



BOSTON NATIONAL
— TITLE OF TEXAS —

MARKET STATISTICS

for the GREATER AUSTIN AREA

OCTOBER 2022
Presented by County and MLS Area



OCTOBER 2022 AUSTIN-ROUND ROCK MSA HOUSING REPORT



ACTIVE LISTINGS



▲ **180%**

9,562 in OCTOBER 2022

MEDIAN SALES PRICE

\$474,990



▲ **4%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



3.2 MONTHS

Up 2.2 months over OCTOBER 2021

CLOSED SALES



▼ **29%**

2,244 in OCTOBER 2022

AVERAGE DAYS ON MARKET

47

up 26 days over OCTOBER 2021



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www.bnttexas.com

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

OCTOBER 2022 CITY OF AUSTIN HOUSING REPORT



ACTIVE LISTINGS



▲ **139%**

2,613 in OCTOBER 2022

MEDIAN SALES PRICE

\$555,000



▲ **3%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



2.8 MONTHS

Up 1.8 months over OCTOBER 2021

CLOSED SALES



▼ **41%**

613 in OCTOBER 2022

AVERAGE DAYS ON MARKET

41

up 20 days over OCTOBER 2021



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

OCTOBER 2022 BASTROP COUNTY HOUSING REPORT



ACTIVE LISTINGS  ▲ 144% 492 in OCTOBER 2022	MEDIAN SALES PRICE \$365,138  ▲ 10% Compared to OCTOBER 2021
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MONTHS OF INVENTORY  3.8 MONTHS Up 2.3 months over OCTOBER 2021	CLOSED SALES  ▲ 8% 119 in OCTOBER 2022
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AVERAGE DAYS ON MARKET

34

up 9 days over OCTOBER 2021



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

OCTOBER 2022 HAYS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **193%**

1,308 in OCTOBER 2022

MEDIAN SALES PRICE

\$405,000



▲ **1%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



3.5 MONTHS

Up 2.4 months over OCTOBER 2021

CLOSED SALES



▼ **13%**

309 in OCTOBER 2022

AVERAGE DAYS ON MARKET

57

Up 38 days over OCTOBER 2021



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

OCTOBER 2022 TRAVIS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **147%**

4,431 in OCTOBER 2022

MEDIAN SALES PRICE

\$544,950



▲ **5%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



3.1 MONTHS

Up 2.1 months over OCTOBER 2021

CLOSED SALES



▼ **33%**

1,029 in OCTOBER 2022

AVERAGE DAYS ON MARKET

45

Up 23 days over OCTOBER 2021



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

OCTOBER 2022 WILLIAMSON COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **245%**

3,210 in OCTOBER 2022

MEDIAN SALES PRICE

\$460,000



▲ **7%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



3.2 MONTHS

Up 2.4 months over OCTOBER 2021

CLOSED SALES



▼ **33%**

751 in OCTOBER 2022

AVERAGE DAYS ON MARKET

48

Up 29 days over OCTOBER 2021



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

Single Family Residence Sales - October 2021 vs 2022

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2021	2022	2021	2022	2021	2022	2021	2022
1A	\$726,121	\$950,197	\$475,000	\$737,500	\$23,962,000	\$26,605,521	11	40
1B	\$1,357,419	\$1,478,765	\$1,188,000	\$1,467,500	\$71,943,197	\$25,139,000	49	35
1N	\$714,275	\$678,125	\$650,000	\$664,500	\$37,856,590	\$20,343,749	16	40
2	\$675,270	\$702,821	\$665,000	\$545,595	\$40,516,180	\$20,381,795	21	34
2N	\$451,587	\$417,478	\$420,000	\$417,500	\$19,869,829	\$7,514,600	19	41
3	\$622,330	\$622,688	\$599,950	\$600,000	\$33,605,795	\$25,530,191	25	38
3E	\$421,553	\$672,947	\$403,000	\$495,144	\$15,175,906	\$12,113,037	10	26
4	\$795,724	\$993,032	\$750,000	\$875,000	\$32,624,693	\$24,825,800	22	37
5	\$668,917	\$635,846	\$620,000	\$645,000	\$48,162,015	\$22,890,458	33	42
5E	\$638,077	\$362,031	\$355,000	\$355,000	\$13,399,625	\$2,534,219	18	47
6	\$920,457	\$950,366	\$815,000	\$825,000	\$40,500,093	\$30,411,699	20	37
7	\$1,150,757	\$1,236,375	\$1,255,000	\$1,065,000	\$21,864,380	\$19,782,000	27	50
8E	\$1,585,583	\$2,807,167	\$1,347,500	\$2,625,000	\$19,027,000	\$16,843,000	19	52
8W	\$1,374,000	\$1,893,500	\$1,325,000	\$1,773,000	\$16,488,000	\$13,254,499	29	65
9	\$512,077	\$495,553	\$555,000	\$519,000	\$12,289,850	\$9,415,500	22	33
10N	\$504,691	\$587,759	\$512,750	\$495,000	\$24,225,150	\$15,869,500	15	32
10S	\$492,403	\$536,211	\$485,000	\$515,000	\$34,960,600	\$24,129,500	13	32
11	\$403,818	\$424,057	\$400,000	\$399,500	\$22,613,793	\$12,721,723	13	30
BA	\$355,341	\$340,190	\$316,350	\$317,275	\$28,782,642	\$25,174,081	21	47
BL	\$706,235	\$767,983	\$348,000	\$385,000	\$26,130,699	\$6,911,850	43	50
BT	\$299,358	\$491,835	\$290,000	\$345,000	\$10,776,900	\$12,787,712	18	35
BU	\$411,270	\$365,884	\$296,400	\$335,372	\$41,949,494	\$25,611,855	43	66
BW	\$402,155	\$422,636	\$350,000	\$401,900	\$14,075,423	\$16,482,793	34	46
CC	\$335,206	\$397,223	\$282,500	\$302,265	\$18,101,119	\$13,505,588	58	33
CLN	\$495,232	\$567,070	\$440,000	\$483,662	\$115,389,016	\$85,627,612	16	50
CLS	\$532,610	\$589,348	\$536,500	\$570,000	\$44,206,650	\$27,110,027	20	42
CM	\$520,410	\$551,329	\$372,500	\$492,500	\$41,632,785	\$24,258,487	47	43
DT	\$1,158,424	\$835,016	\$766,000	\$583,750	\$45,178,550	\$13,360,250	32	61
EL	\$371,373	\$346,422	\$300,000	\$347,220	\$19,682,766	\$18,360,373	18	44
FC	\$391,249	\$223,182	\$286,500	\$210,052	\$7,824,989	\$2,455,000	28	57
GP	\$1,241,020	\$1,479,355	\$536,500	\$608,500	\$8,687,138	\$16,272,900	15	50
GTE	\$459,343	\$466,061	\$390,000	\$411,555	\$45,015,616	\$24,701,229	15	38
GTW	\$510,352	\$577,723	\$469,000	\$512,990	\$92,373,782	\$112,655,930	18	44
GU	\$409,661	\$359,903	\$308,500	\$324,245	\$11,470,505	\$15,115,920	23	28
GZ	\$181,747	\$342,465	\$146,000	\$207,445	\$1,817,471	\$2,054,790	221	86
HD	\$916,968	\$876,152	\$755,322	\$706,000	\$69,689,534	\$58,702,174	38	46
HH	\$490,009	\$408,360	\$375,000	\$380,000	\$103,881,958	\$69,829,634	19	42
HS	\$385,054	\$469,995	\$322,000	\$349,795	\$21,177,946	\$26,319,706	32	36
HU	\$417,050	\$488,880	\$390,000	\$441,990	\$55,467,641	\$47,910,218	19	43
HW	\$512,138	\$710,205	\$399,500	\$580,000	\$26,119,049	\$15,624,500	32	57
JA	\$641,852	\$328,287	\$285,000	\$322,990	\$34,018,160	\$16,742,613	17	38
KL	\$276,933	\$268,114	\$232,000	\$240,500	\$15,231,297	\$13,941,913	13	26
LC	\$321,099	\$353,767	\$202,500	\$247,500	\$7,064,170	\$4,245,200	110	115
LH	\$555,072	\$617,163	\$484,214	\$491,130	\$41,630,404	\$26,538,026	24	58
LL	\$610,666	\$702,209	\$340,000	\$430,000	\$28,090,655	\$21,066,277	65	77
LN	\$384,073	\$449,410	\$324,575	\$419,995	\$56,458,782	\$29,661,032	26	128
LP	\$363,874	\$266,797	\$224,000	\$257,500	\$7,641,348	\$4,268,750	46	46
LS	\$862,282	\$951,992	\$724,000	\$840,914	\$112,958,983	\$88,535,247	33	44
LW	\$711,044	\$1,466,650	\$779,450	\$1,299,950	\$12,798,800	\$8,799,900	156	66
MA	\$429,000	\$406,361	\$363,500	\$378,750	\$30,030,025	\$24,381,680	20	47
MC	\$344,206	\$327,327	\$179,990	\$220,900	\$12,047,217	\$9,819,819	35	44
N	\$433,076	\$495,126	\$453,550	\$464,500	\$12,992,289	\$13,368,395	21	43
NE	\$423,242	\$439,200	\$415,000	\$436,750	\$21,585,325	\$12,297,600	19	50

Single Family Residence Sales - October 2021 vs 2022

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2021	2022	2021	2022	2021	2022	2021	2022
NW	\$584,930	\$609,929	\$523,000	\$558,950	\$39,190,338	\$24,397,178	16	47
OT	\$471,437	\$461,201	\$271,500	\$249,000	\$36,772,066	\$41,046,900	54	87
PF	\$466,148	\$465,448	\$429,000	\$450,000	\$82,974,345	\$60,042,843	18	42
RN	\$868,613	\$1,411,730	\$700,000	\$812,500	\$26,927,000	\$36,704,985	22	44
RRE	\$460,711	\$450,174	\$433,000	\$416,250	\$85,692,224	\$36,914,278	26	44
RRW	\$588,704	\$730,333	\$560,000	\$724,000	\$52,394,674	\$37,246,993	20	46
SC	\$515,549	\$531,185	\$417,000	\$465,000	\$20,621,969	\$13,279,614	45	61
SE	\$423,934	\$399,356	\$347,500	\$339,000	\$12,718,025	\$6,789,045	36	86
SH	\$424,608	\$536,157	\$390,000	\$541,250	\$5,519,900	\$7,506,200	38	35
SV	\$229,185	\$304,143	\$202,450	\$242,000	\$7,792,300	\$7,299,425	23	76
SWE	\$518,321	\$613,388	\$476,250	\$562,750	\$39,392,399	\$33,122,969	21	40
SWW	\$750,425	\$774,395	\$650,000	\$790,000	\$39,022,100	\$22,457,456	44	37
TCT	\$516,832	\$360,836	\$330,000	\$360,000	\$27,392,104	\$9,020,888	45	42
UT	\$523,387	\$683,571	\$370,000	\$410,000	\$9,944,349	\$4,785,000	50	48
W	\$847,375	\$1,153,723	\$666,201	\$821,000	\$16,947,501	\$25,381,900	21	31
WE	\$928,624	\$581,167	\$385,000	\$808,000	\$8,357,617	\$1,743,500	22	20
WW	\$503,236	\$441,060	\$265,000	\$365,800	\$8,051,780	\$4,410,600	38	39

MLS Area	Median Sales Price (\$)		
	Oct-21	Oct-22	YoY %
1A	\$475,000	\$737,500	55.26%
1B	\$1,188,000	\$1,467,500	23.53%
1N	\$650,000	\$664,500	2.23%
2	\$665,000	\$545,595	-17.96%
2N	\$420,000	\$417,500	-0.60%
3	\$599,950	\$600,000	0.01%
3E	\$403,000	\$495,144	22.86%
4	\$750,000	\$875,000	16.67%
5	\$620,000	\$645,000	4.03%
5E	\$355,000	\$355,000	0.00%
6	\$815,000	\$825,000	1.23%
7	\$1,255,000	\$1,065,000	-15.14%
8E	\$1,347,500	\$2,625,000	94.81%
8W	\$1,325,000	\$1,773,000	33.81%
9	\$555,000	\$519,000	-6.49%
10N	\$512,750	\$495,000	-3.46%
10S	\$485,000	\$515,000	6.19%
11	\$400,000	\$399,500	-0.13%
BA	\$316,350	\$317,275	0.29%
BL	\$348,000	\$385,000	10.63%
BT	\$290,000	\$345,000	18.97%
BU	\$296,400	\$335,372	13.15%
BW	\$350,000	\$401,900	14.83%
CC	\$282,500	\$302,265	7.00%
CLN	\$440,000	\$483,662	9.92%
CLS	\$536,500	\$570,000	6.24%
CM	\$372,500	\$492,500	32.21%
DT	\$766,000	\$583,750	-23.79%
EL	\$300,000	\$347,220	15.74%
FC	\$286,500	\$210,052	-26.68%
GP	\$536,500	\$608,500	13.42%
GTE	\$390,000	\$411,555	5.53%
GTW	\$469,000	\$512,990	9.38%
GU	\$308,500	\$324,245	5.10%
GZ	\$146,000	\$207,445	42.09%
HD	\$755,322	\$706,000	-6.53%
HH	\$375,000	\$380,000	1.33%
HS	\$322,000	\$349,795	8.63%
HU	\$390,000	\$441,990	13.33%
HW	\$399,500	\$580,000	45.18%
JA	\$285,000	\$322,990	13.33%
KL	\$232,000	\$240,500	3.66%
LC	\$202,500	\$247,500	22.22%
LH	\$484,214	\$491,130	1.43%
LL	\$340,000	\$430,000	26.47%
LN	\$324,575	\$419,995	29.40%
LP	\$224,000	\$257,500	14.96%
LS	\$724,000	\$840,914	16.15%
LW	\$779,450	\$1,299,950	66.78%
MA	\$363,500	\$378,750	4.20%
MC	\$179,990	\$220,900	22.73%
N	\$453,550	\$464,500	2.41%
NE	\$415,000	\$436,750	5.24%
NW	\$523,000	\$558,950	6.87%
OT	\$271,500	\$249,000	-8.29%
PF	\$429,000	\$450,000	4.90%
RN	\$700,000	\$812,500	16.07%
RRE	\$433,000	\$416,250	-3.87%
RRW	\$560,000	\$724,000	29.29%
SC	\$417,000	\$465,000	11.51%
SE	\$347,500	\$339,000	-2.45%
SH	\$390,000	\$541,250	38.78%
SV	\$202,450	\$242,000	19.54%
SWE	\$476,250	\$562,750	18.16%
SWW	\$650,000	\$790,000	21.54%
TCT	\$330,000	\$360,000	9.09%
UT	\$370,000	\$410,000	10.81%
W	\$666,201	\$821,000	23.24%
WE	\$385,000	\$808,000	109.87%
WW	\$265,000	\$365,800	38.04%

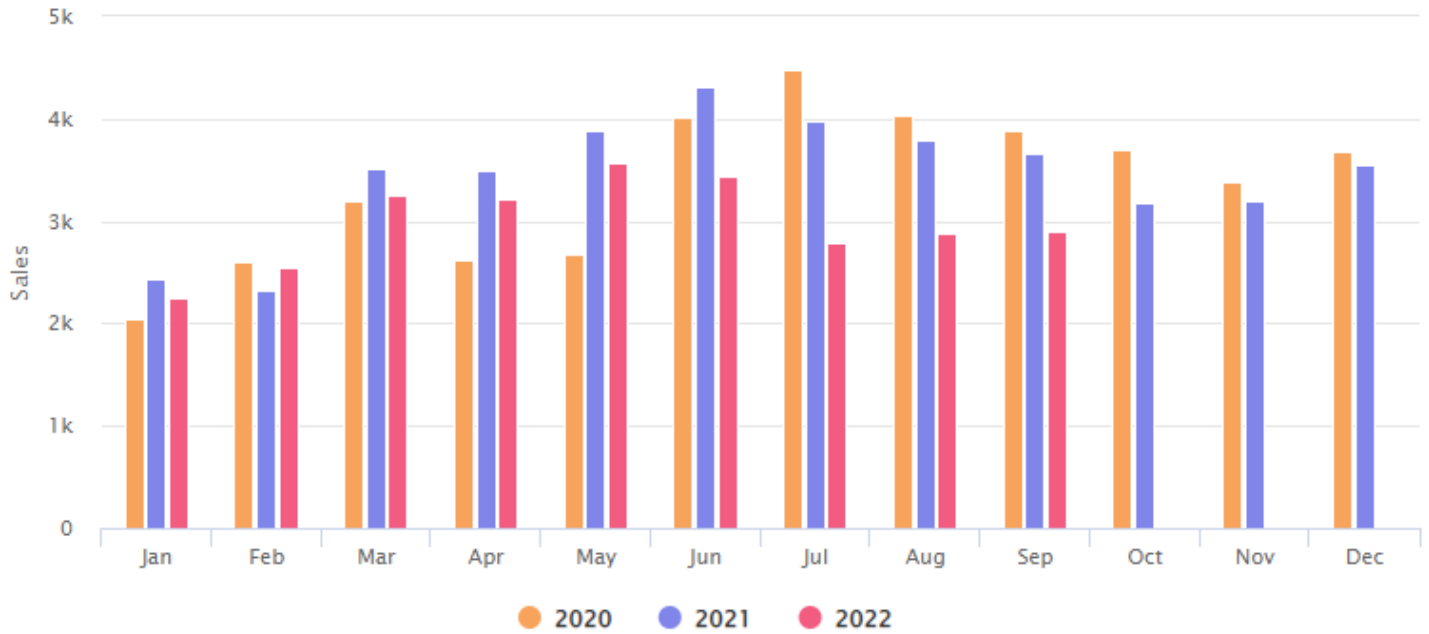
MLS Area	Listings vs Sales			
	Active Listings		Sales	
	Oct-21	Oct-22	Oct-21	Oct-22
1A	39	83	34	29
1B	79	151	53	17
1N	42	108	53	30
2	62	139	60	29
2N	60	115	44	18
3	114	208	54	41
3E	57	102	36	18
4	82	133	41	25
5	195	300	72	36
5E	27	46	21	7
6	100	228	44	32
7	22	71	19	16
8E	54	125	12	6
8W	30	81	13	7
9	46	103	24	19
10N	88	153	48	27
10S	97	187	71	45
11	71	123	56	30
BA	327	493	81	75
BL	142	288	37	9
BT	57	128	36	26
BU	407	807	102	71
BW	108	245	35	39
CC	170	259	54	34
CLN	365	711	233	151
CLS	81	213	83	46
CM	172	413	80	44
DT	76	94	40	16
EL	117	286	54	53
FC	95	142	20	11
GP	32	56	7	11
GTE	127	367	98	54
GTW	290	785	181	197
GU	104	237	28	42
GZ	79	72	10	6
HD	240	427	77	70
HH	354	840	213	171
HS	145	286	55	56
HU	161	391	133	98
HW	114	227	51	23
JA	69	219	54	51
KL	109	165	55	52
LC	76	125	22	12
LH	169	430	75	43
LL	179	388	46	30
LN	448	761	147	66
LP	77	178	21	16
LS	402	718	132	93
LW	102	176	18	6
MA	120	341	70	60
MC	122	225	35	30
N	54	92	30	27
NE	77	149	51	28
NW	78	156	68	40
OT	522	850	78	89
PF	270	536	179	130
RN	62	130	31	26
RRE	181	445	187	83
RRW	87	214	90	52
SC	111	218	40	25
SE	53	76	30	17
SH	44	90	13	14
SV	115	218	34	25
SWE	99	168	76	54
SWW	69	112	52	29
TCT	108	279	55	25
UT	42	47	19	7
W	42	72	20	22
WE	26	50	9	3
WW	38	66	16	10



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

Housing Activity for Austin-Round Rock MSA

Home Sales



Price Distribution

