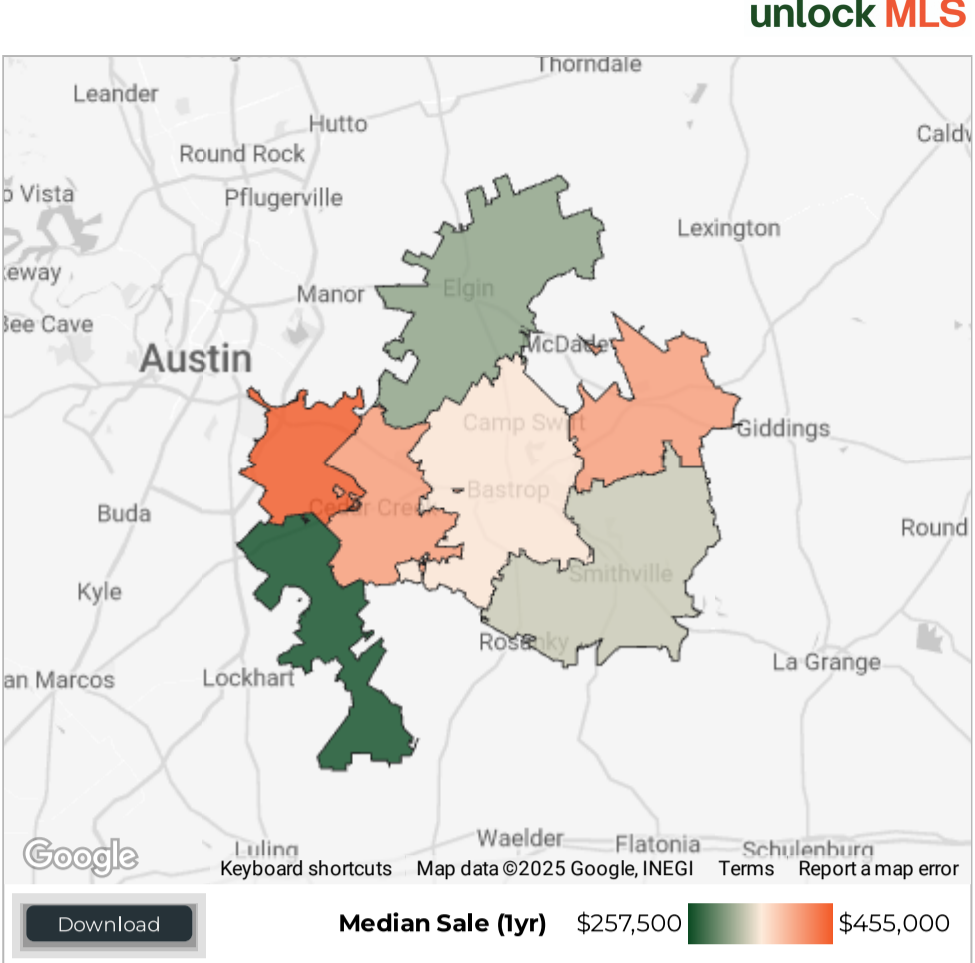
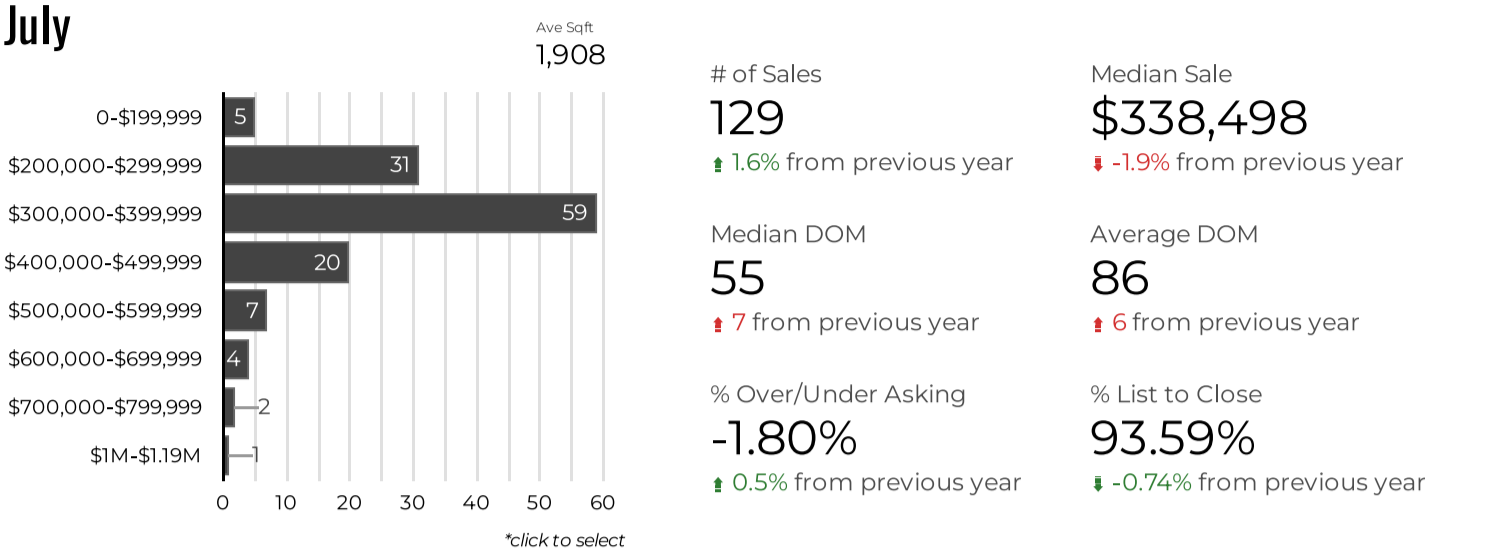
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Size Between

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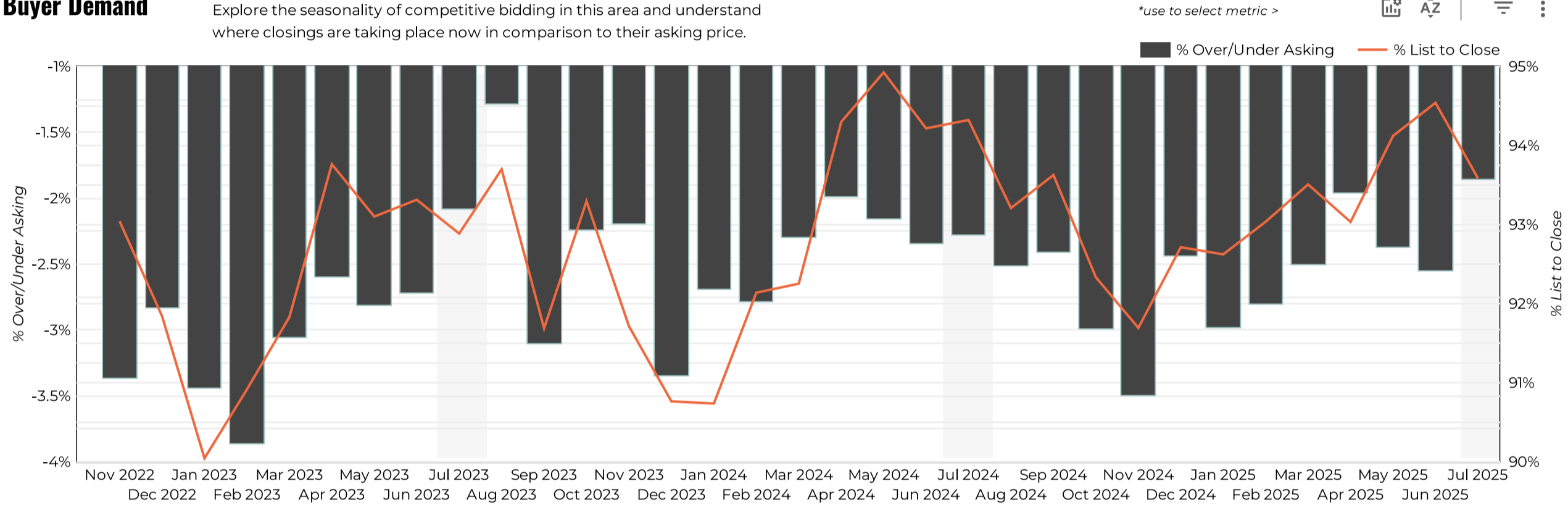
and

Enter a value



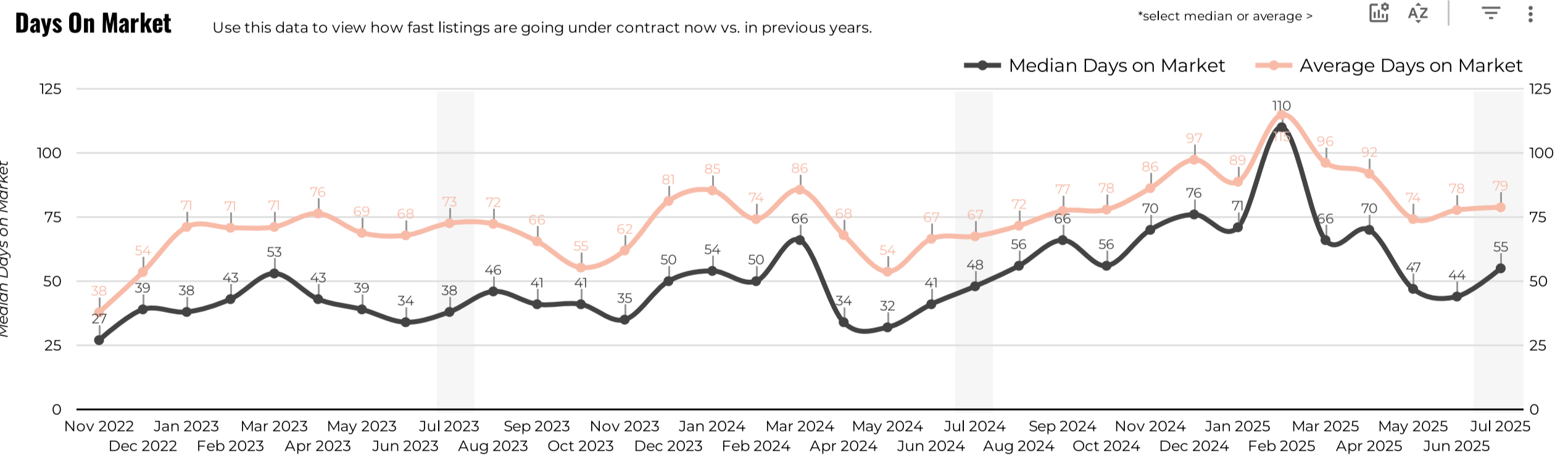
### Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



### Days On Market

Use this data to view how fast listings are going under contract now vs. in previous years.



### Buyer Demand By Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding and receiving offers fastest. Data compared to same time period previous year.

May 21, 2025 - Aug 19, 202

\$	# of Sales	% Δ	Median DOM	Δ	% Over/Under Asking	Δ
0-\$199,999	12	-20.0% ↓	48	-12 ↓	-10.1%	2.24% ↑
\$200,000-\$299,999	80	-20.0% ↓	78	44 ↑	-1.96%	1% ↑
\$300,000-\$399,999	140	-6.7% ↓	55	4 ↑	-2.03%	-0.43% ↓
\$400,000-\$499,999	66	37.5% ↑	44	-1 ↓	-1.73%	-0.06% ↓
\$500,000-\$599,999	23	-11.5% ↓	39	10 ↑	-2.3%	-1.03% ↓
\$600,000-\$699,999	17	-5.6% ↓	57	2 ↑	-3.66%	-1.72% ↓
\$700,000-\$799,999	10	-9.1% ↓	20	-13 ↓	-5.14%	-1.93% ↓
\$800,000-\$999,999	8	14.3% ↑	14	-19 ↓	-2.68%	-0.76% ↓
\$1M-\$1.19M	1	0.0%	215	160 ↑	-9.78%	3.27% ↑
\$1.2M-\$1.39	1	-	37	-	-2%	-
Grand total	358	-5.0% ↓	53	9 ↑	-2.45%	0.05% ↑

# MONTHLY Inventory

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Enter a value

and

Enter a value

Today8/19/2025

Months of Supply Now6.79

# Active869

# Pending15

# AUC17

# Hold5

Median DOM (today)33

Average List Price

# Active

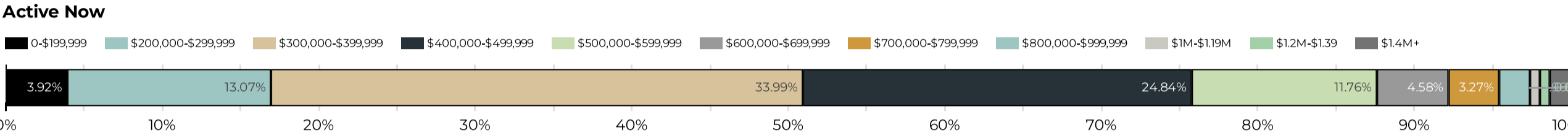
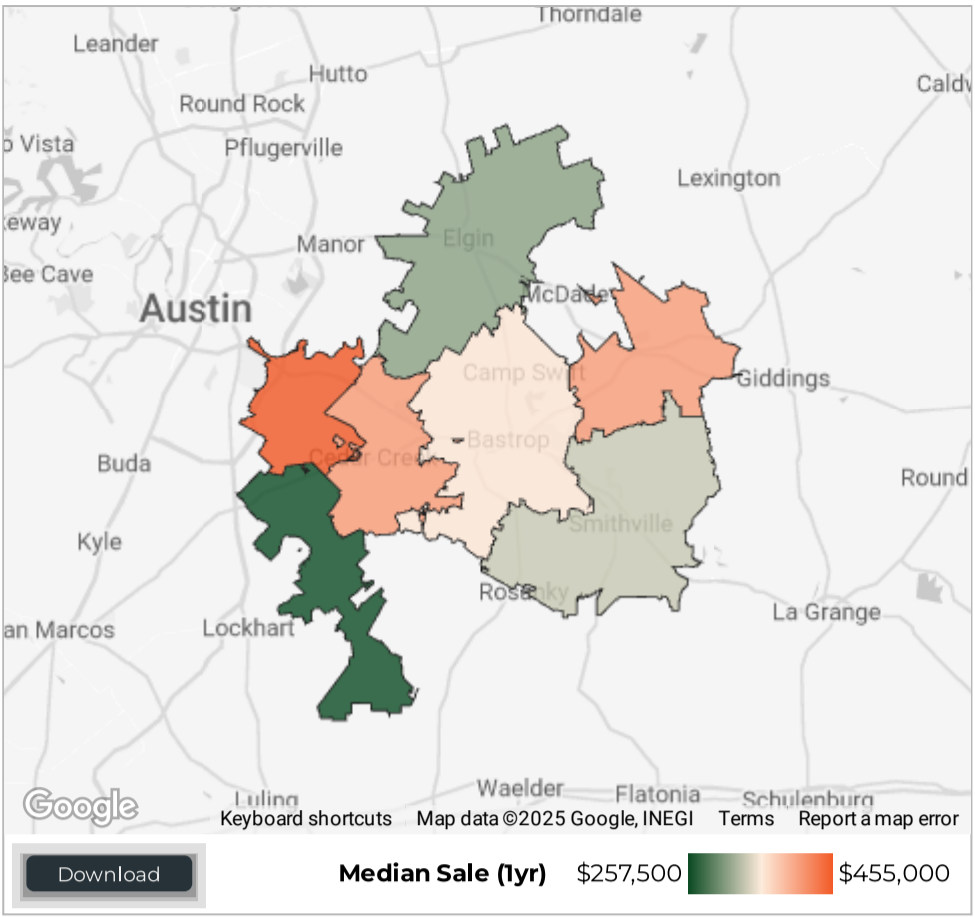
Single Family	\$501,606	139	91%
Manufactured	\$391,171	14	9%

July

# of New Listings (supply)211

# of New Under Contracts (demand)124

\*These #'s provide a quick view into the recent balance of supply and demand in this market.

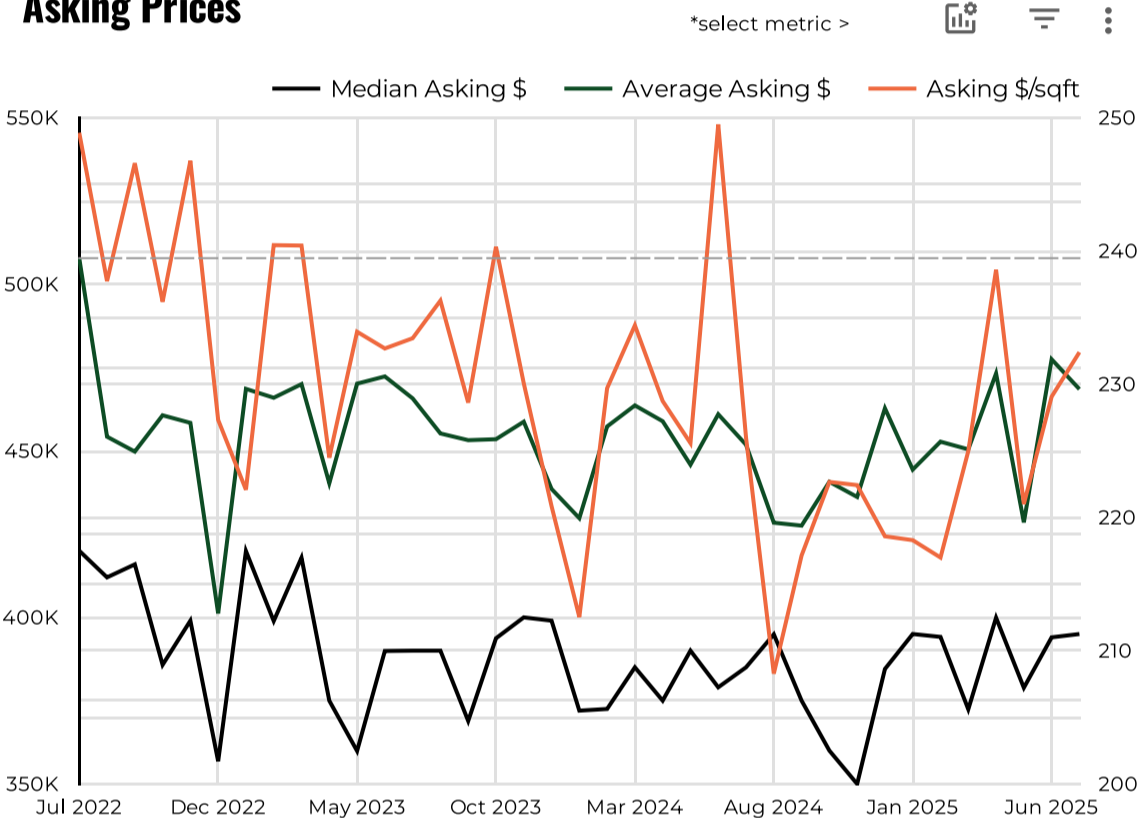


### Months of Supply By Price

Explore price ranges to uncover which parts of the market are most undersupplied, oversupplied, or in balance.

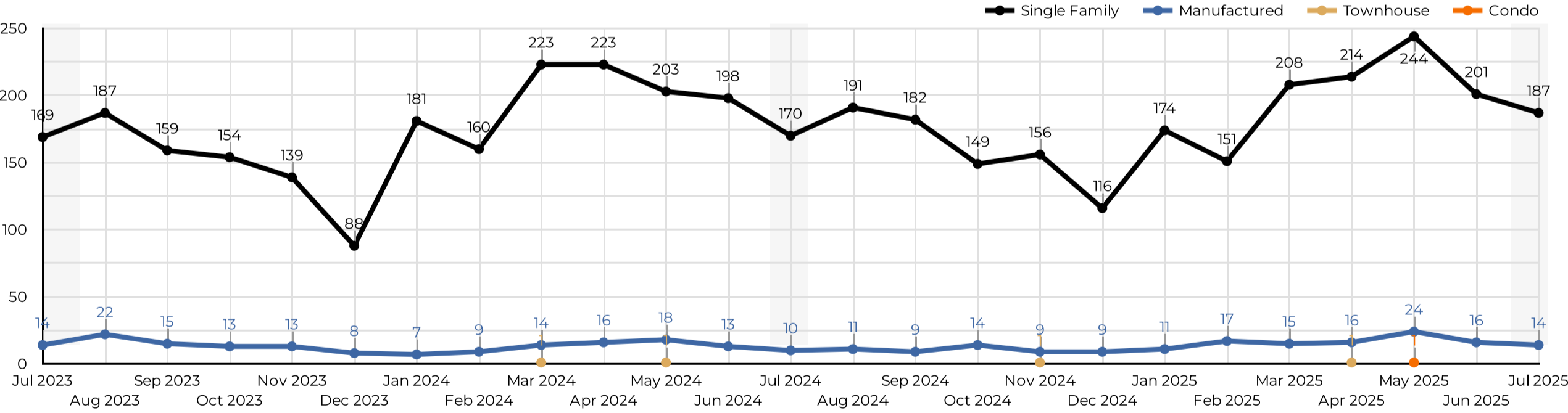
Asking Buckets	Months of Supply Now	# Active	# of Sales Last Month
0-\$199,999	5.3	21	4
\$200,000-\$299,999	4.5	156	35
\$300,000-\$399,999	5.2	276	53
\$400,000-\$499,999	7.0	162	23
\$500,000-\$599,999	17.0	85	5
\$600,000-\$699,999	13.8	55	4
\$700,000-\$799,999	10.0	40	4
\$800,000-\$999,999	0	39	0
\$1M-\$1.19M	0	11	0
\$1.2M-\$1.39	0	5	0
\$1.4M+	0	19	0
Grand total	6.8	869	128

### Asking Prices



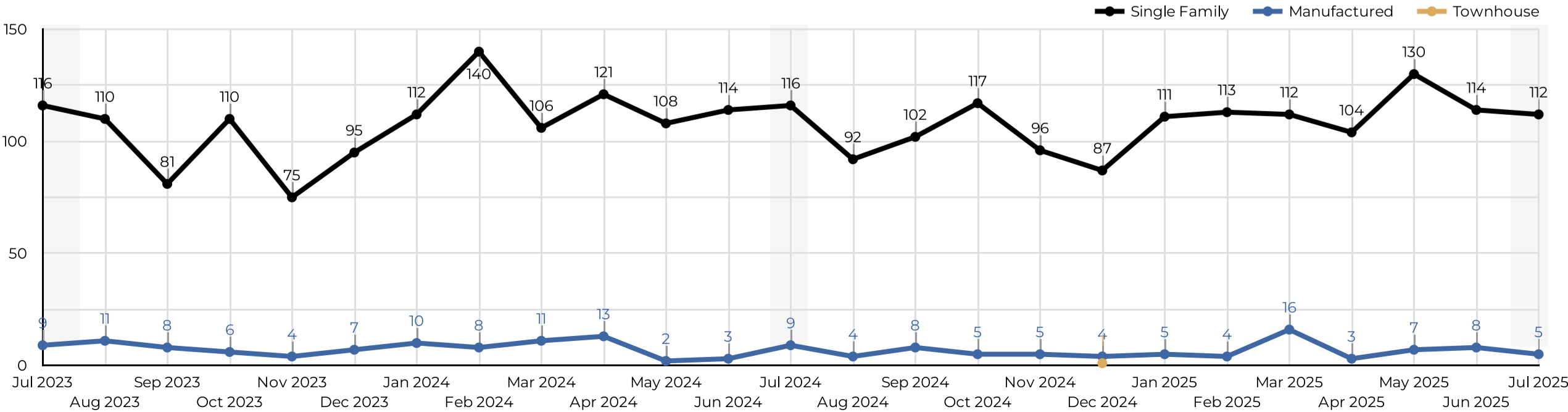
### New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



### New Under Contracts

Use this data to view newly under contract properties each month over the past 3 years.



MONTHLY Price Drops

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Size Between ▾ Enter a value and Enter a value

Active Now

08/19/2025

⚠ See details

⚠ See details

⚠ See d...

⚠ See details

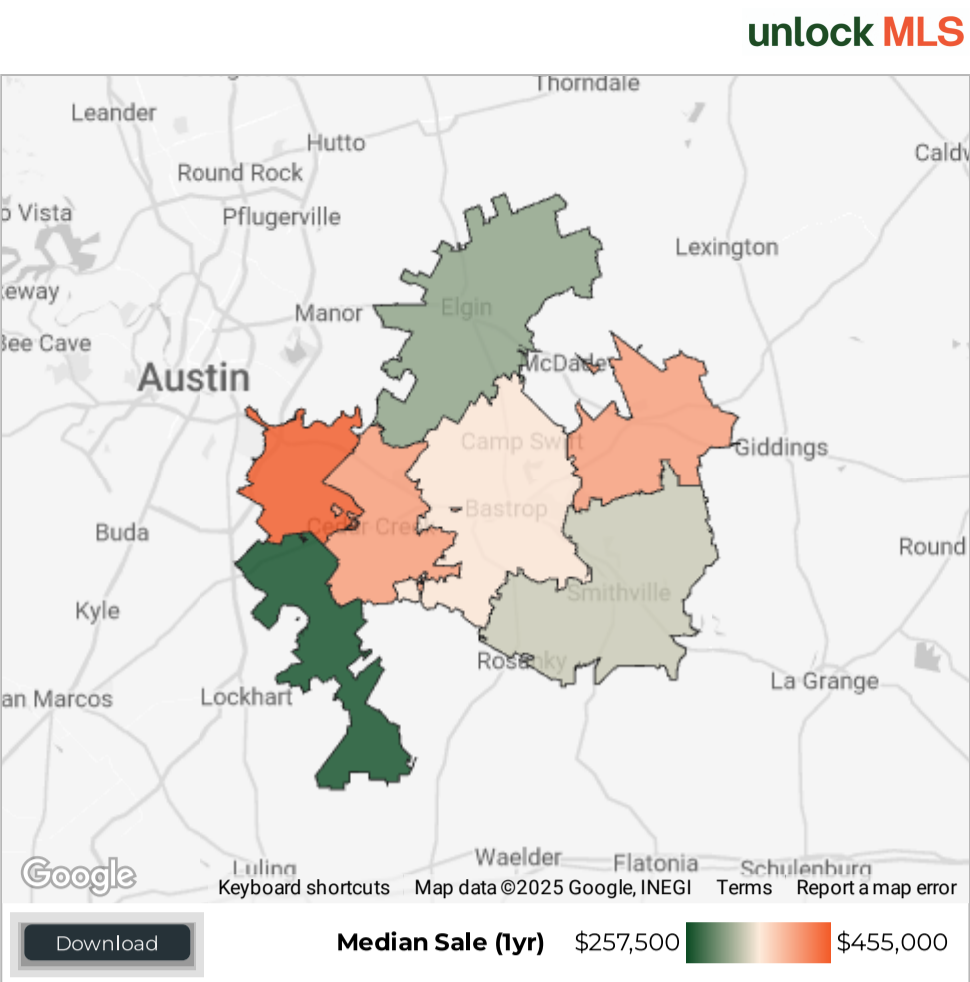
Days Until Price Drop (median)  
23

July

# of Sales  
129

# W/ A Price Drop  
76

Average Price Drop  
8%



Price Drops By Price Range

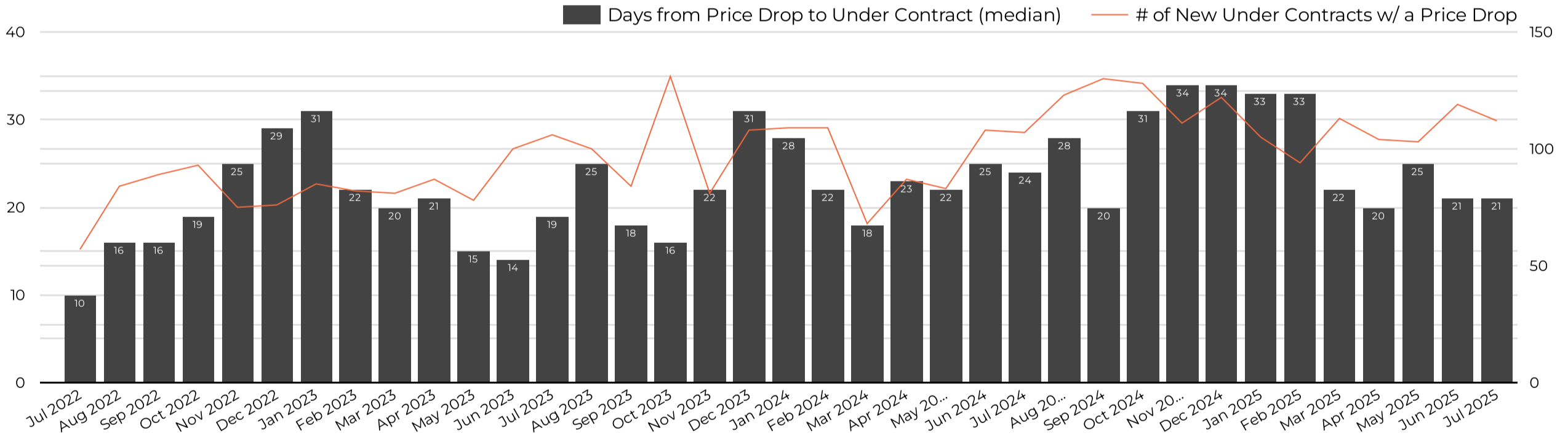
Use this data to understand how often and at what amount price drops are occurring in this market.

Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	% Price Drop
0-\$199,999	21	8	38%	12%
\$200,000-\$299,999	156	100	64%	8%
\$300,000-\$399,999	276	175	63%	8%
\$400,000-\$499,999	162	98	60%	8%
\$500,000-\$599,999	85	53	62%	8%
\$600,000-\$699,999	55	36	65%	6%
\$700,000-\$799,999	40	28	70%	7%
\$800,000-\$999,999	39	26	67%	14%
\$1M-\$1.19M	11	7	64%	10%
\$1.2M-\$1.39	5	3	60%	10%
\$1.4M+	19	7	37%	11%
Grand total	869	541	59%	9%

Price Drop Outcomes

Last month, listings that dropped their price went under contract after a median of 21 days in this market. Here is how that number has changed over time.

Jul 1, 2022 - Jul 31, 2025 ▾

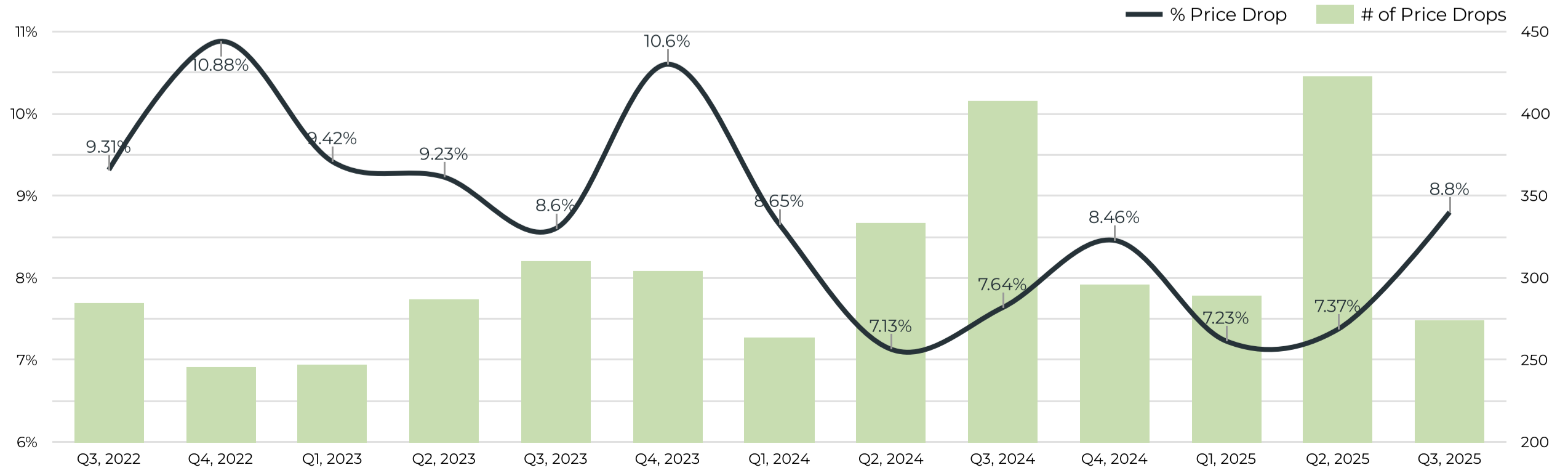


Price Drops Over Time

This graph shows how average price drop amounts have changed over time.

\*use arrow for monthly>

↑ ↓ 📊 | ≡ ⋮



# YEARLY Sales & Pricing

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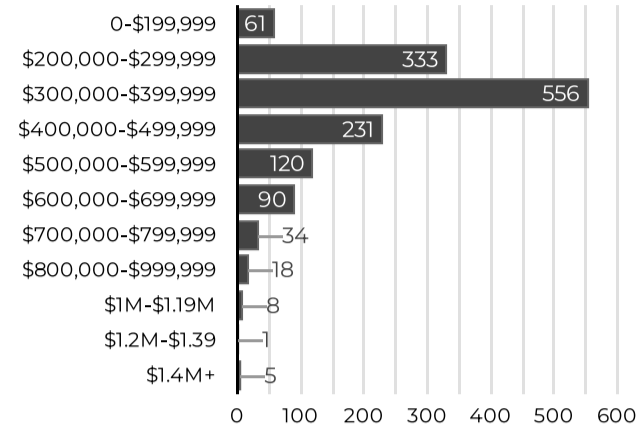
and

Enter a value

\*HAR/SABOR historical data will not include <2022

### Year-End Statistics

#### 2024



\*click to select. use \$/sqft below as metric.

# of Sales  
**1,457**  
7.8% from previous year

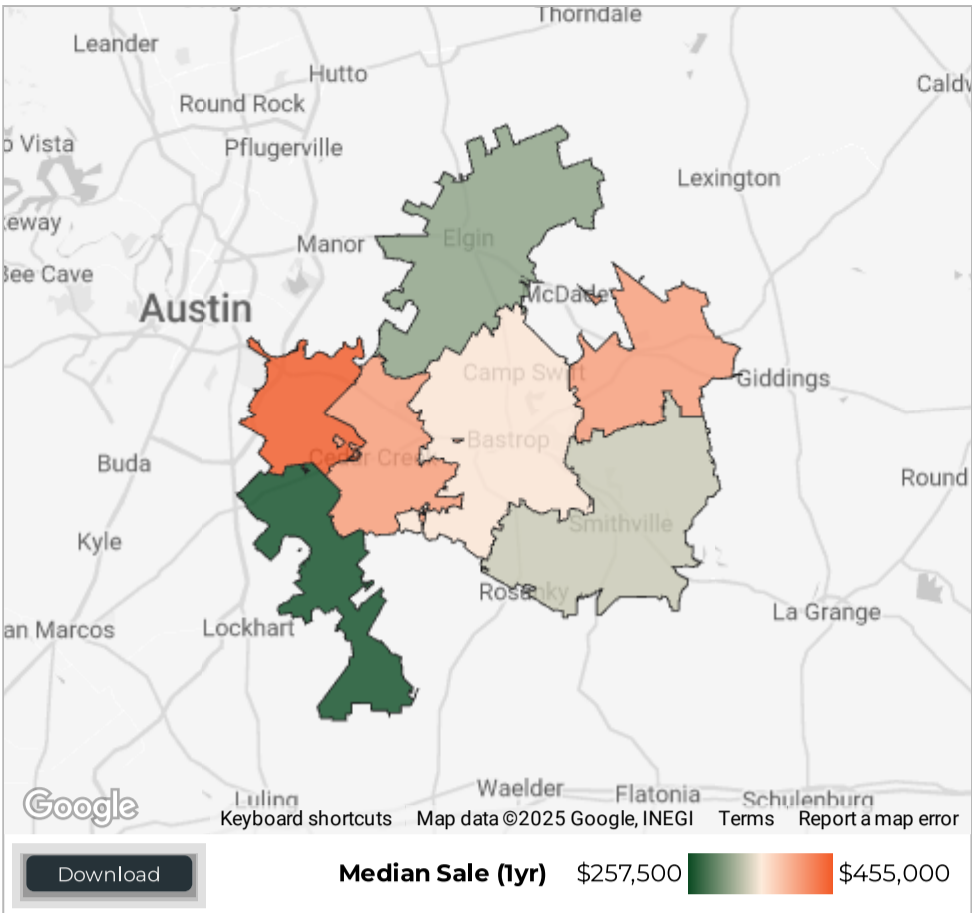
Median Sale  
**\$351,715**  
-2.3% from previous year

Volume  
**\$576.09M**  
6.2% from previous year

Average Sale  
**\$395,397**  
-1.5% from previous year

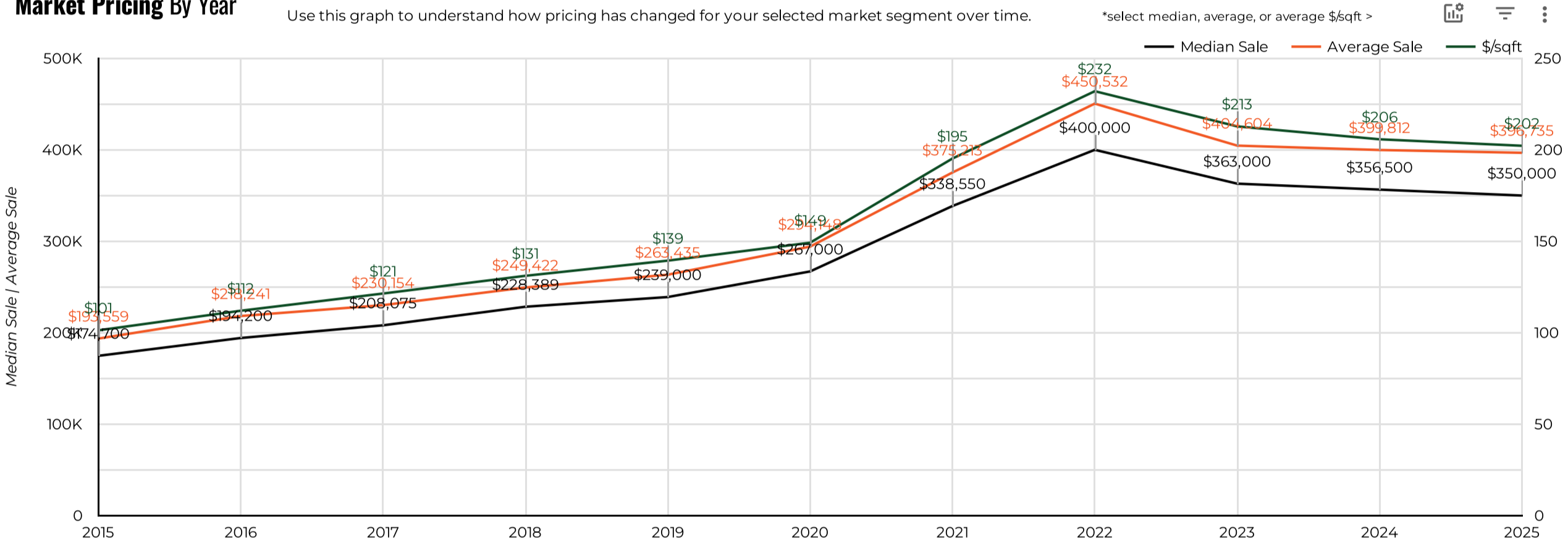
\$/sqft  
**\$205**  
-7.6% from previous year

Median DOM  
**55**  
10 from previous year



### Market Pricing By Year

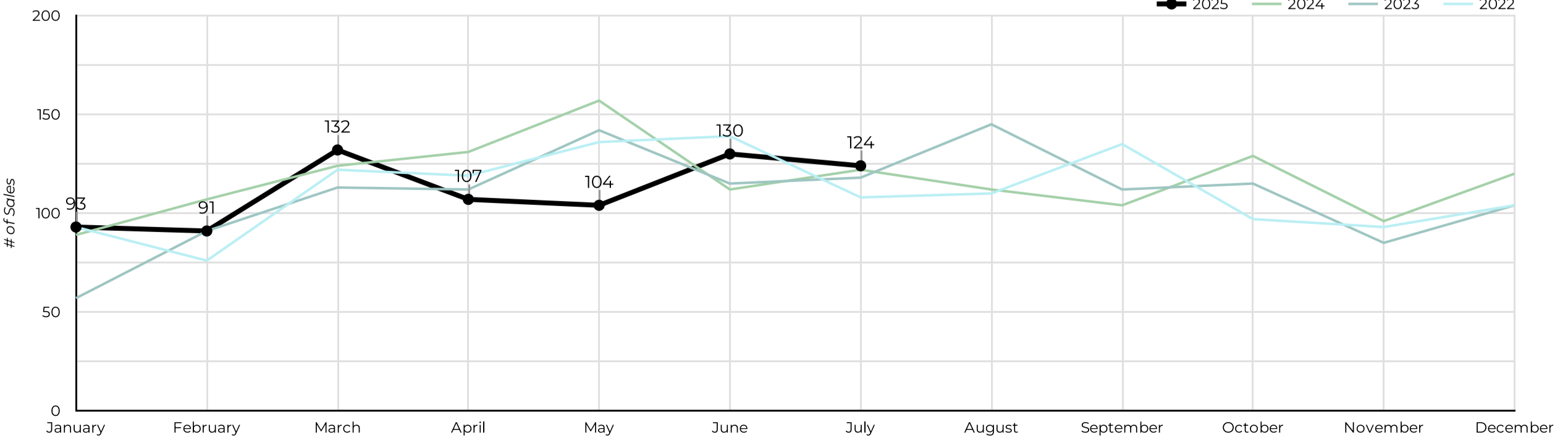
Use this graph to understand how pricing has changed for your selected market segment over time.



### Market Activity & Pricing By Type

PropSubTy...	Close Date c...	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Townhouse	2025	1	\$147,000	\$147,000	\$147,000	\$104
	2022	1	\$279,500	\$279,500	\$279,500	\$170
	2018	1	\$140,000	\$140,000	\$140,000	\$95
	2017	1	\$200,000	\$200,000	\$200,000	\$83
	Total	4	\$766,500	\$147,000	\$191,625	\$113
Single Family	2025	737	\$296,416,154	\$351,900	\$402,192.88	\$204
	2024	1,321	\$536,733,603.98	\$360,000	\$406,308.56	\$207
	2023	1,223	\$505,365,815.4	\$370,000	\$413,218.16	\$216
	2022	1,210	\$561,405,117.43	\$412,000	\$463,971.17	\$236
	2021	1,226	\$477,920,332.6	\$350,000	\$389,820.83	\$200
	2020	1,141	\$345,703,127.9	\$274,490	\$302,982.58	\$152
	2019	982	\$267,457,149	\$245,559	\$272,359.62	\$142

### Total Market Activity By Year



YEARLY Buyer Demand

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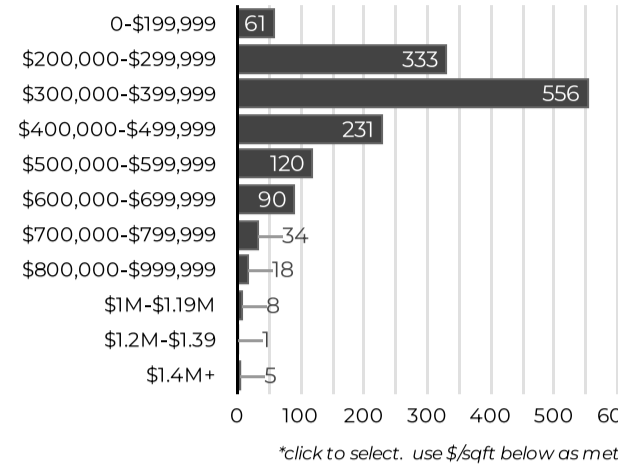
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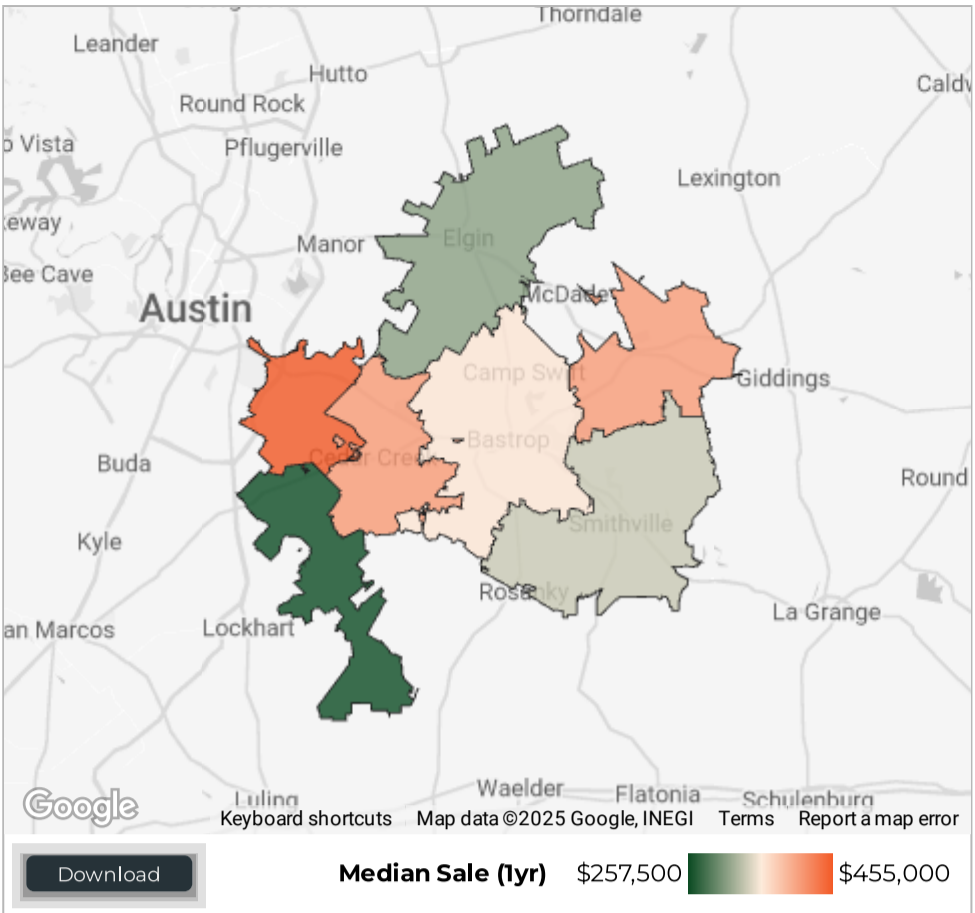
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2024

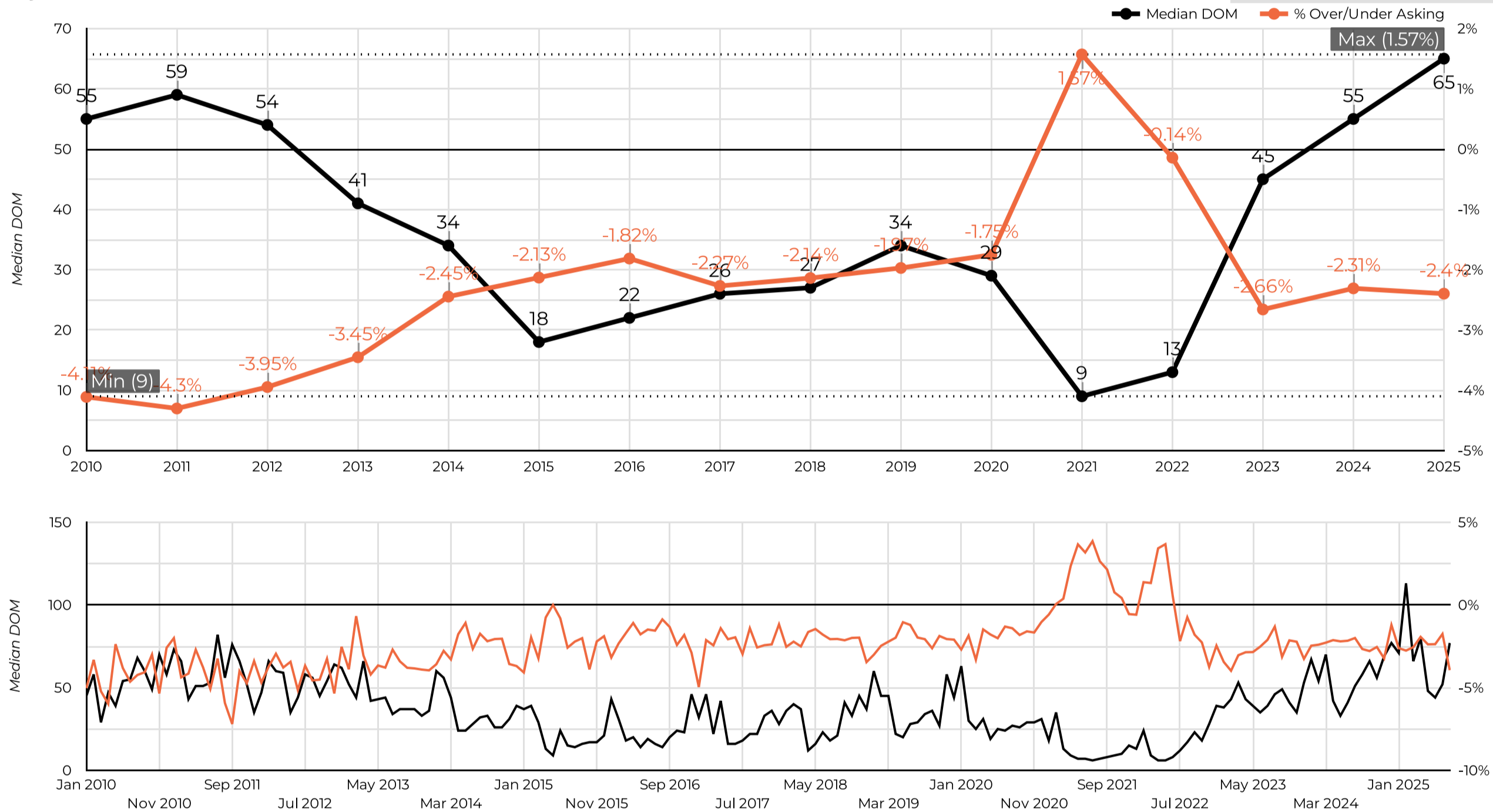


# of Sales	Median Sale
1,457	\$351,715
7.8% from previous year	-2.3% from previous year
Volume	Average Sale
\$576.09M	\$395,397
6.2% from previous year	-1.5% from previous year
\$/sqft	Median DOM
\$205	55
-\$7.6 from previous year	10 from previous year



Buyer Demand By Year

Use this data to explore changes in buyer demand for this market over the time period selected.



New Inventory By Price Range

View how asking prices on new inventory in this market has changed over time.

