



BOSTON NATIONAL  
— TITLE OF TEXAS —

# MARKET STATISTICS

*for the* GREATER AUSTIN AREA

APRIL 2022  
*Presented by County and MLS Area*



# APRIL 2022 AUSTIN-ROUND ROCK MSA HOUSING REPORT



## ACTIVE LISTINGS



▲ **52%**

2,763 in APRIL 2022

## MEDIAN SALES PRICE

**\$550,000**



▲ **19%**

Compared to APRIL 2021

## MONTHS OF INVENTORY



**0.8** MONTHS

Compared to 0.5 in APRIL 2021

## CLOSED SALES



**6%**

3,280 in APRIL 2022

## AVERAGE DAYS ON MARKET

**18**

0 Days less than APRIL 2021



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***www.bnttexas.com***

**Source:** Austin Board of Realtors: Time frame is APRIL 2021/2022 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'

# APRIL 2022 BASTROP COUNTY HOUSING REPORT



<b>ACTIVE LISTINGS</b>  <b>▲ 103%</b> 165 in APRIL 2022	<b>MEDIAN SALES PRICE</b> <b>\$402,000</b>  <b>▲ 38%</b> Compared to APRIL 2021
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<b>MONTHS OF INVENTORY</b>  <b>1.3 MONTHS</b> Compared to 0.6 in APRIL 2021	<b>CLOSED SALES</b>  <b>▲ 20%</b> 144 in APRIL 2022
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**AVERAGE DAYS ON MARKET**

# 24

13 Days less than APRIL 2021



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Source: Austin Board of Realtors: Time frame is APRIL 2021/2022 - County is one of 'Bastrop'

# APRIL 2022 HAYS COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **97%**

416 in APRIL 2022

## MEDIAN SALES PRICE

**\$477,000**



▲ **29%**

Compared to APRIL 2021

## MONTHS OF INVENTORY



**1.0** MONTHS

Compared to 0.5 in APRIL 2021

## CLOSED SALES



▼ **3%**

400 in APRIL 2022

## AVERAGE DAYS ON MARKET

**33**

12 Days more than APRIL 2021



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Source: Austin Board of Realtors: Time frame is APRIL 2021/2022 - County is one of 'Hays'

# APRIL 2022 TRAVIS COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **31%**

1,290 in APRIL 2022

## MEDIAN SALES PRICE

**\$625,000**



▲ **16%**

Compared to APRIL 2021

## MONTHS OF INVENTORY



**0.8** MONTHS

Compared to 0.6 in APRIL 2021

## CLOSED SALES



▼ **6%**

1,654 in APRIL 2022

## AVERAGE DAYS ON MARKET

**15**

3 Days less than APRIL 2021



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Source: Austin Board of Realtors: Time frame is APRIL 2021/2022 - County is one of 'Travis'

# APRIL 2022 WILLIAMSON COUNTY HOUSING REPORT



<b>ACTIVE LISTINGS</b>  <b>▲ 65%</b> 849 in APRIL 2022	<b>MEDIAN SALES PRICE</b> <b>\$510,000</b>  <b>▲ 18%</b> Compared to APRIL 2021
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<b>MONTHS OF INVENTORY</b>  <b>0.7</b> MONTHS Compared to 0.4 in APRIL 2021	<b>CLOSED SALES</b>  <b>▼ 11%</b> 1,037 in APRIL 2022
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**AVERAGE DAYS ON MARKET**

# 11

1 Day more than APRIL 2021



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Source: Austin Board of Realtors: Time frame is APRIL 2021/2022 - County is one of 'Williamson'

## Single Family Residence Sales - April 2021 vs April 2022

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2021	2022	2021	2022	2021	2022	2021	2022
1A	\$742,738	\$1,108,225	\$650,000	\$966,000	\$25,253,106	\$38,787,874	16	7
1B	\$1,209,069	\$1,137,023	\$1,050,000	\$937,500	\$56,826,225	\$25,014,500	56	36
1N	\$846,033	\$879,545	\$735,000	\$777,500	\$44,839,750	\$42,218,183	8	9
2	\$582,106	\$845,115	\$560,000	\$801,500	\$27,358,990	\$50,706,900	21	6
2N	\$427,389	\$705,630	\$430,000	\$530,000	\$19,232,493	\$33,164,600	8	21
3	\$588,282	\$717,342	\$558,275	\$658,000	\$41,768,001	\$51,648,592	31	23
3E	\$359,842	\$512,428	\$331,700	\$480,000	\$7,556,675	\$11,785,838	8	8
4	\$817,285	\$894,297	\$750,000	\$830,000	\$44,950,697	\$38,454,751	44	8
5	\$724,835	\$826,147	\$580,000	\$725,000	\$65,960,005	\$53,699,558	39	19
5E	\$328,365	\$430,543	\$322,000	\$410,000	\$5,582,199	\$9,902,500	6	5
6	\$872,936	\$1,059,072	\$825,000	\$870,000	\$56,740,813	\$50,835,443	55	22
7	\$798,723	\$1,217,375	\$513,250	\$1,200,454	\$23,961,680	\$38,956,008	23	6
8E	\$2,005,937	\$2,264,118	\$1,840,000	\$2,208,000	\$56,166,249	\$38,490,008	40	25
8W	\$1,415,430	\$1,792,786	\$1,179,650	\$1,620,000	\$31,139,450	\$25,099,000	21	5
9	\$460,432	\$586,015	\$460,200	\$610,500	\$14,273,405	\$14,064,370	19	10
10N	\$582,927	\$759,432	\$590,038	\$675,000	\$32,643,911	\$37,212,150	10	9
10S	\$494,811	\$642,454	\$497,000	\$630,000	\$41,564,110	\$51,396,289	4	12
11	\$451,994	\$459,951	\$390,000	\$460,000	\$19,887,750	\$25,757,273	7	12
BA	\$229,917	\$337,822	\$228,990	\$353,900	\$21,842,132	\$30,741,846	84	47
BL	\$455,369	\$574,320	\$324,290	\$348,700	\$20,036,230	\$21,824,150	86	68
BT	\$249,054	\$487,935	\$222,000	\$300,000	\$5,230,132	\$11,222,500	103	14
BU	\$305,623	\$407,647	\$185,000	\$295,500	\$41,870,286	\$52,994,163	120	55
BW	\$355,928	\$484,795	\$367,200	\$455,000	\$11,745,619	\$20,846,169	68	41
CC	\$249,746	\$325,446	\$232,000	\$300,000	\$11,987,797	\$18,875,889	67	51
CLN	\$513,037	\$586,348	\$444,650	\$530,000	\$154,937,224	\$120,201,252	21	26
CLS	\$548,713	\$695,375	\$549,950	\$650,000	\$63,650,706	\$61,888,408	7	10
CM	\$352,067	\$533,772	\$247,700	\$447,000	\$30,277,804	\$35,228,970	56	34
DT	\$911,528	\$1,328,667	\$600,000	\$882,500	\$52,868,600	\$39,860,000	79	17
EL	\$322,444	\$646,132	\$261,900	\$366,900	\$17,411,962	\$37,475,663	61	13
FC	\$181,044	\$420,021	\$164,000	\$232,500	\$3,077,751	\$9,240,452	131	63
GP	\$414,515	\$1,261,250	\$170,000	\$1,122,500	\$5,388,700	\$5,045,000	128	94
GTE	\$431,369	\$503,370	\$380,000	\$465,000	\$35,803,586	\$50,840,403	14	14
GTW	\$475,973	\$638,965	\$430,000	\$563,000	\$116,137,359	\$118,847,556	21	17
GU	\$307,128	\$571,951	\$258,000	\$331,000	\$11,670,852	\$18,302,433	49	34
GZ	\$235,114	\$653,278	\$195,000	\$110,000	\$1,645,800	\$5,879,500	63	82
HD	\$955,738	\$998,252	\$728,500	\$885,000	\$118,511,539	\$86,847,923	67	21
HH	\$384,904	\$485,159	\$330,617	\$429,450	\$90,067,477	\$101,883,486	20	25
HS	\$322,657	\$557,866	\$282,500	\$393,900	\$14,196,928	\$30,682,625	35	37
HU	\$396,604	\$490,425	\$370,000	\$450,000	\$44,816,304	\$54,927,629	12	12
HW	\$728,452	\$790,581	\$530,000	\$625,000	\$29,866,552	\$33,994,999	44	20
JA	\$262,690	\$363,038	\$239,990	\$350,000	\$13,397,182	\$22,145,293	17	14
KL	\$377,960	\$336,950	\$216,000	\$270,000	\$16,630,245	\$18,869,220	54	15
LC	\$420,277	\$391,091	\$275,000	\$305,000	\$11,347,470	\$5,866,368	115	78
LH	\$490,368	\$611,681	\$408,177	\$565,000	\$40,700,562	\$39,759,289	45	31
LL	\$542,232	\$352,880	\$367,500	\$185,450	\$34,702,830	\$18,349,764	131	40
LN	\$303,080	\$399,937	\$125,100	\$250,000	\$65,768,392	\$60,390,499	45	35
LP	\$436,132	\$331,750	\$292,000	\$292,875	\$8,286,507	\$7,298,500	103	68
LS	\$811,369	\$1,053,171	\$729,250	\$820,000	\$171,198,886	\$152,709,833	30	30
LW	\$384,277	\$1,049,043	\$272,000	\$967,450	\$12,296,849	\$16,784,690	84	53
MA	\$334,723	\$460,941	\$311,500	\$415,000	\$32,468,161	\$31,804,929	13	19
MC	\$307,809	\$395,885	\$205,000	\$307,750	\$12,004,552	\$9,501,233	71	110
N	\$496,777	\$572,737	\$477,500	\$572,500	\$18,877,526	\$18,327,579	5	12
NE	\$385,302	\$507,425	\$384,000	\$490,000	\$18,109,189	\$26,893,545	24	17

### Single Family Residence Sales - April 2021 vs April 2022

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2021	2022	2021	2022	2021	2022	2021	2022
N	\$496,777	\$572,737	\$477,500	\$572,500	\$18,877,526	\$18,327,579	5	12
NE	\$385,302	\$507,425	\$384,000	\$490,000	\$18,109,189	\$26,893,545	24	17
NW	\$596,170	\$730,229	\$555,000	\$613,000	\$42,328,092	\$46,004,417	6	13
OT	\$500,032	\$732,980	\$256,000	\$290,000	\$43,502,790	\$77,695,924	81	72
PF	\$438,276	\$525,276	\$410,000	\$496,394	\$73,630,392	\$94,549,715	9	13
RN	\$979,075	\$1,249,194	\$815,000	\$1,206,500	\$70,493,392	\$49,967,770	26	23
RRE	\$452,108	\$549,878	\$423,250	\$485,000	\$74,145,769	\$57,737,202	12	18
RRW	\$582,231	\$742,364	\$560,000	\$665,750	\$61,134,234	\$63,843,308	11	7
SC	\$432,137	\$517,508	\$425,000	\$510,500	\$22,471,099	\$21,735,331	13	22
SE	\$297,091	\$511,354	\$307,000	\$420,000	\$3,268,000	\$11,761,150	9	35
SH	\$407,286	\$537,376	\$450,000	\$349,125	\$6,923,861	\$12,897,021	117	61
SV	\$338,390	\$484,015	\$240,000	\$364,250	\$14,550,765	\$14,520,457	123	45
SWE	\$616,688	\$646,485	\$537,000	\$588,500	\$50,568,380	\$46,546,945	12	13
SWW	\$764,314	\$936,760	\$698,000	\$826,000	\$41,272,956	\$49,648,302	16	13
TCT	\$502,798	\$541,771	\$266,133	\$399,500	\$24,134,315	\$15,169,598	119	33
UT	\$483,298	\$437,375	\$329,000	\$362,500	\$14,015,650	\$12,246,500	47	34
W	\$1,153,320	\$1,059,067	\$722,500	\$710,000	\$46,132,800	\$26,476,664	16	7
WE	\$292,960	\$124,976	\$235,000	\$66,777	\$1,171,839	\$374,927	158	115
WW	\$554,128	\$680,000	\$357,500	\$669,500	\$8,866,055	\$4,760,000	186	98



MLS Area	Median Sales Price (\$)		
	Apr-21	Apr-22	February YoY %
1A	\$650,000	\$966,000	48.6%
1B	\$1,050,000	\$937,500	-10.7%
1N	\$735,000	\$777,500	5.8%
2	\$560,000	\$801,500	43.1%
2N	\$430,000	\$530,000	23.3%
3	\$558,275	\$658,000	17.9%
3E	\$331,700	\$480,000	44.7%
4	\$750,000	\$830,000	10.7%
5	\$580,000	\$725,000	25.0%
5E	\$322,000	\$410,000	27.3%
6	\$825,000	\$870,000	5.5%
7	\$513,250	\$1,200,454	133.9%
8E	\$1,840,000	\$2,208,000	20.0%
8W	\$1,179,650	\$1,620,000	37.3%
9	\$460,200	\$610,500	32.7%
10N	\$590,038	\$675,000	14.4%
10S	\$497,000	\$630,000	26.8%
11	\$390,000	\$460,000	17.9%
BA	\$228,990	\$353,900	54.5%
BL	\$324,290	\$348,700	7.5%
BT	\$222,000	\$300,000	35.1%
BU	\$185,000	\$295,500	59.7%
BW	\$367,200	\$455,000	23.9%
CC	\$232,000	\$300,000	29.3%
CLN	\$444,650	\$530,000	19.2%
CLS	\$549,950	\$650,000	18.2%
CM	\$247,700	\$447,000	80.5%
DT	\$600,000	\$882,500	47.1%
EL	\$261,900	\$366,900	40.1%
FC	\$164,000	\$232,500	41.8%
GP	\$170,000	\$1,122,500	560.3%
GTE	\$380,000	\$465,000	22.4%
GTW	\$430,000	\$563,000	30.9%
GU	\$258,000	\$331,000	28.3%
GZ	\$195,000	\$110,000	-43.6%
HD	\$728,500	\$885,000	21.5%
HH	\$330,617	\$429,450	29.9%
HS	\$282,500	\$393,900	39.4%
HU	\$370,000	\$450,000	21.6%
HW	\$530,000	\$625,000	17.9%
JA	\$239,990	\$350,000	45.8%
KL	\$216,000	\$270,000	25.0%
LC	\$275,000	\$305,000	10.9%
LH	\$408,177	\$565,000	38.4%
LL	\$367,500	\$185,450	-49.5%
LN	\$125,100	\$250,000	99.8%
LP	\$292,000	\$292,875	0.3%
LS	\$729,250	\$820,000	12.4%
LW	\$272,000	\$967,450	255.7%
MA	\$311,500	\$415,000	33.2%
MC	\$205,000	\$307,750	50.1%
N	\$477,500	\$572,500	19.9%
NE	\$384,000	\$490,000	27.6%
NW	\$555,000	\$613,000	10.5%
OT	\$256,000	\$290,000	13.3%
PF	\$410,000	\$496,394	21.1%
RN	\$815,000	\$1,206,500	48.0%
RRE	\$423,250	\$485,000	14.6%
RRW	\$560,000	\$665,750	18.9%
SC	\$425,000	\$510,500	20.1%
SE	\$307,000	\$420,000	36.8%
SH	\$450,000	\$349,125	-22.4%
SV	\$240,000	\$364,250	51.8%
SWE	\$537,000	\$588,500	9.6%
SWW	\$698,000	\$826,000	18.3%
TCT	\$266,133	\$399,500	50.1%
UT	\$329,000	\$362,500	10.2%
W	\$722,500	\$710,000	-1.7%
WE	\$235,000	\$66,777	-71.6%
WW	\$357,500	\$669,500	87.3%

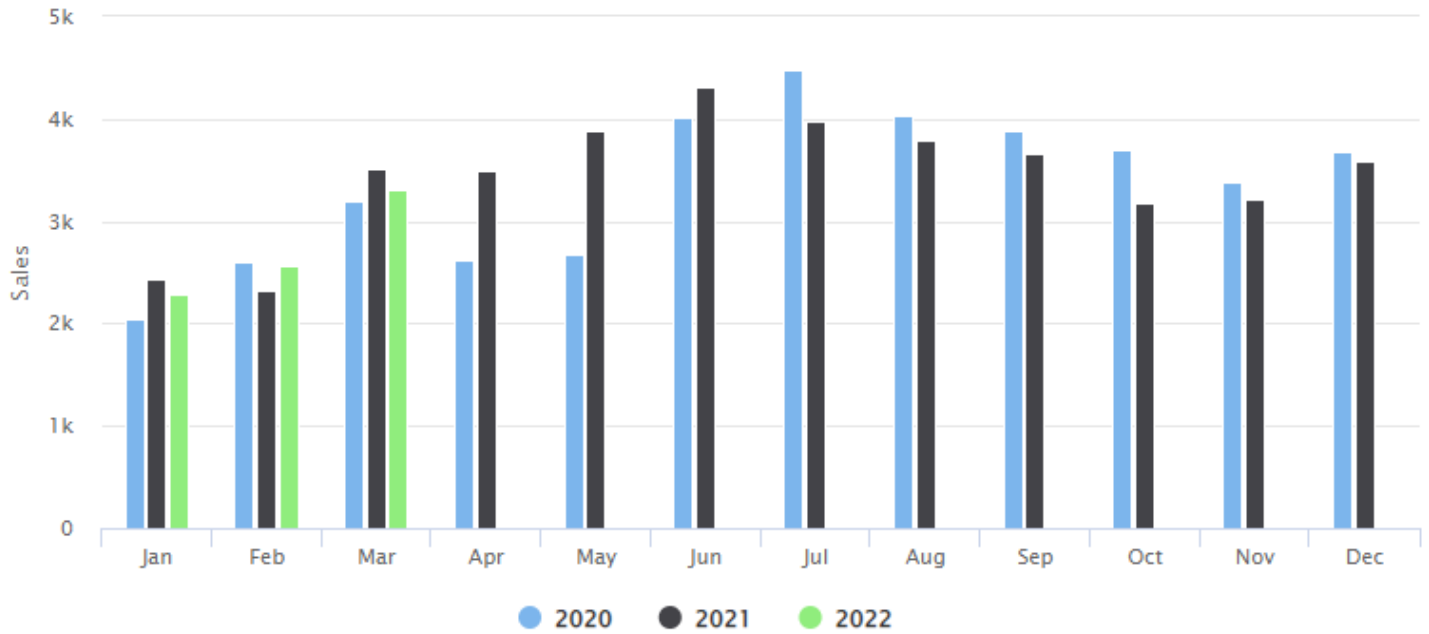
MLS Area	Listings vs Sales			
	Active Listings		Sales	
	Apr-21	Apr-22	Apr-21	Apr-22
1A	31	30	36	35
1B	51	32	48	23
1N	27	34	53	48
2	42	51	50	60
2N	37	43	45	47
3	64	84	71	72
3E	26	30	21	23
4	57	66	56	43
5	142	132	92	67
5E	14	8	17	23
6	64	64	65	48
7	32	24	30	32
8E	40	34	28	19
8W	18	25	22	14
9	29	19	31	24
10N	43	60	56	49
10S	48	51	84	80
11	27	38	44	56
BA	157	240	96	92
BL	73	129	44	38
BT	33	39	21	23
BU	232	383	137	130
BW	49	104	33	43
CC	132	150	49	58
CLN	232	268	303	207
CLS	111	93	116	89
CM	125	162	86	66
DT	90	41	58	30
EL	60	99	54	58
FC	80	79	17	22
GP	28	34	13	4
GTE	89	115	83	101
GTW	163	233	244	188
GU	54	65	38	32
GZ	45	49	7	9
HD	155	186	126	89
HH	212	289	235	210
HS	103	108	44	55
HU	93	110	113	112
HW	59	85	43	43
JA	35	83	51	61
KL	62	66	44	56
LC	83	77	27	15
LH	66	139	83	65
LL	132	194	64	52
LN	244	362	218	151
LP	42	77	19	22
LS	279	273	212	146
LW	77	117	32	16
MA	62	93	97	69
MC	73	133	39	24
N	28	43	38	32
NE	23	59	47	53
NW	69	63	72	63
OT	321	438	87	106
PF	124	170	169	181
RN	58	53	72	40
RRE	149	153	167	105
RRW	76	72	106	86
SC	45	66	52	42
SE	45	36	11	24
SH	21	37	17	24
SV	67	98	44	30
SWE	51	64	82	72
SWW	48	35	54	53
TCT	84	122	48	28
UT	72	41	29	28
W	31	29	40	25
WE	10	22	4	3
WW	30	42	16	7



Source: Actris MLS, ABOR - APRIL 2021 vs. APRIL 2022

## Housing Activity for Austin-Round Rock MSA

### Home Sales



### Price Distribution

