



BOSTON NATIONAL
— TITLE OF TEXAS —

MARKET STATISTICS

for the GREATER AUSTIN AREA

FEBRUARY 2023
Presented by County and MLS Area



FEBRUARY 2023 AUSTIN-ROUND ROCK MSA HOUSING REPORT



ACTIVE LISTINGS



▲ **499%**

7,167 in FEBRUARY 2023

MEDIAN SALES PRICE

\$436,419



▼ **12%**

Compared to FEBRUARY 2022

MONTHS OF INVENTORY



2.6 MONTHS

Up 2.3 months over FEBRUARY 2022

CLOSED SALES



▼ **17%**

2,106 in FEBRUARY 2023

AVERAGE DAYS ON MARKET

84

up 55 days over FEBRUARY 2022



***Our Goal Is To Become Your
#1 Title Services Provider.***

*The only way to truly appreciate the
Boston National difference is to try us out!*

*To place and order, contact your
BNT sales professional or visit*

www.bnttexas.com

Source: Austin Board of Realtors: Time frame is FEBRUARY 2022/2023 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'

Market Stats are based on information from the Austin Board of REALTORS/ACTRIS for the month indicated on the header. Neither BNT of Texas, the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. Data maintained by the Board/ACTRIS may not reflect all real estate activity in the market.

WWW.BNTTEXAS.COM

FEBRUARY 2023 CITY OF AUSTIN HOUSING REPORT



ACTIVE LISTINGS



▲ **384%**

1,778 in FEBRUARY 2023

MEDIAN SALES PRICE

\$530,000



▼ **6%**

Compared to FEBRUARY 2022

MONTHS OF INVENTORY



2.2 MONTHS

Up 1.9 months over FEBRUARY 2022

CLOSED SALES



▼ **29%**

577 in FEBRUARY 2023

AVERAGE DAYS ON MARKET

74

up 44 days over FEBRUARY 2022



***Our Goal Is To Become Your
#1 Title Services Provider.***

*The only way to truly appreciate the
Boston National difference is to try us out!*

*To place and order, contact your
BNT sales professional or visit*

www.bnttexas.com

Source: Austin Board of Realtors: Time frame is FEBRUARY 2022/2023 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'

Market Stats are based on information from the Austin Board of REALTORS/ACTRIS for the month indicated on the header. Neither BNT of Texas, the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. Data maintained by the Board/ACTRIS may not reflect all real estate activity in the market.

WWW.BNTTEXAS.COM

FEBRUARY 2023 BASTROP COUNTY HOUSING REPORT



ACTIVE LISTINGS ▲ 395% 476 in FEBRUARY 2023	MEDIAN SALES PRICE \$349,990 ▼ 20% Compared to FEBRUARY 2022
---	--

MONTHS OF INVENTORY 3.8 MONTHS Up 3.0 months over FEBRUARY 2022	CLOSED SALES ▲ 28% 103 in FEBRUARY 2023
---	---

AVERAGE DAYS ON MARKET

80

up 37 days over FEBRUARY 2022



Our Goal Is To Become Your #1 Title Services Provider.

*The only way to truly appreciate the Boston National difference is to try us out!
To place and order, contact your BNT sales professional or visit www.bnttexas.com*

Source: Austin Board of Realtors: Time frame is FEBRUARY 2022/2023 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'

FEBRUARY 2023 HAYS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **448%**

1,136 in FEBRUARY 2023

MEDIAN SALES PRICE

\$380,000



▼ **13%**

Compared to FEBRUARY 2022

MONTHS OF INVENTORY



3.1 MONTHS

Up 2.6 months over FEBRUARY 2022

CLOSED SALES



▲ **3%**

301 in FEBRUARY 2023

AVERAGE DAYS ON MARKET

100

Up 68 days over FEBRUARY 2022



***Our Goal Is To Become Your
#1 Title Services Provider.***

*The only way to truly appreciate the
Boston National difference is to try us out!
To place and order, contact your
BNT sales professional or visit
www.bnttexas.com*

Source: Austin Board of Realtors: Time frame is FEBRUARY 2022/2023 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'

Market Stats are based on information from the Austin Board of REALTORS/ACTRIS for the month indicated on the header. Neither BNT of Texas, the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. Data maintained by the Board/ACTRIS may not reflect all real estate activity in the market.

WWW.BNTTEXAS.COM

FEBRUARY 2023 TRAVIS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **464%**

3,191 in FEBRUARY 2023

MEDIAN SALES PRICE

\$499,990



▼ **7%**

Compared to FEBRUARY 2022

MONTHS OF INVENTORY



2.5 MONTHS

Up 2.2 months over FEBRUARY 2022

CLOSED SALES



▼ **26%**

938 in FEBRUARY 2023

AVERAGE DAYS ON MARKET

82

Up 51 days over FEBRUARY 2022



***Our Goal Is To Become Your
#1 Title Services Provider.***

*The only way to truly appreciate the
Boston National difference is to try us out!*

*To place and order, contact your
BNT sales professional or visit*

www.bnttexas.com



Source: Austin Board of Realtors: Time frame is FEBRUARY 2022/2023 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'



Market Stats are based on information from the Austin Board of REALTORS/ACTRIS for the month indicated on the header. Neither BNT of Texas, the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. Data maintained by the Board/ACTRIS may not reflect all real estate activity in the market.

WWW.BNTTEXAS.COM

FEBRUARY 2023 WILLIAMSON COUNTY HOUSING REPORT



ACTIVE LISTINGS  ▲ 645% 2,245 in FEBRUARY 2023	MEDIAN SALES PRICE \$410,000 ▼ 14% Compared to FEBRUARY 2022 
--	---

MONTHS OF INVENTORY  2.4 MONTHS Up 2.1 months over FEBRUARY 2022	CLOSED SALES  ▼ 15% 726 in FEBRUARY 2023
--	--



AVERAGE DAYS ON MARKET

81

Up 57 days over FEBRUARY 2022



Our Goal Is To Become Your #1 Title Services Provider.

*The only way to truly appreciate the Boston National difference is to try us out!
To place and order, contact your BNT sales professional or visit www.bnttexas.com*

Source: Austin Board of Realtors: Time frame is FEBRUARY 2022/2023 - County is one of 'Bastrop', 'Caldwell', 'Hays', 'Travis', 'Williamson'

Single Family Residence Sales - February 2022 vs 2023

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2022	2023	2022	2023	2022	2023	2022	2023
1A	\$863,482	\$878,428	\$800,000	\$800,000	\$14,679,200	\$21,960,700	38	76
1B	\$1,670,152	\$1,745,292	\$1,362,750	\$1,605,000	\$30,062,743	\$20,943,500	60	69
1N	\$837,506	\$572,998	\$800,000	\$501,000	\$20,100,150	\$12,032,955	25	79
2	\$643,210	\$780,832	\$600,000	\$635,000	\$32,803,734	\$25,767,455	22	65
2N	\$487,510	\$459,067	\$505,000	\$415,000	\$19,012,898	\$10,558,551	19	79
3	\$638,316	\$600,403	\$617,500	\$547,701	\$36,384,005	\$20,413,712	20	87
3E	\$411,565	\$436,528	\$411,515	\$497,528	\$9,877,571	\$6,984,443	15	95
4	\$864,431	\$780,078	\$728,500	\$686,250	\$27,661,787	\$14,041,409	44	72
5	\$727,728	\$621,729	\$631,500	\$626,000	\$40,752,775	\$23,625,692	42	92
5E	\$438,357	\$301,283	\$381,000	\$297,750	\$6,575,350	\$3,615,400	23	76
6	\$1,018,183	\$919,927	\$941,000	\$765,000	\$44,800,051	\$22,998,177	32	68
7	\$1,481,481	\$1,128,300	\$635,000	\$847,550	\$26,666,653	\$13,539,600	30	70
8E	\$1,998,917	\$1,863,071	\$2,059,000	\$1,750,000	\$23,987,000	\$13,041,500	32	87
8W	\$1,217,393	\$1,192,485	\$1,227,000	\$1,097,500	\$13,391,327	\$14,309,822	42	56
9	\$688,506	\$593,927	\$411,500	\$520,000	\$21,343,675	\$7,721,050	45	82
10N	\$612,973	\$600,549	\$610,000	\$485,000	\$22,679,999	\$16,214,825	30	66
10S	\$537,351	\$522,668	\$530,500	\$493,000	\$32,241,042	\$23,520,050	28	65
11	\$448,071	\$398,402	\$449,500	\$424,000	\$21,507,430	\$8,366,436	26	75
BA	\$340,164	\$334,505	\$350,000	\$329,825	\$22,110,674	\$21,408,330	45	85
BL	\$826,012	\$817,850	\$512,000	\$470,000	\$22,302,311	\$12,267,750	47	105
BT	\$376,177	\$354,111	\$299,450	\$295,000	\$9,780,600	\$6,019,887	30	43
BU	\$667,811	\$378,748	\$302,000	\$319,518	\$57,431,786	\$22,724,855	86	93
BW	\$446,828	\$723,604	\$426,430	\$395,000	\$12,511,175	\$21,708,110	47	78
CC	\$432,687	\$277,125	\$303,990	\$289,000	\$23,797,804	\$6,928,134	30	58
CLN	\$528,341	\$504,498	\$482,690	\$446,500	\$99,328,08	\$73,656,701	28	80
CLS	\$632,729	\$567,328	\$612,000	\$503,000	\$34,800,100	\$22,693,120	29	134
CM	\$458,100	\$445,392	\$339,750	\$397,750	\$22,904,993	\$15,143,340	37	55
DT	\$916,164	\$1,412,273	\$682,000	\$835,000	\$26,568,750	\$15,535,000	25	138
EL	\$746,466	\$325,491	\$380,000	\$301,245	\$13,436,387	\$14,972,585	38	66
FC	\$372,804	\$407,893	\$280,000	\$280,000	\$8,574,496	\$5,710,500	132	122
GP	\$173,000	\$2,352,250	\$173,000	\$482,500	\$173,000	\$9,409,000	65	89
GTE	\$484,048	\$417,980	\$440,000	\$400,000	\$29,526,943	\$27,168,723	17	78
GTW	\$574,189	\$519,237	\$522,861	\$499,990	\$87,276,716	\$64,904,587	26	85
GU	\$462,740	\$428,808	\$351,000	\$312,083	\$15,270,435	\$15,437,087	56	70
GZ	\$299,899	\$258,586	\$166,926	\$175,000	\$6,597,771	\$2,068,690	106	120
HD	\$1,081,903	\$839,874	\$790,000	\$759,897	\$85,470,363	\$40,313,964	55	109
HH	\$424,233	\$401,235	\$400,000	\$360,000	\$71,695,306	\$62,191,437	22	78
HS	\$648,725	\$347,631	\$361,193	\$316,729	\$32,436,256	\$29,200,972	35	71
HU	\$449,139	\$379,604	\$425,000	\$369,920	\$59,735,540	\$42,895,281	16	66
HW	\$735,595	\$461,005	\$575,000	\$425,000	\$34,572,950	\$11,525,131	63	83
JA	\$332,830	\$306,146	\$322,008	\$285,495	\$13,313,182	\$14,082,724	16	70
KL	\$239,847	\$296,997	\$203,500	\$266,765	\$12,232,190	\$13,067,874	28	56
LC	\$431,317	\$241,923	\$350,000	\$207,000	\$6,469,750	\$3,145,000	180	111
LH	\$581,264	\$523,640	\$495,000	\$453,380	\$24,994,331	\$40,320,250	42	98
LL	\$451,680	\$523,842	\$96,000	\$337,500	\$21,228,975	\$16,762,954	58	108
LN	\$388,230	\$411,475	\$152,500	\$392,000	\$41,928,856	\$24,277,042	55	104
LP	\$393,050	\$300,319	\$179,500	\$299,000	\$6,288,800	\$6,006,370	67	81
LS	\$790,783	\$798,523	\$712,500	\$670,000	\$94,894,011	\$61,486,307	47	104
LW	\$677,688	\$544,618	\$479,550	\$525,000	\$13,553,765	\$5,990,800	66	127
MA	\$428,360	\$367,557	\$392,000	\$350,000	\$20,989,627	\$21,685,836	23	87
MC	\$324,568	\$379,845	\$264,125	\$212,500	\$7,789,628	\$8,356,600	84	105
N	\$574,062	\$468,354	\$540,050	\$462,500	\$20,666,225	\$12,177,200	25	97

N/A = Not Available or possibly too few to chart meaningfully

Single Family Residence Sales - February 2022 vs 2023

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2022	2023	2022	2023	2022	2023	2022	2023
NE	\$464,927	\$410,317	\$465,587	\$394,750	\$24,176,222	\$15,592,030	28	75
NW	\$640,219	\$820,569	\$607,500	\$475,500	\$21,767,440	\$19,693,659	29	76
OT	\$380,569	\$368,676	\$228,050	\$270,000	\$34,251,217	\$22,857,908	72	70
PF	\$487,306	\$476,396	\$458,498	\$421,500	\$92,588,121	\$45,257,626	27	83
RN	\$1,456,429	\$962,280	\$873,555	\$775,000	\$36,410,720	\$24,057,000	45	69
RRE	\$477,712	\$438,360	\$461,000	\$410,000	\$59,713,977	\$35,945,500	39	75
RRW	\$680,298	\$589,500	\$642,000	\$520,000	\$46,940,576	\$19,453,499	24	63
SC	\$515,148	\$520,156	\$465,000	\$468,403	\$22,151,375	\$15,604,688	25	62
SE	\$397,818	\$312,447	\$420,000	\$300,000	\$4,376,000	\$4,061,811	49	62
SH	\$679,779	\$512,333	\$499,900	\$502,500	\$8,837,126	\$3,074,000	45	75
SV	\$366,189	\$348,015	\$312,500	\$302,500	\$12,084,250	\$4,872,212	73	74
SWE	\$611,151	\$525,306	\$529,990	\$474,000	\$38,502,520	\$22,062,835	50	86
SWW	\$784,642	\$714,285	\$730,000	\$676,000	\$31,385,695	\$14,285,700	31	68
TCT	\$550,172	\$342,849	\$357,495	\$343,900	\$16,505,155	\$9,599,775	56	88
UT	\$505,778	\$558,125	\$305,000	\$492,500	\$4,552,000	\$4,465,000	31	31
W	\$985,546	\$951,528	\$800,000	\$640,000	\$20,696,466	\$17,127,500	44	58
WE	\$684,000	\$286,625	\$152,000	\$280,250	\$2,052,000	\$1,146,500	42	41
WW	\$879,694	\$261,667	\$815,000	\$215,000	\$9,676,638	\$1,570,000	90	82

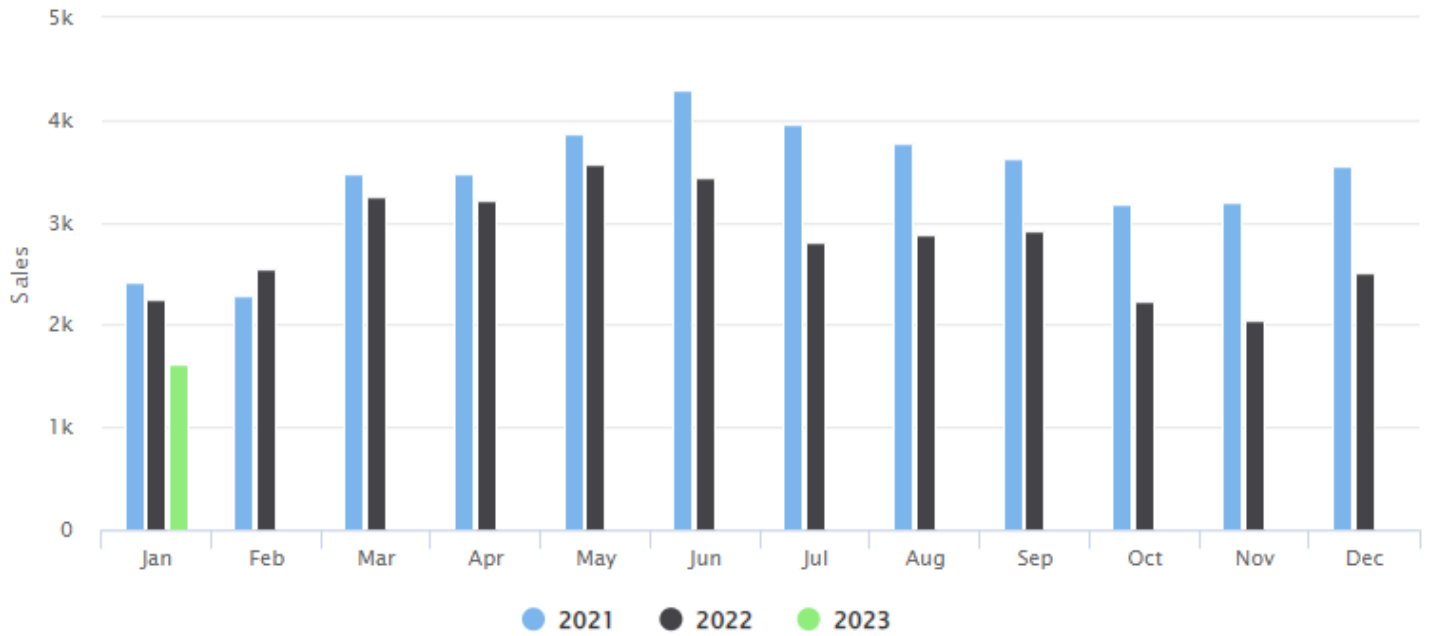
N/A = Not Available or possibly too few to chart meaningfully

MLS Area	Median Sales Price (\$)		
	Feb-22	Feb-23	YoY %
1A	\$800,000	\$800,000	0.00%
1B	\$1,362,750	\$1,605,000	17.78%
1N	\$800,000	\$501,000	-37.38%
2	\$600,000	\$635,000	5.83%
2N	\$505,000	\$415,000	-17.82%
3	\$617,500	\$547,701	-11.30%
3E	\$411,515	\$497,528	20.90%
4	\$728,500	\$686,250	-5.80%
5	\$631,500	\$626,000	-0.87%
5E	\$381,000	\$297,750	-21.85%
6	\$941,000	\$765,000	-18.70%
7	\$635,000	\$847,550	33.47%
8E	\$2,059,000	\$1,750,000	-15.01%
8W	\$1,227,000	\$1,097,500	-10.55%
9	\$411,500	\$520,000	26.37%
10N	\$610,000	\$485,000	-20.49%
10S	\$530,500	\$493,000	-7.07%
11	\$449,500	\$424,000	-5.67%
BA	\$350,000	\$329,825	-5.76%
BL	\$512,000	\$470,000	-8.20%
BT	\$299,450	\$295,000	-1.49%
BU	\$302,000	\$319,518	5.80%
BW	\$426,430	\$395,000	-7.37%
CC	\$303,990	\$289,000	-4.93%
CLN	\$482,690	\$446,500	-7.50%
CLS	\$612,000	\$503,000	-17.81%
CM	\$339,750	\$397,750	17.07%
DT	\$682,000	\$835,000	22.43%
EL	\$380,000	\$301,245	-20.73%
FC	\$280,000	\$280,000	0.00%
GP	\$173,000	\$482,500	178.90%
GTE	\$440,000	\$400,000	-9.09%
GTW	\$522,861	\$499,990	-4.37%
GU	\$351,000	\$312,083	-11.09%
GZ	\$166,926	\$175,000	N/A
HD	\$790,000	\$759,897	-3.81%
HH	\$400,000	\$360,000	-10.00%
HS	\$361,193	\$316,729	-12.31%
HU	\$425,000	\$369,920	-12.96%
HW	\$575,000	\$425,000	-26.09%
JA	\$322,008	\$285,495	-11.34%
KL	\$203,500	\$266,765	31.09%
LC	\$350,000	\$207,000	-40.86%
LH	\$495,000	\$453,380	-8.41%
LL	\$96,000	\$337,500	251.56%
LN	\$152,500	\$392,000	157.05%
LP	\$179,500	\$299,000	66.57%
LS	\$712,500	\$670,000	-5.96%
LW	\$479,550	\$525,000	9.48%
MA	\$392,000	\$350,000	-10.71%
MC	\$264,125	\$212,500	-19.55%
N	\$540,050	\$462,500	-14.36%
NE	\$465,587	\$394,750	-15.21%
NW	\$607,500	\$475,500	-21.73%
OT	\$228,050	\$270,000	18.40%
PF	\$458,498	\$421,500	-8.07%
RN	\$873,555	\$775,000	-11.28%
RRE	\$461,000	\$410,000	-11.06%
RRW	\$642,000	\$520,000	-19.00%
SC	\$465,000	\$468,403	0.73%
SE	\$420,000	\$300,000	-28.57%
SH	\$499,900	\$502,500	0.52%
SV	\$312,500	\$302,500	-3.20%
SWE	\$529,990	\$474,000	-10.56%
SWW	\$730,000	\$676,000	-7.40%
TCT	\$357,495	\$343,900	-3.80%
UT	\$305,000	\$492,500	61.48%
W	\$800,000	\$640,000	-20.00%
WE	\$152,000	\$280,250	84.38%
WW	\$815,000	\$215,000	-73.62%

MLS Area	Listings vs Sales			
	Active Listings		Sales	
	Feb-22	Feb-23	Feb-22	Feb-23
1A	20	63	17	25
1B	32	107	18	12
1N	22	55	24	21
2	36	95	51	33
2N	32	66	39	23
3	68	152	57	34
3E	24	66	24	16
4	42	89	32	18
5	110	225	56	38
5E	9	30	15	12
6	34	180	45	27
7	17	49	18	12
8E	28	95	12	8
8W	19	70	11	12
9	19	86	31	13
10N	50	135	37	27
10S	39	86	60	46
11	34	88	48	21
BA	260	451	65	64
BL	131	305	27	15
BT	40	135	26	17
BU	347	742	86	60
BW	90	267	28	30
CC	132	269	55	25
CLN	202	515	189	146
CLS	51	98	56	40
CM	148	420	51	34
DT	38	128	29	11
EL	89	257	19	47
FC	89	131	23	14
GP	27	62	1	4
GTE	84	239	61	65
GTW	187	734	152	125
GU	88	284	34	36
GZ	49	59	22	8
HD	195	375	79	48
HH	250	784	170	156
HS	150	257	50	85
HU	88	265	133	113
HW	77	150	48	25
JA	52	149	40	46
KL	72	137	51	44
LC	80	109	15	13
LH	112	431	44	78
LL	170	344	47	32
LN	282	710	108	59
LP	81	163	16	20
LS	199	661	120	78
LW	85	158	20	11
MA	72	236	49	59
MC	96	211	24	22
N	23	53	36	27
NE	50	100	52	39
NW	54	100	35	24
OT	455	882	90	62
PF	114	361	190	96
RN	30	99	25	25
RRE	115	315	126	84
RRW	42	111	69	33
SC	73	214	43	30
SE	50	74	11	13
SH	28	96	13	6
SV	91	162	33	14
SWE	59	106	64	42
SWW	26	60	40	20
TCT	98	240	30	30
UT	39	50	10	8
W	21	53	21	18
WE	14	50	3	4
WW	31	58	11	6

Housing Activity for Austin-Round Rock MSA

Home Sales



Price Distribution

