

FEBRUARY 2024 MARKET SNAPSHOT

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
Visit [AustinHomeSearch.com](https://austinhomesearch.com) to search for a Central Texas home, rental, or open house.

AUSTIN-ROUND ROCK-GEORGETOWN MSA



MEDIAN SALES PRICE

\$443,065 ↑ **1.2%**

CLOSED SALES

2,144 ↑ **1.3%**

SALES DOLLAR VOLUME



\$1.19
BILLION ↑ **4.7%**

MONTHS OF INVENTORY



↑ **0.1 MONTHS**
3.0
MONTHS

NEW LISTINGS

3,915
↑ **44.9%**

ACTIVE LISTINGS

7,991
↓ **5.5%**

PENDING SALES

1,920
↓ **15.7%**

AVERAGE DAYS ON MARKET



83
DAYS

↓ **1**
DAYS

AVERAGE CLOSE TO LIST PRICE

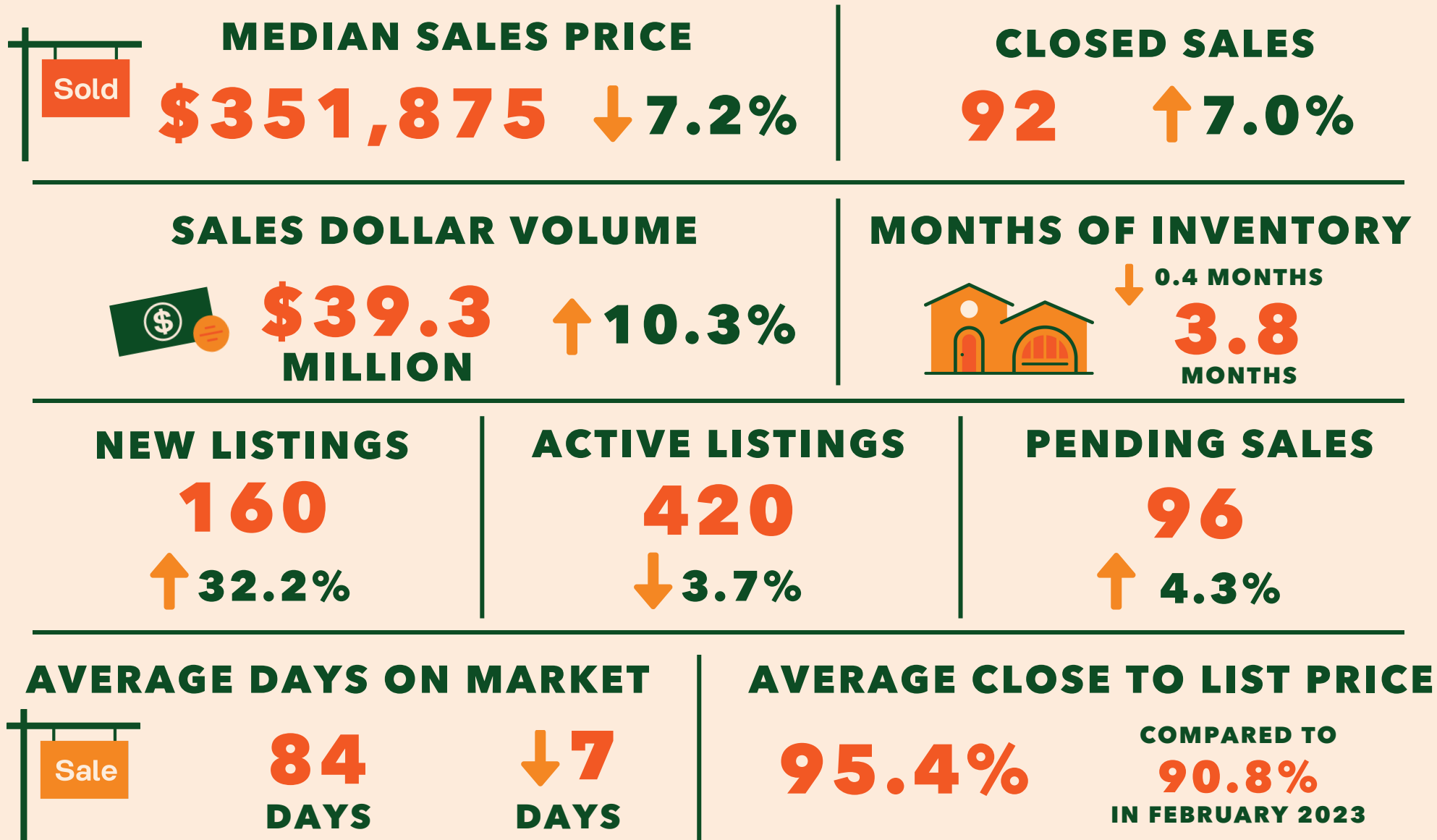
95.4%

COMPARED TO
92.2%
IN FEBRUARY 2023

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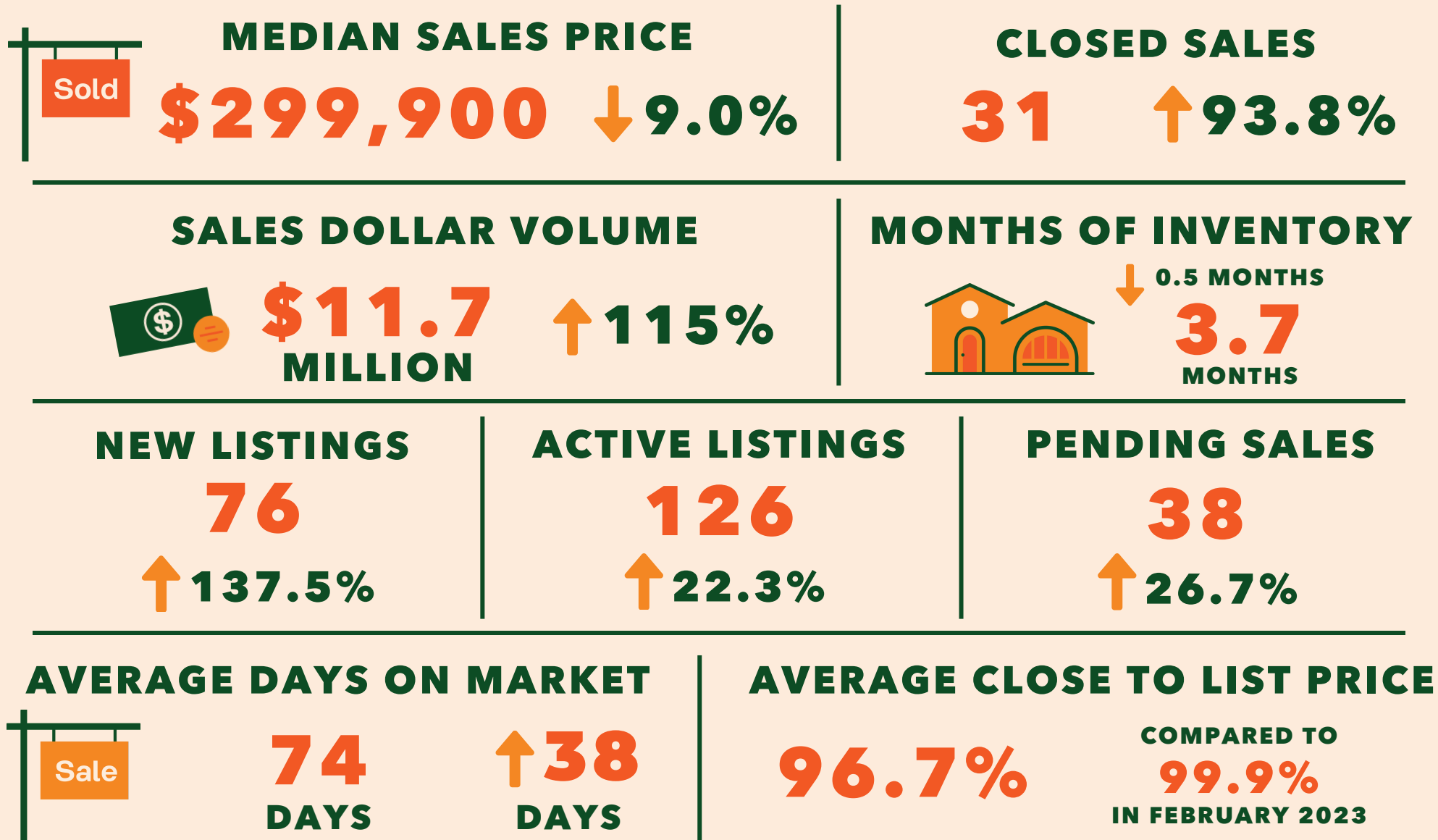
BASTROP COUNTY



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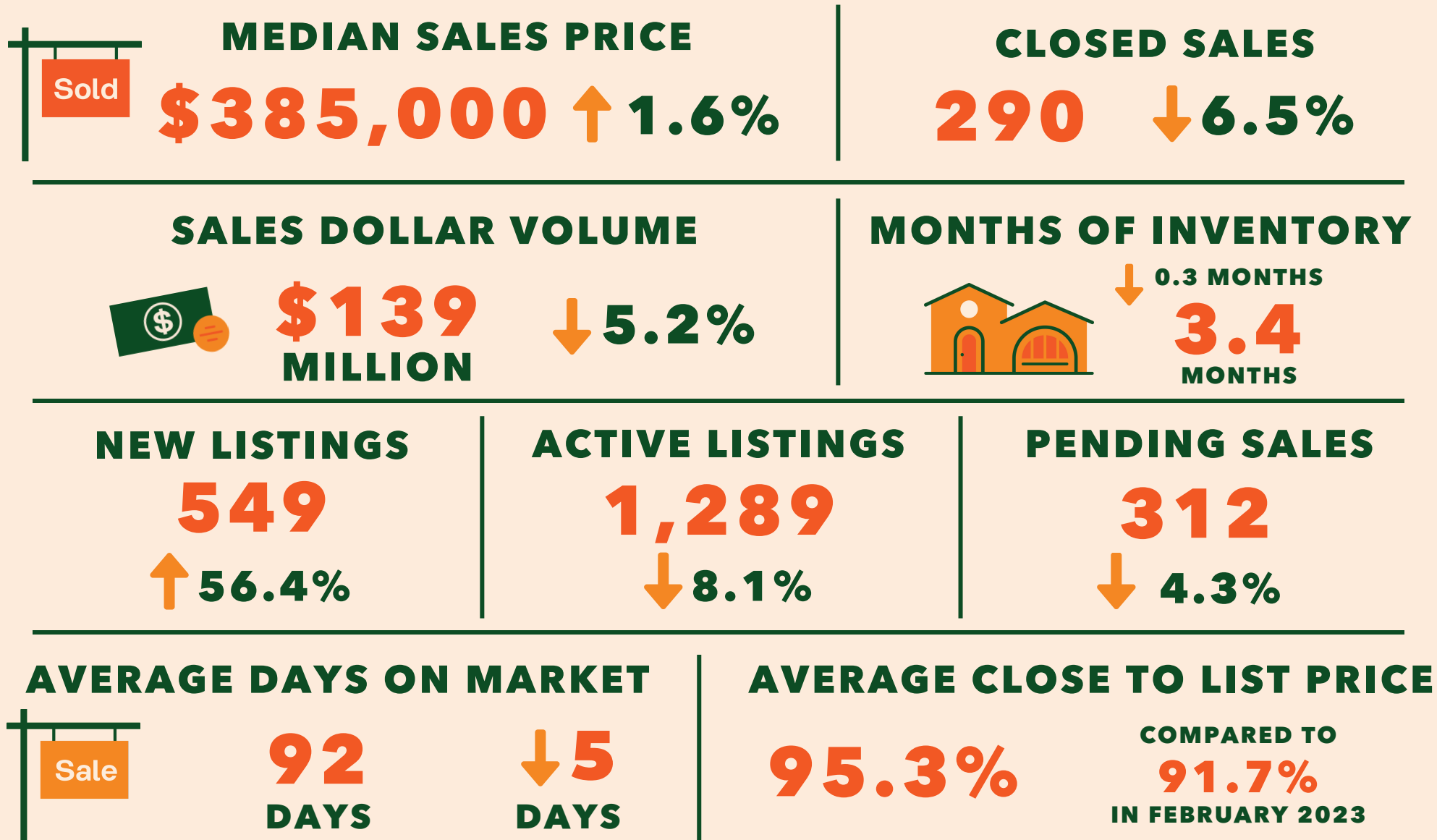
CALDWELL COUNTY



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HAYS COUNTY



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TRAVIS COUNTY



MEDIAN SALES PRICE

\$500,000 ↑ <1%

CLOSED SALES

953 ↑ 1.1%

SALES DOLLAR VOLUME



\$634
MILLION ↑ 5.8%

MONTHS OF INVENTORY



↑ 0.6 MONTHS
3.2
MONTHS

NEW LISTINGS

1,958
↑ 42.8%

ACTIVE LISTINGS

3,920
↑ 12.8%

PENDING SALES

815
↓ 19.8%

AVERAGE DAYS ON MARKET



78
DAYS

↓ **4**
DAYS

AVERAGE CLOSE TO LIST PRICE

95.2%

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92.7%
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WILLIAMSON COUNTY



MEDIAN SALES PRICE

\$423,000 ↑ 1.9%

CLOSED SALES

777 ↑ 2.0%

SALES DOLLAR VOLUME



\$369
MILLION ↑ 4.6%

MONTHS OF INVENTORY



↓ 0.6 MONTHS
2.4
MONTHS

NEW LISTINGS

1,172
↑ 41.7%

ACTIVE LISTINGS

2,234
↓ 26.6%

PENDING SALES

655
↓ 19.4%

AVERAGE DAYS ON MARKET



86
DAYS

↑ **5**
DAYS

AVERAGE CLOSE TO LIST PRICE

95.5%

COMPARED TO
92.3%
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CITY OF AUSTIN

