



BOSTON NATIONAL
— TITLE OF TEXAS —

MARKET STATISTICS

for the GREATER AUSTIN AREA

MARCH 2023

Presented by County and MLS Area



MARCH 2023 AUSTIN-ROUND ROCK MSA HOUSING REPORT



ACTIVE LISTINGS



▲ **377%**

8,059 in MARCH 2023

MEDIAN SALES PRICE

\$450,000



▼ **13%**

Compared to MARCH 2022

MONTHS OF INVENTORY



3.0 MONTHS

Up 2.5 months over MARCH 2022

CLOSED SALES



▼ **14%**

2,804 in MARCH 2023

AVERAGE DAYS ON MARKET

80

up 58 days over MARCH 2022



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Source: Austin Board of Realtors: Time frame is MARCH 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.

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MARCH 2023 CITY OF AUSTIN HOUSING REPORT



ACTIVE LISTINGS



▲ **307%**

2,166 in MARCH 2023

MEDIAN SALES PRICE

\$529,495



▼ **15%**

Compared to MARCH 2022

MONTHS OF INVENTORY



2.8 MONTHS

Up 2.3 months over MARCH 2022

CLOSED SALES



▼ **24%**

774 in MARCH 2023

AVERAGE DAYS ON MARKET

66

up 45 days over MARCH 2022



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MARCH 2023 BASTROP COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **301%**

506 in MARCH 2023

MEDIAN SALES PRICE

\$329,990



▼ **17%**

Compared to MARCH 2022

MONTHS OF INVENTORY



4.1 MONTHS

Up 3.1 months over MARCH 2022

CLOSED SALES



▲ **<1%**

129 in MARCH 2023

AVERAGE DAYS ON MARKET

90

up 51 days over MARCH 2022



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MARCH 2023 HAYS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **429%**

1,293 in MARCH 2023

MEDIAN SALES PRICE

\$388,950



▼ **15%**

Compared to MARCH 2022

MONTHS OF INVENTORY



3.5 MONTHS

Up 2.9 months over MARCH 2022

CLOSED SALES



▲ **2.8%**

400 in MARCH 2023

AVERAGE DAYS ON MARKET

97

Up 71 days over MARCH 2022



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MARCH 2023 TRAVIS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **336%**

3,775 in MARCH 2023

MEDIAN SALES PRICE

\$514,900



▼ **14%**

Compared to MARCH 2022

MONTHS OF INVENTORY



3.1 MONTHS

Up 2.6 months over MARCH 2022

CLOSED SALES



▼ **21%**

1,262 in MARCH 2023

AVERAGE DAYS ON MARKET

72

Up 50 days over MARCH 2022



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MARCH 2023 WILLIAMSON COUNTY HOUSING REPORT



ACTIVE LISTINGS  ▲ 462% 2,366 in MARCH 2023	MEDIAN SALES PRICE \$425,000 ▼ 13% Compared to MARCH 2022 
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MONTHS OF INVENTORY  2.6 MONTHS Up 2.2 months over MARCH 2022	CLOSED SALES  ▼ 11% 973 in MARCH 2023
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AVERAGE DAYS ON MARKET

82

Up 62 days over MARCH 2022



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Single Family Residence Sales - March 2022 vs 2023

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2022	2023	2022	2023	2022	2023	2022	2023
1A	\$1,047,692	\$852,057	\$1,047,692	\$617,500	\$33,526,128	\$25,561,700	16	55
1B	\$1,679,140	\$1,399,065	\$1,679,140	\$1,185,190	\$55,411,628	\$39,173,819	45	51
1N	\$946,425	\$697,776	\$946,425	\$625,000	\$45,428,400	\$18,839,965	12	64
2	\$774,840	\$669,136	\$774,840	\$570,000	\$30,218,769	\$22,081,500	13	73
2N	\$538,125	\$414,763	\$538,125	\$399,500	\$23,139,363	\$10,783,850	15	42
3	\$719,397	\$678,986	\$719,397	\$600,000	\$46,760,775	\$38,023,216	22	58
3E	\$453,056	\$426,274	\$453,056	\$403,000	\$12,232,502	\$8,525,480	23	106
4	\$889,695	\$823,833	\$889,695	\$838,650	\$37,367,183	\$19,771,995	38	59
5	\$807,490	\$681,138	\$807,490	\$650,990	\$47,641,897	\$18,390,723	32	72
5E	\$413,675	\$399,797	\$413,675	\$361,500	\$11,996,568	\$4,397,765	17	64
6	\$1,138,731	\$869,368	\$1,138,731	\$732,000	\$63,768,924	\$36,513,440	22	74
7	\$947,129	\$1,337,950	\$947,129	\$1,009,450	\$17,995,460	\$16,055,400	4	80
8E	\$1,853,088	\$2,490,818	\$1,853,088	\$2,257,500	\$31,502,500	\$27,399,000	13	83
8W	\$1,924,133	\$2,148,817	\$1,924,133	\$1,023,302	\$28,862,001	\$40,827,531	30	67
9	\$702,125	\$423,057	\$702,125	\$418,500	\$16,851,003	\$8,461,147	10	89
10N	\$687,780	\$679,026	\$687,780	\$520,000	\$30,262,328	\$22,407,849	26	67
10S	\$603,236	\$550,540	\$603,236	\$525,000	\$45,845,946	\$33,582,938	18	65
11	\$455,394	\$404,414	\$455,394	\$413,750	\$20,037,348	\$10,514,758	21	61
BA	\$346,748	\$281,791	\$346,748	\$309,000	\$41,956,530	\$18,879,995	68	119
BL	\$679,640	\$824,942	\$679,640	\$476,000	\$33,982,006	\$14,024,013	103	85
BT	\$324,560	\$324,866	\$324,560	\$270,000	\$10,385,925	\$11,370,321	30	64
BU	\$424,223	\$463,977	\$424,223	\$360,000	\$52,179,468	\$29,230,529	64	115
BW	\$453,258	\$450,851	\$453,258	\$370,495	\$19,036,843	\$20,739,128	53	90
CC	\$480,034	\$305,024	\$480,034	\$285,000	\$27,841,999	\$12,200,952	43	77
CLN	\$615,165	\$516,722	\$615,165	\$449,578	\$164,248,970	\$110,578,467	22	75
CLS	\$658,364	\$542,496	\$658,364	\$541,250	\$44,110,402	\$30,379,764	14	77
CM	\$491,412	\$416,603	\$390,000	\$317,500	\$35,381,657	\$32,495,014	40	67
DT	\$1,018,170	\$1,138,192	\$837,120	\$975,000	\$25,454,259	\$21,625,650	36	72
EL	\$456,271	\$300,205	\$337,122	\$294,447	\$24,638,621	\$17,411,878	24	85
FC	\$508,567	\$370,913	\$385,000	\$285,000	\$7,628,500	\$7,789,166	80	118
GP	\$416,500	\$583,500	\$195,000	\$643,000	\$2,499,000	\$1,750,500	138	174
GTE	\$451,550	\$457,535	\$420,000	\$380,810	\$46,058,143	\$39,805,538	29	86
GTW	\$595,103	\$566,835	\$548,495	\$480,000	\$123,781,338	\$98,629,258	20	87
GU	\$437,079	\$387,283	\$285,105	\$307,000	\$22,291,005	\$16,653,188	30	70
GZ	\$302,773	\$147,220	\$210,030	\$149,990	\$3,027,730	\$1,324,980	108	133
HD	\$874,190	\$816,512	\$793,494	\$760,000	\$99,657,667	\$61,238,425	36	101
HH	\$462,576	\$395,109	\$413,667	\$357,170	\$89,739,676	\$79,021,716	23	89
HS	\$395,475	\$394,989	\$325,000	\$310,990	\$28,078,751	\$34,364,013	27	81
HU	\$652,305	\$418,674	\$432,585	\$374,900	\$82,190,406	\$44,798,124	19	67
HW	\$668,738	\$602,600	\$515,000	\$530,000	\$26,080,800	\$23,501,399	55	80
JA	\$343,072	\$357,113	\$331,777	\$305,000	\$29,847,298	\$23,212,336	18	82
KL	\$387,837	\$313,013	\$226,250	\$269,530	\$24,045,900	\$13,459,542	37	70
LC	\$445,682	\$409,445	\$260,000	\$248,000	\$8,467,965	\$3,685,003	40	80
LH	\$621,619	\$560,487	\$592,119	\$474,990	\$36,675,522	\$46,520,428	29	108
LL	\$421,851	\$695,655	\$235,000	\$284,100	\$22,358,122	\$29,217,525	62	110
LN	\$426,130	\$480,578	\$365,000	\$435,000	\$62,641,072	\$49,499,502	47	114
LP	\$410,067	\$354,139	\$260,450	\$314,000	\$8,201,348	\$6,020,370	50	69
LS	\$872,766	\$830,543	\$815,000	\$785,000	\$128,296,607	\$72,257,258	40	79
LW	\$624,776	\$840,912	\$275,000	\$627,450	\$18,118,490	\$10,090,949	56	93
MA	\$475,347	\$2,010,197	\$393,600	\$374,554	\$33,274,311	\$128,652,632	14	96
MC	\$327,915	\$291,760	\$237,500	\$185,000	\$10,493,279	\$6,710,480	71	72
N	\$564,485	\$448,252	\$530,117	\$450,000	\$16,934,564	\$14,792,300	10	82

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

Single Family Residence Sales - March 2022 vs 2023

MLS Area	Average Sales Price (\$)		Median Sales Price (\$)		Sales Volume (\$)		Avg CDOM	
	2022	2023	2022	2023	2022	2023	2022	2023
NE	\$486,635	\$425,121	\$479,900	\$416,995	\$37,470,928	\$22,106,297	16	74
NW	\$656,555	\$603,176	\$626,000	\$530,000	\$48,585,089	\$24,730,207	20	75
OT	\$662,899	\$427,172	\$250,000	\$275,000	\$61,649,606	\$39,727,016	68	70
PF	\$523,313	\$433,533	\$491,950	\$415,000	\$102,569,349	\$59,827,546	18	77
RN	\$1,242,929	\$988,216	\$1,316,000	\$850,000	\$59,660,590	\$24,705,400	42	58
RRE	\$507,032	\$457,421	\$471,000	\$434,500	\$60,336,807	\$56,262,796	23	84
RRW	\$746,981	\$620,453	\$658,000	\$570,000	\$64,987,373	\$41,570,320	16	75
SC	\$698,722	\$496,780	\$483,799	\$484,990	\$36,333,528	\$26,329,342	32	96
SE	\$591,719	\$346,143	\$380,000	\$333,890	\$15,976,420	\$7,961,300	63	58
SH	\$457,965	\$467,039	\$405,000	\$519,089	\$7,327,440	\$5,604,473	74	90
SV	\$387,787	\$572,720	\$409,326	\$245,000	\$6,980,169	\$14,890,722	112	122
SWE	\$651,154	\$548,857	\$590,000	\$488,000	\$54,696,926	\$29,638,304	18	67
SWW	\$943,949	\$790,135	\$862,500	\$697,500	\$45,309,570	\$30,025,143	19	65
TCT	\$678,638	\$413,453	\$385,000	\$322,000	\$33,253,246	\$14,470,865	52	110
UT	\$495,345	\$395,139	\$362,500	\$325,000	\$9,906,903	\$6,717,362	36	62
W	\$1,337,931	\$1,265,246	\$964,500	\$805,000	\$29,434,480	\$18,978,690	99	69
WE	\$190,000	\$274,375	\$190,000	\$180,000	\$380,000	\$2,195,000	85	155
WW	\$530,422	\$866,667	\$525,000	\$760,000	\$7,956,323	\$2,600,000	48	258

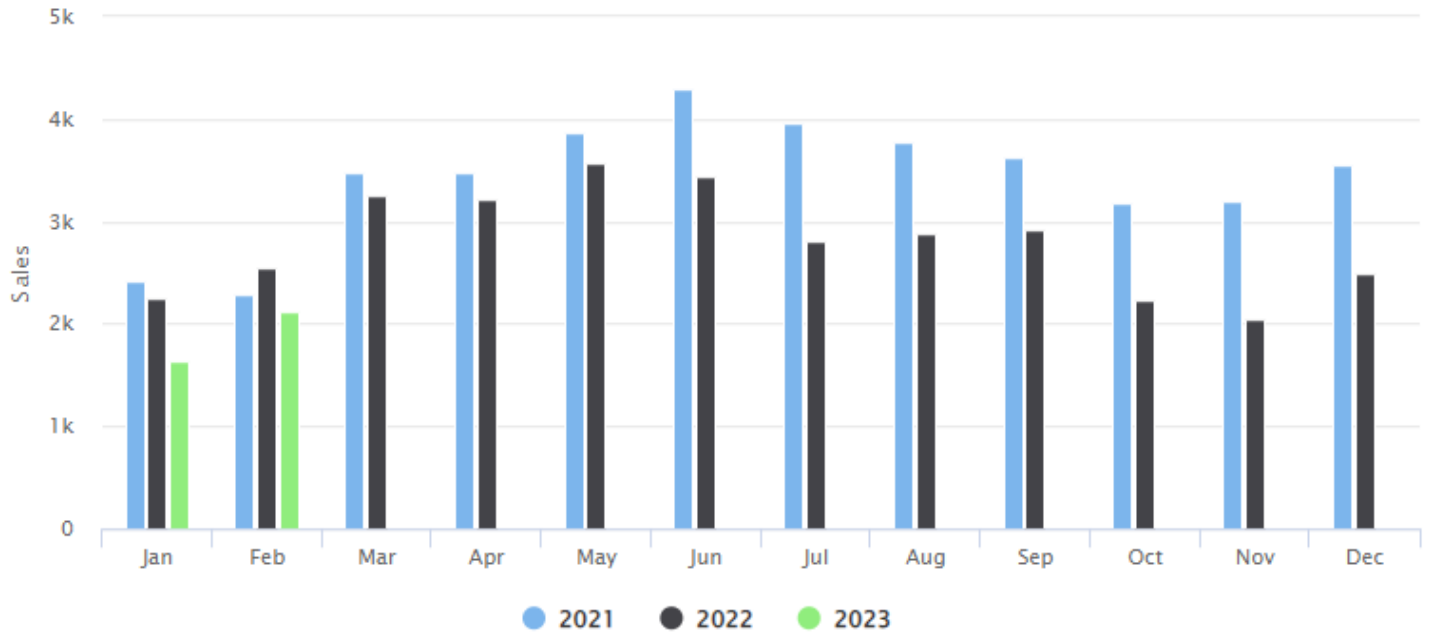
N/A = Not Available or possibly too few to chart meaningfully

MLS Area	Median Sales Price (\$)		
	Mar-22	Mar-23	YoY %
1A	\$1,047,692	\$617,500	-41.06%
1B	\$1,679,140	\$1,185,190	-29.42%
1N	\$946,425	\$625,000	-33.96%
2	\$774,840	\$570,000	-26.44%
2N	\$538,125	\$399,500	-25.76%
3	\$719,397	\$600,000	-16.60%
3E	\$453,056	\$403,000	-11.05%
4	\$889,695	\$838,650	-5.74%
5	\$807,490	\$650,990	-19.38%
5E	\$413,675	\$361,500	-12.61%
6	\$1,138,731	\$732,000	-35.72%
7	\$947,129	\$1,009,450	6.58%
8E	\$1,853,088	\$2,257,500	21.82%
8W	\$1,924,133	\$1,023,302	-46.82%
9	\$702,125	\$418,500	-40.40%
10N	\$687,780	\$520,000	-24.39%
10S	\$603,236	\$525,000	-12.97%
11	\$455,394	\$413,750	-9.14%
BA	\$346,748	\$309,000	-10.89%
BL	\$679,640	\$476,000	-29.96%
BT	\$324,560	\$270,000	-16.81%
BU	\$424,223	\$360,000	-15.14%
BW	\$453,258	\$370,495	-18.26%
CC	\$480,034	\$285,000	-40.63%
CLN	\$615,165	\$449,578	-26.92%
CLS	\$658,364	\$541,250	-17.79%
CM	\$390,000	\$317,500	-18.59%
DT	\$837,120	\$975,000	16.47%
EL	\$337,122	\$294,447	-12.66%
FC	\$385,000	\$285,000	-25.97%
GP	\$195,000	\$643,000	229.74%
GTE	\$420,000	\$380,810	-9.33%
GTW	\$548,495	\$480,000	-12.49%
GU	\$285,105	\$307,000	7.68%
GZ	\$210,030	\$149,990	N/A
HD	\$793,494	\$760,000	-4.22%
HH	\$413,667	\$357,170	-13.66%
HS	\$325,000	\$310,990	-4.31%
HU	\$432,585	\$374,900	-13.33%
HW	\$515,000	\$530,000	2.91%
JA	\$331,777	\$305,000	-8.07%
KL	\$226,250	\$269,530	19.13%
LC	\$260,000	\$248,000	-4.62%
LH	\$592,119	\$474,990	-19.78%
LL	\$235,000	\$284,100	20.89%
LN	\$365,000	\$435,000	19.18%
LP	\$260,450	\$314,000	20.56%
LS	\$815,000	\$785,000	-3.68%
LW	\$275,000	\$627,450	128.16%
MA	\$393,600	\$374,554	-4.84%
MC	\$237,500	\$185,000	-22.11%
N	\$530,117	\$450,000	-15.11%
NE	\$479,900	\$416,995	-13.11%
NW	\$626,000	\$530,000	-15.34%
OT	\$250,000	\$275,000	10.00%
PF	\$491,950	\$415,000	-15.64%
RN	\$1,316,000	\$850,000	-35.41%
RRE	\$471,000	\$434,500	-7.75%
RRW	\$658,000	\$570,000	-13.37%
SC	\$483,799	\$484,990	0.25%
SE	\$380,000	\$333,890	-12.13%
SH	\$405,000	\$519,089	28.17%
SV	\$409,326	\$245,000	-40.15%
SWE	\$590,000	\$488,000	-17.29%
SWW	\$862,500	\$697,500	-19.13%
TCT	\$385,000	\$322,000	-16.36%
UT	\$362,500	\$325,000	-10.34%
W	\$964,500	\$805,000	-16.54%
WE	\$190,000	\$180,000	-5.26%
WW	\$525,000	\$760,000	44.76%

MLS Area	Listings vs Sales			
	Active Listings		Sales	
	Mar-22	Mar-23	Mar-22	Mar-23
1A	24	75	32	31
1B	32	137	33	28
1N	36	75	49	27
2	44	121	39	33
2N	45	81	43	26
3	79	190	65	56
3E	35	67	27	20
4	46	118	42	24
5	120	251	60	27
5E	14	47	29	11
6	37	188	56	44
7	31	66	19	12
8E	35	108	17	11
8W	17	76	15	19
9	24	102	24	20
10N	56	168	45	34
10S	46	111	76	61
11	37	112	44	26
BA	255	478	121	71
BL	133	336	50	17
BT	50	149	32	35
BU	392	791	123	63
BW	99	273	42	46
CC	167	305	58	40
CLN	206	555	268	214
CLS	64	119	67	56
CM	152	450	73	78
DT	41	156	25	19
EL	116	274	55	59
FC	79	124	15	21
GP	30	67	6	3
GTE	112	256	102	88
GTW	217	757	209	174
GU	97	269	51	43
GZ	50	66	10	9
HD	204	453	115	78
HH	280	850	195	200
HS	169	248	71	87
HU	108	242	126	107
HW	68	179	39	39
JA	69	180	87	65
KL	74	149	63	43
LC	82	124	19	9
LH	132	452	59	83
LL	185	358	53	42
LN	332	797	149	103
LP	78	176	20	17
LS	260	818	147	87
LW	99	177	29	12
MA	81	241	70	64
MC	109	217	32	23
N	33	#REF!	30	33
NE	56	#REF!	77	52
NW	52	#REF!	77	41
OT	446	#REF!	93	93
PF	140	#REF!	196	138
RN	42	#REF!	48	25
RRE	130	#REF!	119	126
RRW	53	#REF!	88	67
SC	73	#REF!	52	53
SE	53	#REF!	27	23
SH	28	#REF!	16	12
SV	94	#REF!	19	26
SWE	54	#REF!	84	54
SWW	20	#REF!	48	38
TCT	109	#REF!	49	36
UT	41	#REF!	20	17
W	27	#REF!	22	15
WE	15	#REF!	2	8
WW	30	#REF!	15	3

Housing Activity for Austin-Round Rock MSA

Home Sales



Price Distribution

