TEAM PRICE REAL ESTATE

# AUSTIN DAILY REAL ESTATE BRIEFING

## WEDNESDAY NOVEMBER 26 2025

ACTIVE : 15,190 ➕ 14.9% YOY

PENDING : 3,851 🟰 (0.0%) YOY

team price real estate

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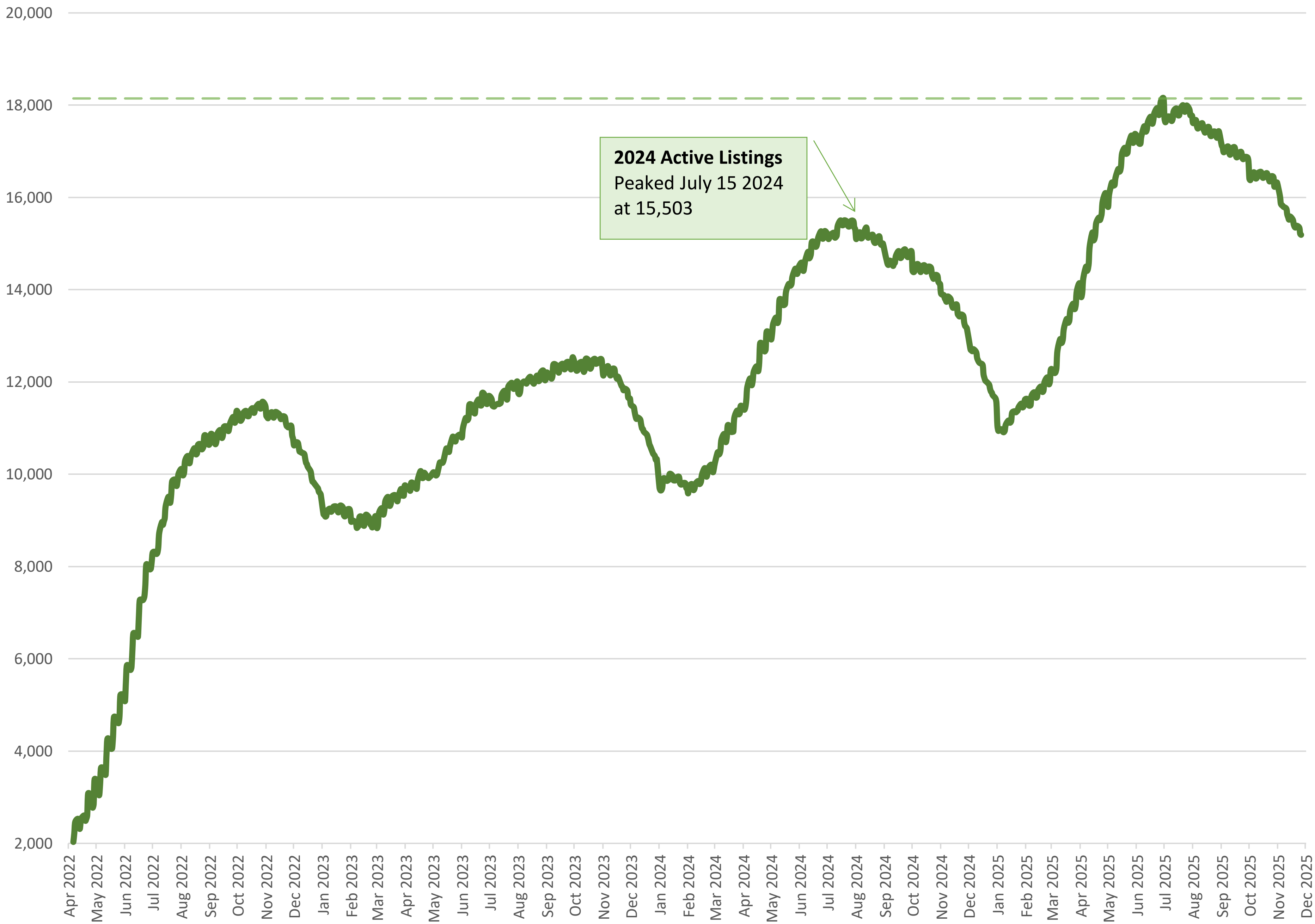
**Active Residential Listings; Currently at 15,190 | Previous High of 18,146 on Mon, Jun 30, 2025 | -2,956**



## ALL Active Listings : Price Activity

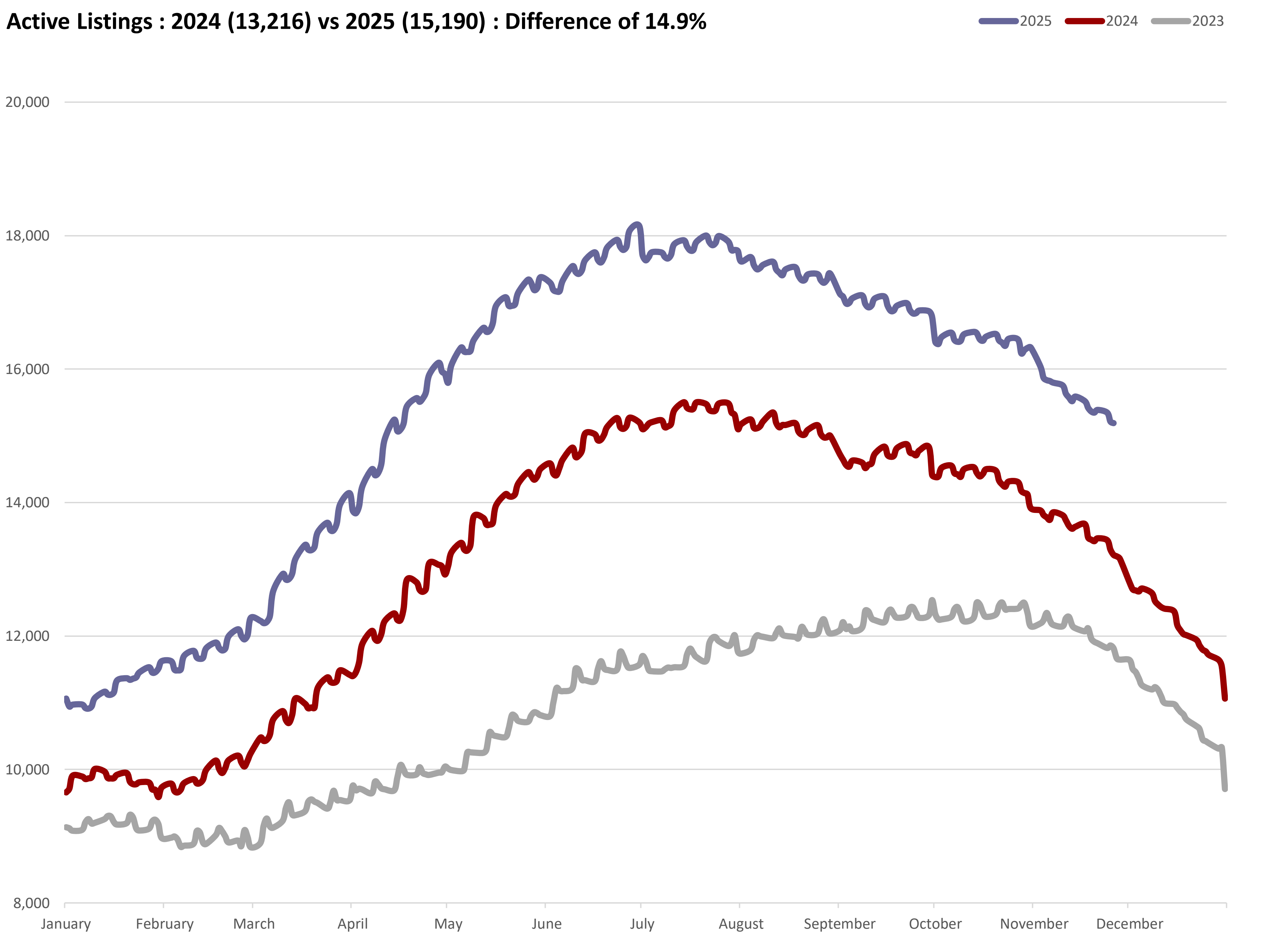
57.7% of All Active Listings have had at least 1 price drop

| MLS | # | ↓ | ↔ | ↑ |
|---|---|---|---|---|
| Entire MLS | 15,190 | 57.7% | 39.4% | 2.4% |

| City | # | ↓ | ↔ | ↑ |
|---|---|---|---|---|
| Austin | 666 | 56.2% | 41.7% | 1.4% |
| Bastrop | 344 | 59.9% | 38.4% | 1.2% |
| Buda | 313 | 49.8% | 39.3% | 10.9% |
| Burnet | 153 | 51.6% | 47.7% | |
| Cedar Creek | 115 | 66.1% | 33.0% | 0.9% |
| Cedar Park | 207 | 60.4% | 37.2% | 1.4% |
| Dale | 69 | 49.3% | 49.3% | 1.4% |
| Del Valle | 104 | 52.9% | 41.3% | 5.8% |
| Driftwood | 33 | 63.6% | 36.4% | |
| Dripping Springs | 223 | 57.0% | 41.7% | 0.4% |
| Elgin | 289 | 57.8% | 40.8% | 1.4% |
| Georgetown | 1,157 | 65.0% | 31.9% | 3.0% |
| Hutto | 360 | 61.1% | 36.7% | 2.2% |
| Jarrell | 271 | 52.0% | 43.9% | 4.1% |
| Kyle | 519 | 62.6% | 32.0% | 5.0% |

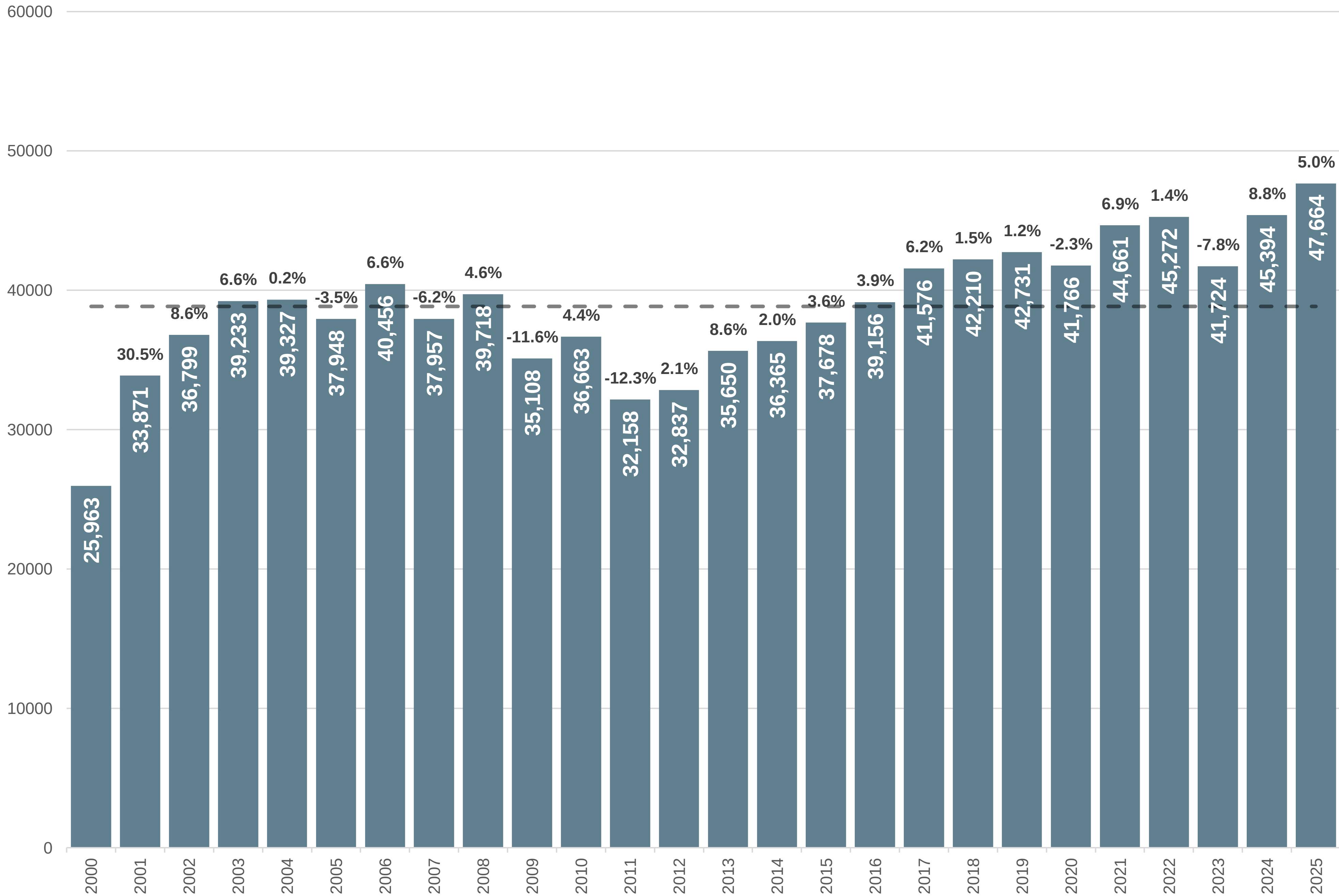
| City | # | ↓ | ↔ | ↑ |
|---|---|---|---|---|
| Lago Vista | 218 | 60.1% | 39.0% | 0.9% |
| Lakeway | 128 | 60.9% | 35.2% | 0.8% |
| Leander | 621 | 63.8% | 32.7% | 2.7% |
| Liberty Hill | 437 | 64.8% | 31.6% | 3.4% |
| Lockhart | 111 | 66.7% | 32.4% | 0.9% |
| Manchaca | 19 | 47.4% | 52.6% | |
| Manor | 243 | 49.4% | 49.0% | 1.6% |
| Marble Falls | 123 | 57.7% | 36.6% | 4.9% |
| Pflugerville | 408 | 62.3% | 35.0% | 2.5% |
| Round Rock | 593 | 61.6% | 33.1% | 4.7% |
| San Marcos | 408 | 65.7% | 30.9% | 3.4% |
| Smithville | 92 | 53.3% | 44.6% | 2.2% |
| Spicewood | 269 | 52.8% | 45.0% | 1.5% |
| Taylor | 106 | 55.7% | 40.6% | 3.8% |
| Wimberley | 158 | 55.7% | 43.0% | 0.6% |

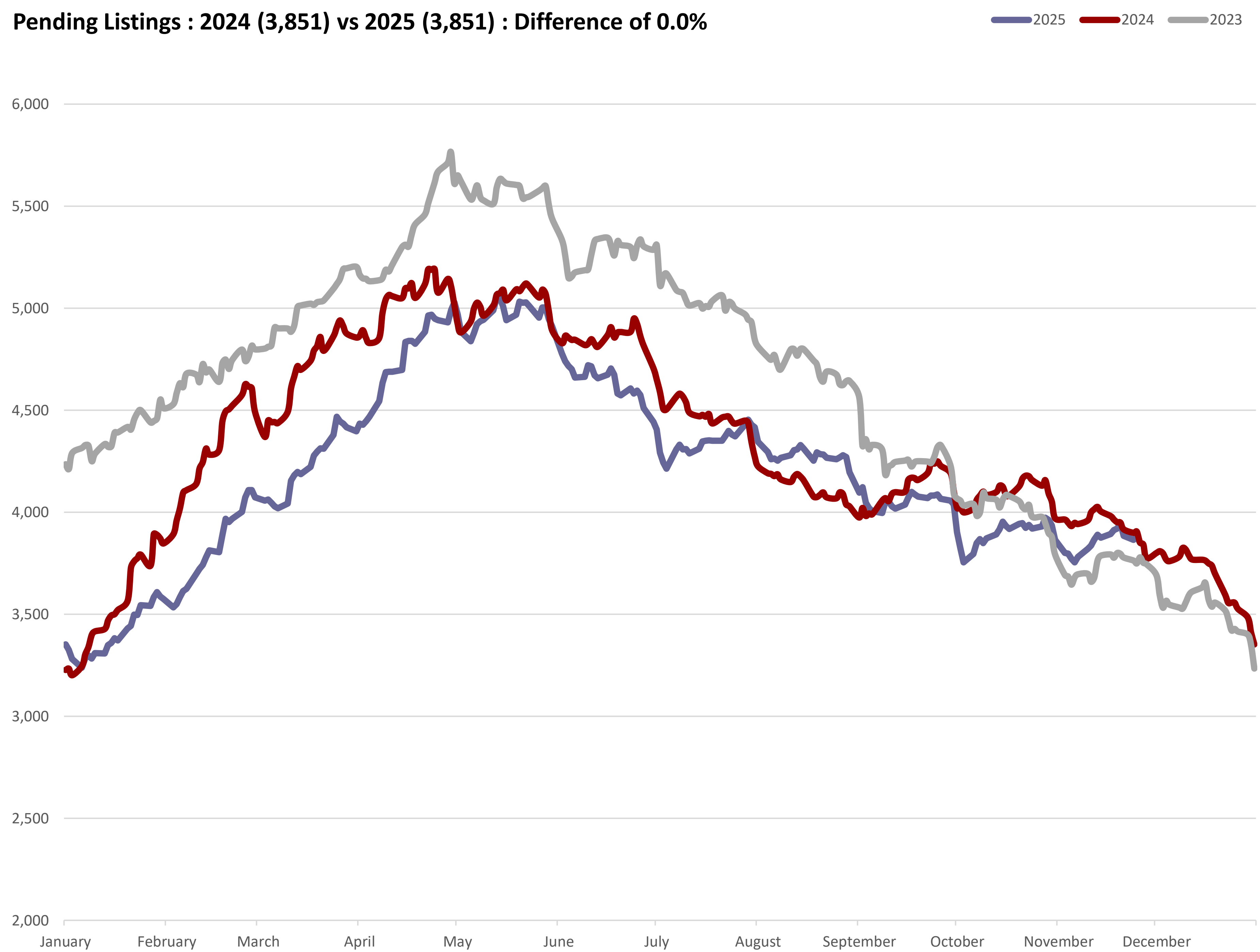
**↓ : Price Drop** **↔ : No Change** **↑ : Price Increase**



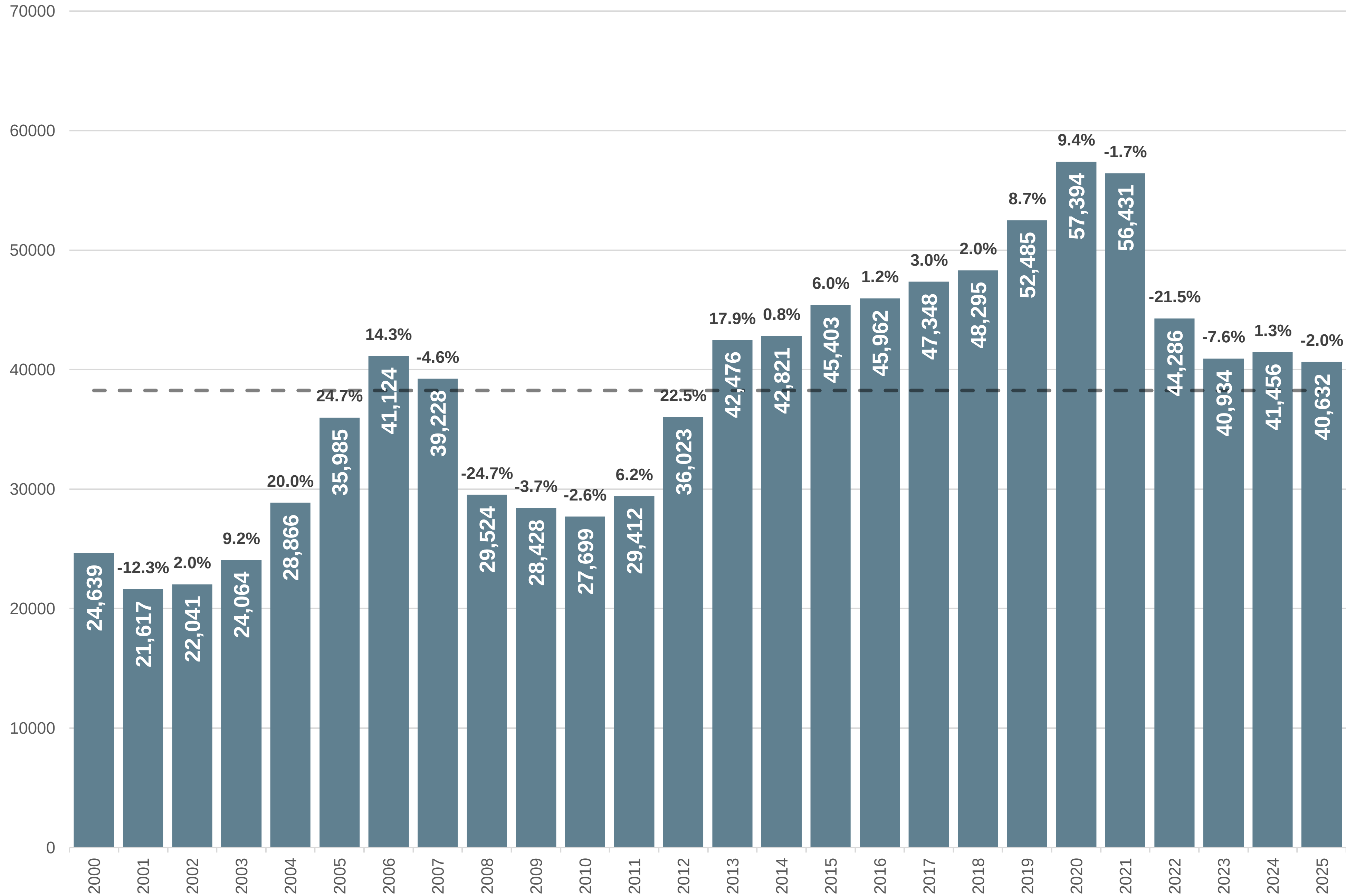
Active Listings : 2024 (13,216) vs 2025 (15,190) : Difference of 14.9%
2025
2024
2023
20,000
18,000
16,000
14,000
12,000
10,000
8,000
January
February
March
April
May
June
July
August
September
October
November
December

## Cumulative New Listings from Jan to Nov : 47,664, +5.0% YoY and +22.7% Above Average

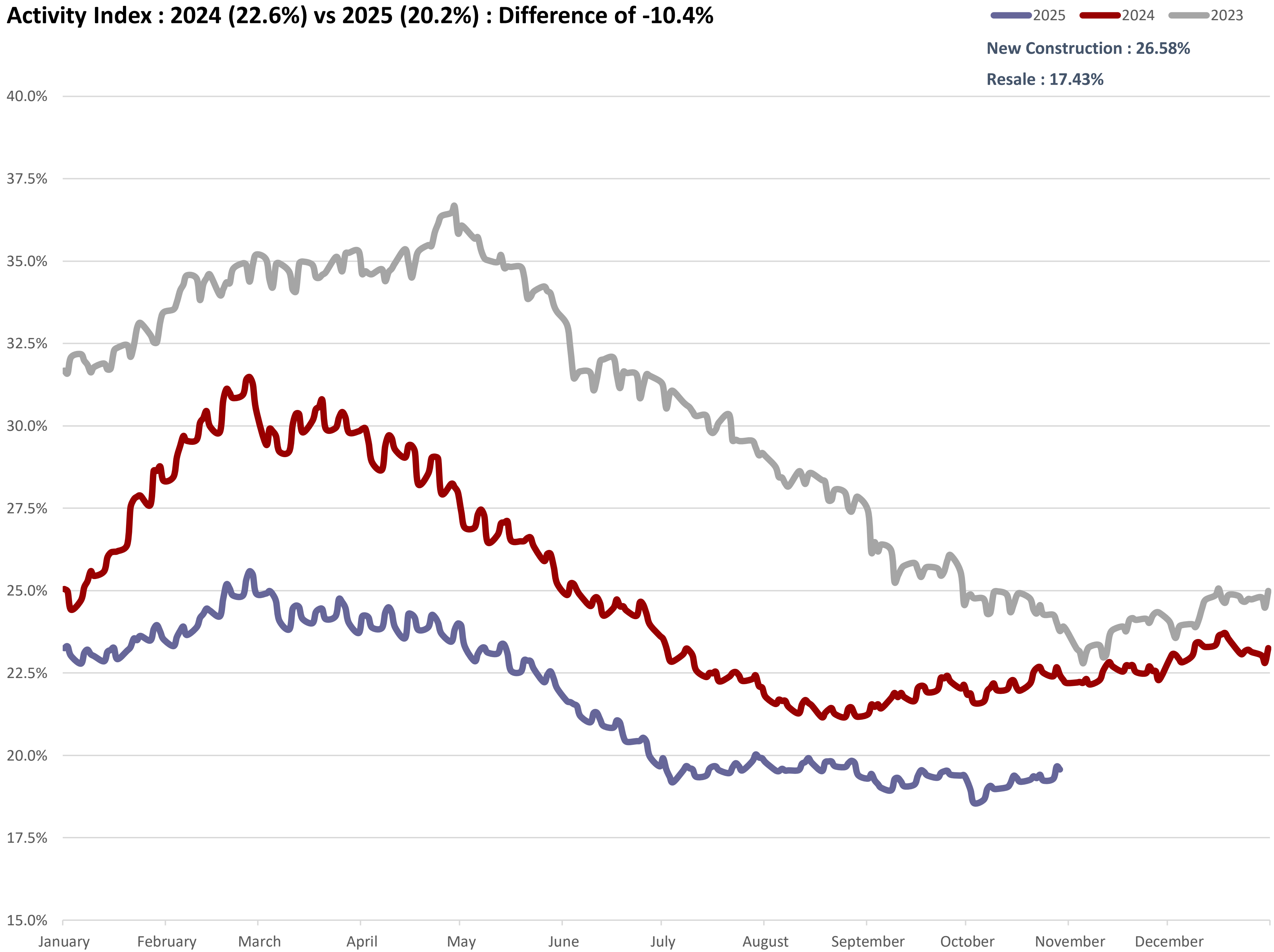



Pending Listings : 2024 (3,851) vs 2025 (3,851) : Difference of 0.0%
2025
2024
2023
6,000
5,500
5,000
4,500
4,000
3,500
3,000
2,500
2,000
January
February
March
April
May
June
July
August
September
October
November
December

## Cumulative Pending from Jan to Nov : 40,632, (-2.0%) YoY and +6.2% Above Average



## Activity Index : 2024 (22.6%) vs 2025 (20.2%) : Difference of -10.4%



# Activity Index : Re-Sale : Market Phases Explained

| | | City | | Zip | | |
|---|---|---|---|---|---|---|
| **Expansion** | **> 30%** | **0** | **0%** | **2** | **3%** | **Strong demand, rising prices** |
| **Equilibrium** | **25% – 30%** | **1** | **3%** | **9** | **12%** | **Balanced conditions, steady absorption** |
| Softening | 20% – 25% | 4 | 13% | 13 | 17% | Slower sales, rising inventory |
| **Contraction / Danger Zone** | **15% – 20%** | **15** | **50%** | **37** | **49%** | **Market stalls, supply imbalance, price decline** |
| **Crisis / Freeze** | **< 15%** | **10** | **33%** | **14** | **19%** | **Buyer paralysis, price corrections accelerate** |

| Top 30 Cities | |
|---|---|
| Cedar Park | 26.27% |
| Pflugerville | 23.20% |
| Buda | 20.92% |
| Hutto | 20.17% |
| Kyle | 20.00% |
| Taylor | 19.82% |
| Del Valle | 19.74% |
| Liberty Hill | 19.33% |
| Round Rock | 19.31% |
| Austin | 19.16% |
| Dripping Springs | 18.78% |
| Elgin | 18.78% |
| Manor | 18.56% |
| Lockhart | 18.48% |
| Lakeway | 18.46% |
| Georgetown | 17.85% |
| Leander | 16.08% |
| San Marcos | 15.47% |
| Wimberley | 15.38% |
| Cedar Creek | 15.00% |
| Manchaca | 14.29% |
| Jarrell | 13.82% |
| Lago Vista | 12.09% |
| Dale | 11.86% |
| Burnet | 10.60% |
| Bastrop | 10.55% |
| Marble Falls | 9.09% |
| Driftwood | 8.57% |
| Spicewood | 6.06% |
| Smithville | 5.71% |

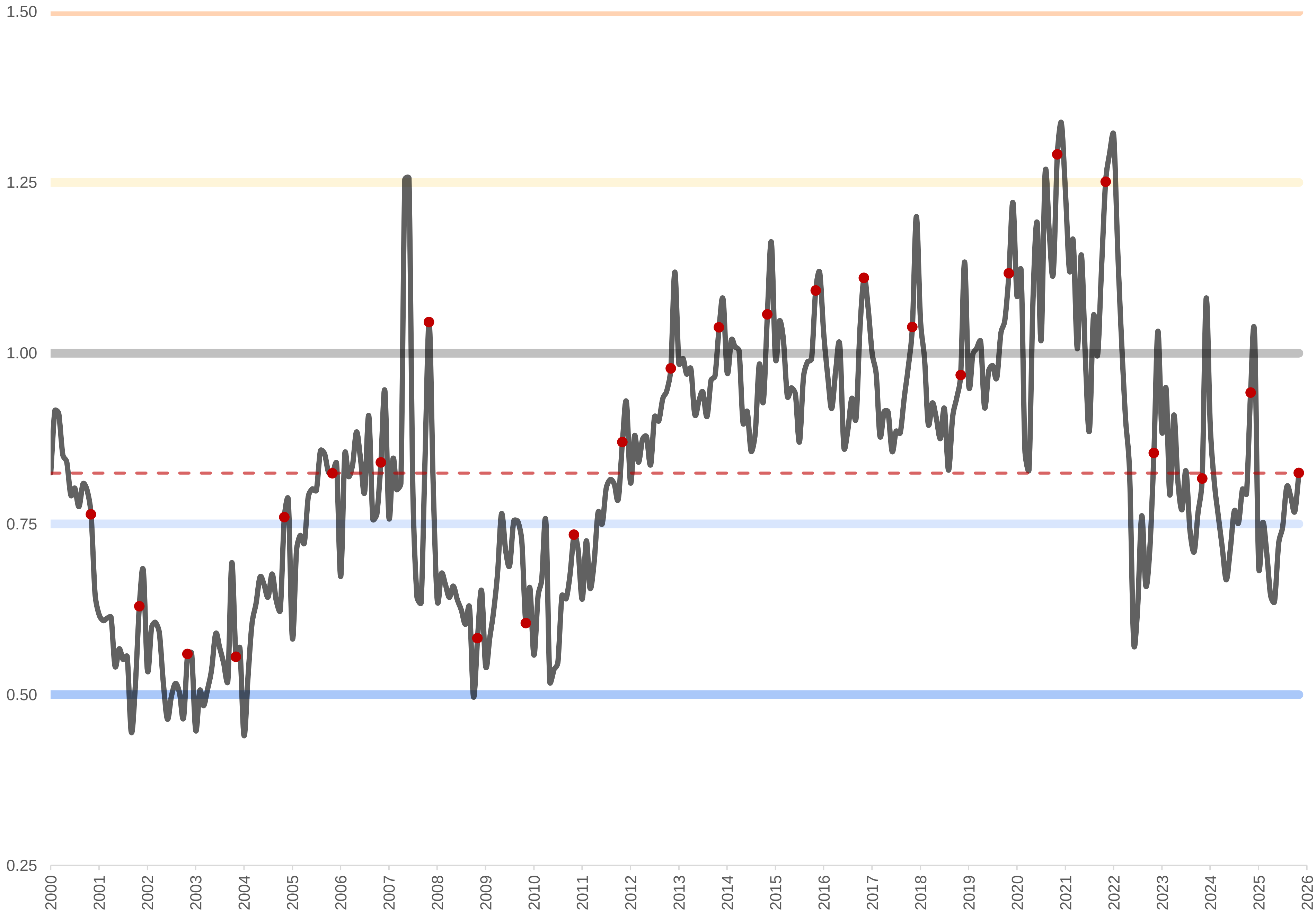
Top 75 Zip Codes

| | |
|---|---|
| 78728 \| Austin | 39.53% |
| 78736 \| Austin | 31.58% |
| 78749 \| Austin | 29.21% |
| 78750 \| Austin | 28.87% |
| 78726 \| Austin | 28.85% |
| 78725 \| Austin | 28.57% |
| 78733 \| Austin | 26.67% |
| 78613 \| Cedar Park | 26.21% |
| 78681 \| Round Rock | 25.90% |
| 78730 \| Austin | 25.86% |
| 78729 \| Austin | 25.00% |
| 78717 \| Austin | 24.71% |
| 78738 \| Austin | 24.62% |
| 78745 \| Austin | 23.83% |
| 78759 \| Austin | 23.77% |
| 78660 \| Pflugerville | 23.53% |
| 78752 \| Austin | 23.33% |
| 78739 \| Austin | 23.08% |
| 78748 \| Austin | 22.93% |
| 78722 \| Austin | 21.88% |
| 78756 \| Austin | 21.43% |
| 78727 \| Austin | 20.78% |
| 78610 \| Buda | 20.71% |
| 78634 \| Hutto | 20.60% |
| 78723 \| Austin | 19.89% |

| | |
|---|---|
| 78640 \| Kyle | 19.87% |
| 76574 \| Taylor | 19.82% |
| 78617 \| Del Valle | 19.74% |
| 78754 \| Austin | 19.51% |
| 78703 \| Austin | 19.13% |
| 78747 \| Austin | 19.10% |
| 78642 \| Liberty Hill | 19.07% |
| 78620 \| Dripping Springs | 18.99% |
| 78621 \| Elgin | 18.78% |
| 78735 \| Austin | 18.75% |
| 78653 \| Manor | 18.59% |
| 78644 \| Lockhart | 18.48% |
| 78633 \| Georgetown | 18.13% |
| 78664 \| Round Rock | 17.99% |
| 78705 \| Austin | 17.86% |
| 78626 \| Georgetown | 17.73% |
| 78628 \| Georgetown | 17.48% |
| 76527 \| Florence | 17.39% |
| 78758 \| Austin | 17.36% |
| 78741 \| Austin | 17.07% |
| 78744 \| Austin | 16.67% |
| 78641 \| Leander | 16.48% |
| 78724 \| Austin | 16.42% |
| 78746 \| Austin | 16.34% |
| 78737 \| Austin | 16.33% |

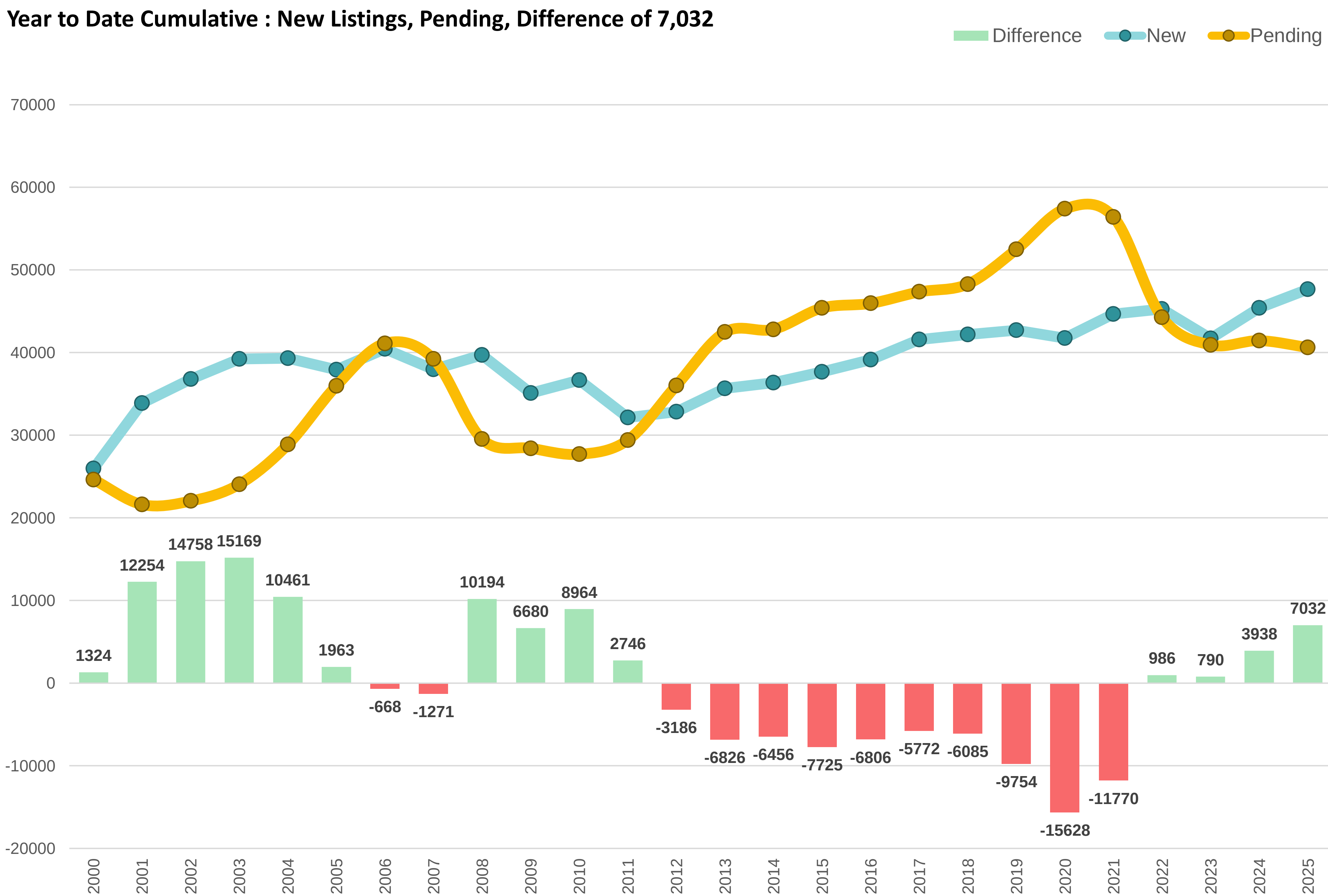
| | |
|---|---|
| 78731 \| Austin | 16.28% |
| 78704 \| Austin | 17.41% |
| 78666 \| San Marcos | 16.85% |
| 78676 \| Wimberley | 16.79% |
| 78702 \| Austin | 16.67% |
| 78734 \| Austin | 16.67% |
| 78612 \| Cedar Creek | 16.60% |
| 78605 \| Bertram | 16.55% |
| 78665 \| Round Rock | 16.36% |
| 78751 \| Austin | 16.22% |
| 78753 \| Austin | 15.98% |
| 78757 \| Austin | 14.91% |
| 76537 \| Jarrell | 14.68% |
| 78616 \| Dale | 14.59% |
| 78652 \| Manchaca | 13.64% |
| 78732 \| Austin | 13.33% |
| 78645 \| Lago Vista | 13.33% |
| 78611 \| Burnet | 12.66% |
| 78602 \| Bastrop | 12.57% |
| 78701 \| Austin | 11.25% |
| 78619 \| Driftwood | 8.47% |
| 78654 \| Marble Falls | 8.33% |
| 78669 \| Spicewood | 6.54% |
| 78957 \| Smithville | 6.12% |
| 78721 \| Austin | 5.84% |

## Monthly New Listing to Pending Ratio | Currently at 0.82



## Monthly New Listing to Pending Ratio 0.82 Min 0.44 Max 1.34

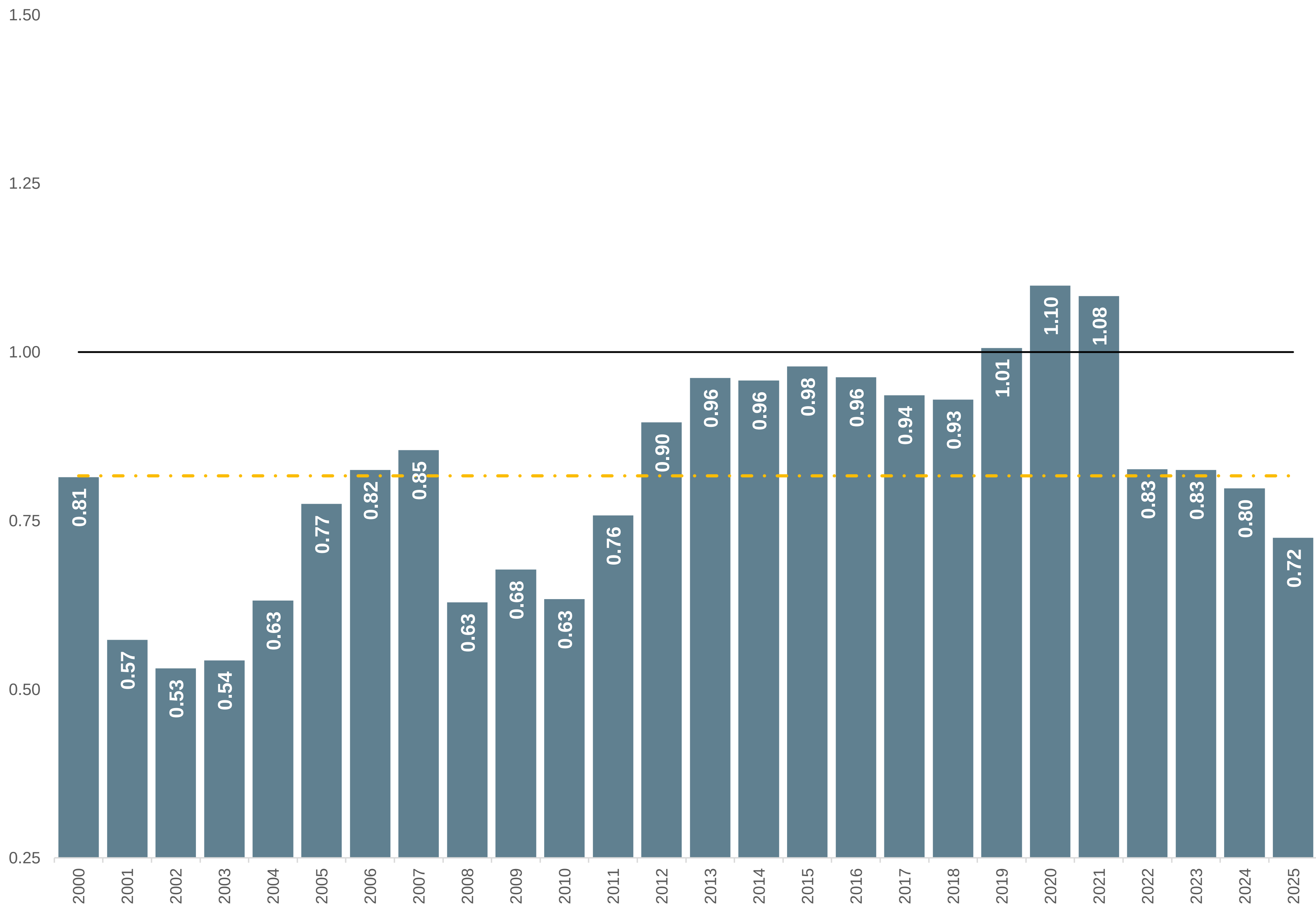
| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Min | Avg | Med | Max |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2000** | 0.82 | 0.92 | 0.91 | 0.85 | 0.84 | 0.79 | 0.80 | 0.78 | 0.81 | 0.80 | 0.76 | 0.65 | 0.65 | 0.81 | 0.81 | 0.92 |
| **2001** | 0.62 | 0.61 | 0.61 | 0.61 | 0.54 | 0.57 | 0.55 | 0.56 | 0.45 | 0.51 | 0.63 | 0.68 | 0.45 | 0.58 | 0.59 | 0.68 |
| **2002** | 0.54 | 0.60 | 0.61 | 0.59 | 0.52 | 0.46 | 0.50 | 0.52 | 0.50 | 0.47 | 0.56 | 0.56 | 0.46 | 0.53 | 0.53 | 0.61 |
| **2003** | 0.45 | 0.51 | 0.48 | 0.51 | 0.54 | 0.59 | 0.57 | 0.55 | 0.52 | 0.69 | 0.56 | 0.57 | 0.45 | 0.54 | 0.54 | 0.69 |
| **2004** | 0.44 | 0.53 | 0.60 | 0.63 | 0.67 | 0.66 | 0.64 | 0.68 | 0.64 | 0.62 | 0.76 | 0.78 | 0.44 | 0.64 | 0.64 | 0.78 |
| **2005** | 0.58 | 0.71 | 0.73 | 0.72 | 0.79 | 0.80 | 0.80 | 0.86 | 0.85 | 0.83 | 0.82 | 0.84 | 0.58 | 0.78 | 0.80 | 0.86 |
| **2006** | 0.67 | 0.85 | 0.82 | 0.84 | 0.88 | 0.84 | 0.80 | 0.91 | 0.76 | 0.76 | 0.84 | 0.94 | 0.67 | 0.83 | 0.84 | 0.94 |
| **2007** | 0.76 | 0.85 | 0.80 | 0.81 | 1.25 | 1.26 | 0.80 | 0.64 | 0.63 | 0.85 | 1.05 | 0.81 | 0.63 | 0.88 | 0.81 | 1.26 |
| **2008** | 0.64 | 0.68 | 0.66 | 0.64 | 0.66 | 0.64 | 0.62 | 0.60 | 0.63 | 0.50 | 0.58 | 0.65 | 0.50 | 0.63 | 0.64 | 0.68 |
| **2009** | 0.54 | 0.58 | 0.62 | 0.68 | 0.76 | 0.71 | 0.69 | 0.75 | 0.75 | 0.73 | 0.60 | 0.66 | 0.54 | 0.67 | 0.68 | 0.76 |
| **2010** | 0.56 | 0.64 | 0.67 | 0.75 | 0.52 | 0.54 | 0.55 | 0.65 | 0.64 | 0.68 | 0.73 | 0.71 | 0.52 | 0.64 | 0.64 | 0.75 |
| **2011** | 0.64 | 0.73 | 0.66 | 0.69 | 0.77 | 0.75 | 0.80 | 0.82 | 0.81 | 0.79 | 0.87 | 0.93 | 0.64 | 0.77 | 0.78 | 0.93 |
| **2012** | 0.81 | 0.88 | 0.84 | 0.87 | 0.88 | 0.84 | 0.91 | 0.90 | 0.93 | 0.94 | 0.98 | 1.12 | 0.81 | 0.91 | 0.89 | 1.12 |
| **2013** | 0.98 | 0.99 | 0.97 | 0.98 | 0.91 | 0.93 | 0.94 | 0.91 | 0.96 | 0.97 | 1.04 | 1.08 | 0.91 | 0.97 | 0.97 | 1.08 |
| **2014** | 0.97 | 1.02 | 1.01 | 1.00 | 0.90 | 0.91 | 0.86 | 0.88 | 0.98 | 0.93 | 1.06 | 1.16 | 0.86 | 0.97 | 0.98 | 1.16 |
| **2015** | 0.99 | 1.05 | 1.02 | 0.94 | 0.95 | 0.94 | 0.87 | 0.97 | 0.99 | 0.99 | 1.09 | 1.12 | 0.87 | 0.99 | 0.99 | 1.12 |
| **2016** | 1.03 | 0.96 | 0.92 | 0.98 | 1.01 | 0.86 | 0.89 | 0.93 | 0.90 | 1.04 | 1.11 | 1.07 | 0.86 | 0.98 | 0.97 | 1.11 |
| **2017** | 1.00 | 0.97 | 0.88 | 0.91 | 0.91 | 0.86 | 0.89 | 0.88 | 0.94 | 0.98 | 1.04 | 1.20 | 0.86 | 0.95 | 0.92 | 1.20 |
| **2018** | 1.05 | 0.99 | 0.90 | 0.93 | 0.90 | 0.87 | 0.92 | 0.83 | 0.91 | 0.93 | 0.97 | 1.13 | 0.83 | 0.94 | 0.92 | 1.13 |
| **2019** | 0.95 | 1.00 | 1.01 | 1.02 | 0.92 | 0.97 | 0.98 | 0.96 | 1.03 | 1.05 | 1.12 | 1.22 | 0.92 | 1.02 | 1.00 | 1.22 |
| **2020** | 1.08 | 1.12 | 0.86 | 0.83 | 1.08 | 1.19 | 1.02 | 1.26 | 1.18 | 1.12 | 1.29 | 1.34 | 0.83 | 1.11 | 1.12 | 1.34 |
| **2021** | 1.24 | 1.12 | 1.16 | 1.01 | 1.14 | 0.99 | 0.89 | 1.05 | 1.00 | 1.12 | 1.25 | 1.29 | 0.89 | 1.11 | 1.12 | 1.29 |
| **2022** | 1.32 | 1.15 | 1.02 | 0.90 | 0.83 | 0.58 | 0.63 | 0.76 | 0.66 | 0.71 | 0.85 | 1.03 | 0.58 | 0.87 | 0.84 | 1.32 |
| **2023** | 0.88 | 0.95 | 0.79 | 0.91 | 0.81 | 0.77 | 0.83 | 0.74 | 0.71 | 0.77 | 0.82 | 1.08 | 0.71 | 0.84 | 0.81 | 1.08 |
| **2024** | 0.89 | 0.81 | 0.76 | 0.72 | 0.67 | 0.71 | 0.77 | 0.75 | 0.80 | 0.79 | 0.94 | 1.03 | 0.67 | 0.80 | 0.78 | 1.03 |
| **2025** | 0.69 | 0.75 | 0.71 | 0.65 | 0.64 | 0.72 | 0.75 | 0.80 | 0.79 | 0.77 | 0.82 | | 0.64 | 0.74 | 0.75 | 0.82 |


Year to Date Cumulative : New Listings, Pending, Difference of 7,032
Difference
New
Pending
70000
60000
50000
40000
30000
20000
10000
0
-10000
-20000
1324
12254
14758
15169
10461
1963
-668
-1271
10194
6680
8964
2746
-3186
-6826
-6456
-7725
-6806
-5772
-6085
-9754
-15628
-11770
986
790
3938
7032
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

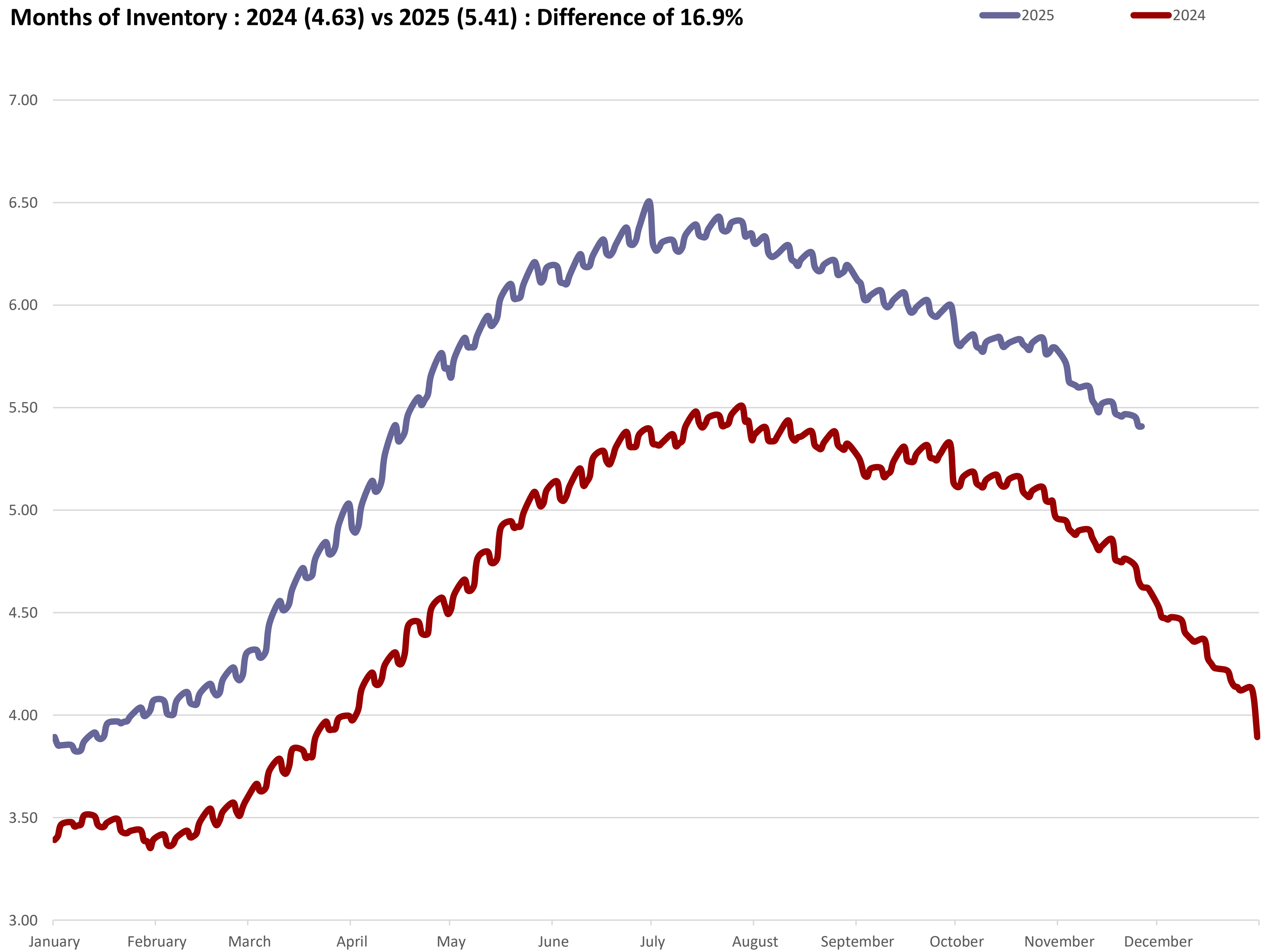
## Residential - Year

| Year | New | BOM | % | AUC | PB | Total | PB% | Ratio | Diff | Sold | With | Expired |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2000 | 27,568 | 4,173 | 15% | 13,696 | 12,159 | 25,855 | 47% | 0.81 | 5,886 | 18,697 | 3,647 | 3,022 |
| 2001 | 35,516 | 4,524 | 13% | 13,768 | 9,185 | 22,953 | 40% | 0.57 | 17,087 | 18,282 | 7,667 | 6,422 |
| 2002 | 38,894 | 5,130 | 13% | 14,702 | 8,679 | 23,381 | 37% | 0.53 | 20,643 | 18,592 | 9,277 | 8,790 |
| 2003 | 41,625 | 5,612 | 13% | 15,148 | 10,494 | 25,642 | 41% | 0.54 | 21,595 | 19,667 | 10,633 | 9,305 |
| 2004 | 41,355 | 7,637 | 18% | 18,002 | 12,948 | 30,950 | 42% | 0.63 | 18,042 | 22,482 | 9,014 | 10,498 |
| 2005 | 40,080 | 9,338 | 23% | 23,343 | 14,941 | 38,284 | 39% | 0.77 | 11,134 | 26,665 | 7,401 | 7,321 |
| 2006 | 42,539 | 10,542 | 25% | 26,644 | 17,143 | 43,787 | 39% | 0.82 | 9,294 | 29,968 | 6,971 | 5,532 |
| 2007 | 39,899 | 8,282 | 21% | 24,028 | 17,140 | 41,168 | 42% | 0.85 | 7,013 | 27,690 | 8,106 | 6,845 |
| 2008 | 41,596 | 7,729 | 19% | 19,224 | 11,793 | 31,017 | 38% | 0.63 | 18,308 | 22,099 | 11,182 | 9,129 |
| 2009 | 37,047 | 7,238 | 20% | 19,217 | 10,779 | 29,996 | 36% | 0.68 | 14,289 | 20,560 | 10,647 | 7,031 |
| 2010 | 38,413 | 7,793 | 20% | 18,396 | 10,872 | 29,268 | 37% | 0.63 | 16,938 | 19,734 | 11,807 | 7,421 |
| 2011 | 33,694 | 7,606 | 23% | 19,061 | 12,229 | 31,290 | 39% | 0.76 | 10,010 | 21,054 | 9,234 | 5,478 |
| 2012 | 34,340 | 8,385 | 24% | 25,147 | 13,117 | 38,264 | 34% | 0.90 | 4,461 | 25,291 | 6,857 | 3,897 |
| 2013 | 37,147 | 9,215 | 25% | 29,654 | 14,931 | 44,585 | 33% | 0.96 | 1,777 | 30,011 | 5,245 | 3,204 |
| 2014 | 37,969 | 9,327 | 25% | 30,468 | 14,837 | 45,305 | 33% | 0.96 | 1,991 | 30,280 | 5,126 | 2,489 |
| 2015 | 39,373 | 9,586 | 24% | 31,749 | 16,154 | 47,903 | 34% | 0.98 | 1,056 | 31,451 | 5,307 | 2,712 |
| 2016 | 40,974 | 9,418 | 23% | 31,855 | 16,650 | 48,505 | 34% | 0.96 | 1,887 | 32,771 | 5,614 | 2,816 |
| 2017 | 43,484 | 10,267 | 24% | 32,458 | 17,860 | 50,318 | 35% | 0.94 | 3,433 | 34,028 | 6,191 | 3,521 |
| 2018 | 44,091 | 10,947 | 25% | 32,283 | 18,873 | 51,156 | 37% | 0.93 | 3,882 | 34,968 | 6,097 | 3,526 |
| 2019 | 44,717 | 10,627 | 24% | 33,296 | 22,392 | 55,688 | 40% | 1.01 | -344 | 37,487 | 5,223 | 3,216 |
| 2020 | 44,221 | 11,701 | 26% | 34,241 | 27,191 | 61,432 | 44% | 1.10 | -5,510 | 40,688 | 3,624 | 2,223 |
| 2021 | 46,830 | 8,582 | 18% | 31,860 | 28,166 | 60,026 | 47% | 1.08 | -4,614 | 41,755 | 3,216 | 990 |
| 2022 | 47,122 | 9,587 | 20% | 24,023 | 22,830 | 46,853 | 49% | 0.83 | 9,856 | 34,319 | 6,947 | 2,684 |
| 2023 | 43,740 | 9,256 | 21% | 21,467 | 22,256 | 43,723 | 51% | 0.83 | 9,273 | 31,006 | 8,642 | 4,545 |
| 2024 | 47,547 | 7,813 | 16% | 21,973 | 22,211 | 44,184 | 50% | 0.80 | 11,176 | 31,380 | 9,048 | 6,239 |
| 2025 | 47,664 | 8,421 | 18% | 21,146 | 19,486 | 40,632 | 48% | 0.72 | 15,453 | 27,293 | 9,707 | 6,006 |

**New Listing to Pending Ratio for the Year 0.72 | 25 Year Average is 0.82**



**Months of Inventory : 2024 (4.63) vs 2025 (5.41) : Difference of 16.9%**



# Months of Inventory : Re-Sale ONLY : Market Type Explained

| | | | City | | Zip | | |
|---|---|---|---|---|---|---|---|
| **Seller Acceleration** | **< 4.0** | **< 120 days** | **3** | **10%** | **17** | **23%** | **Fast sales, rising prices** |
| **Seller Edge** | **4.0 – 4.9** | **120–147 days** | **6** | **20%** | **15** | **20%** | **Tight supply, upward pressure** |
| Neutral Zone | 5.0 – 6.9 | 150–207 days | 6 | 20% | 21 | 28% | Balanced conditions, stable pricing |
| **Buyer Advantage** | **7.0 – 8.9** | **210–267 days** | **8** | **27%** | **10** | **13%** | **Rising inventory, buyer leverage** |
| **Buyer Control** | **9.0+** | **270+ days** | **7** | **23%** | **12** | **16%** | **Excess supply, declining prices** |

**Top 30 Cities**

| | |
|---|---|
| Cedar Park | 2.67 |
| Manchaca | 3.86 |
| Round Rock | 3.90 |
| Pflugerville | 4.04 |
| Dripping Springs | 4.55 |
| Driftwood | 4.57 |
| Buda | 4.65 |
| Austin | 4.89 |
| Georgetown | 4.97 |
| Lakeway | 5.13 |
| Leander | 5.42 |
| Lockhart | 5.63 |
| Hutto | 5.64 |
| Kyle | 5.90 |
| Liberty Hill | 6.33 |
| San Marcos | 7.00 |
| Manor | 7.07 |
| Taylor | 7.22 |
| Wimberley | 7.47 |
| Bastrop | 7.72 |
| Jarrell | 8.15 |
| Lago Vista | 8.28 |
| Del Valle | 8.71 |
| Marble Falls | 9.31 |
| Cedar Creek | 9.71 |
| Elgin | 11.31 |
| Burnet | 11.57 |
| Smithville | 16.50 |
| Spicewood | 19.15 |
| Dale | 26.00 |

**Top 75 Zip Codes**

| | |
|---|---|
| 78739 \| Austin | 2.03 |
| 78728 \| Austin | 2.05 |
| 78749 \| Austin | 2.12 |
| 78613 \| Cedar Park | 2.63 |
| 78750 \| Austin | 2.69 |
| 78748 \| Austin | 2.79 |
| 78727 \| Austin | 2.82 |
| 78729 \| Austin | 2.95 |
| 78733 \| Austin | 3.14 |
| 78681 \| Round Rock | 3.21 |
| 78738 \| Austin | 3.26 |
| 78717 \| Austin | 3.56 |
| 78759 \| Austin | 3.88 |
| 78744 \| Austin | 3.89 |
| 78665 \| Round Rock | 3.90 |
| 78731 \| Austin | 3.90 |
| 78660 \| Pflugerville | 3.97 |
| 78652 \| Manchaca | 4.00 |
| 78737 \| Austin | 4.24 |
| 78736 \| Austin | 4.33 |
| 78725 \| Austin | 4.38 |
| 78757 \| Austin | 4.42 |
| 78620 \| Dripping Springs | 4.48 |
| 78633 \| Georgetown | 4.52 |
| 78619 \| Driftwood | 4.57 |
| 78610 \| Buda | 4.57 |
| 78703 \| Austin | 4.65 |
| 78664 \| Round Rock | 4.70 |
| 78735 \| Austin | 4.73 |
| 78730 \| Austin | 4.78 |
| 78628 \| Georgetown | 4.87 |
| 78756 \| Austin | 4.95 |
| 78758 \| Austin | 5.00 |
| 78754 \| Austin | 5.08 |
| 78746 \| Austin | 5.12 |
| 78747 \| Austin | 5.27 |
| 78732 \| Austin | 5.29 |
| 78641 \| Leander | 5.36 |
| 78745 \| Austin | 5.50 |
| 78634 \| Hutto | 5.61 |
| 78644 \| Lockhart | 5.63 |
| 78722 \| Austin | 5.77 |
| 78704 \| Austin | 5.95 |
| 78640 \| Kyle | 5.95 |
| 78752 \| Austin | 6.00 |
| 78726 \| Austin | 6.17 |
| 78626 \| Georgetown | 6.17 |
| 78642 \| Liberty Hill | 6.30 |
| 78751 \| Austin | 6.67 |
| 78723 \| Austin | 6.69 |
| 78721 \| Austin | 6.82 |
| 78666 \| San Marcos | 6.86 |
| 78753 \| Austin | 6.92 |
| 76574 \| Taylor | 7.22 |
| 78653 \| Manor | 7.25 |
| 78734 \| Austin | 7.73 |
| 78602 \| Bastrop | 7.75 |
| 78676 \| Wimberley | 7.76 |
| 78741 \| Austin | 8.05 |
| 76537 \| Jarrell | 8.08 |
| 78617 \| Del Valle | 8.71 |
| 78605 \| Bertram | 8.79 |
| 78724 \| Austin | 8.84 |
| 78645 \| Lago Vista | 9.07 |
| 78702 \| Austin | 9.37 |
| 78654 \| Marble Falls | 9.40 |
| 78612 \| Cedar Creek | 9.71 |
| 78621 \| Elgin | 11.31 |
| 78611 \| Burnet | 11.49 |
| 78705 \| Austin | 12.00 |
| 78701 \| Austin | 13.83 |
| 76527 \| Florence | 14.25 |
| 78957 \| Smithville | 16.50 |
| 78669 \| Spicewood | 18.94 |
| 78616 \| Dale | 26.00 |

# Months of Inventory Table : Inventory and % Difference

**YoY: Nov 2024 to Nov 2025**

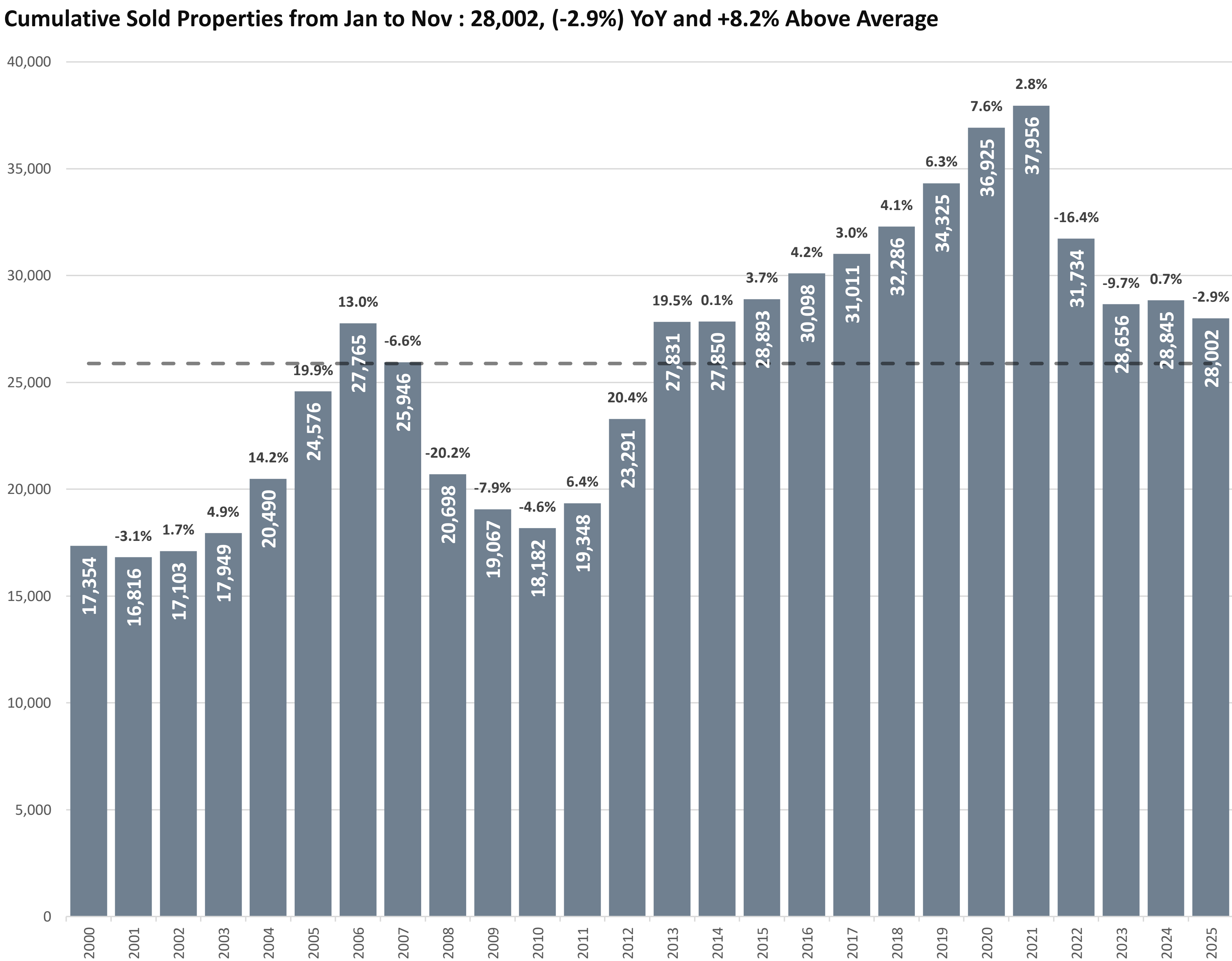
| City | Nov 2024 | Nov 2025 | % Diff |
|---|---|---|---|
| Hutto | 2.87 | 5.54 | 92.7% |
| Lockhart | 2.49 | 4.56 | 83.2% |
| Del Valle | 2.79 | 5.03 | 80.1% |
| Jarrell | 2.92 | 5.25 | 79.4% |
| Marble Falls | 4.85 | 8.20 | 69.0% |
| Pflugerville | 2.96 | 4.16 | 40.9% |
| Leander | 3.56 | 5.01 | 40.7% |
| San Marcos | 5.30 | 7.33 | 38.2% |
| Kyle | 3.42 | 4.72 | 38.0% |
| Georgetown | 3.46 | 4.77 | 37.6% |
| Elgin | 5.34 | 6.99 | 31.0% |
| Smithville | 8.70 | 11.00 | 26.4% |
| Buda | 3.39 | 4.21 | 24.2% |
| Manor | 4.14 | 4.89 | 18.3% |
| Liberty Hill | 4.91 | 5.56 | 13.1% |
| Bastrop | 5.88 | 6.53 | 11.0% |
| Round Rock | 3.68 | 3.99 | 8.4% |
| **Austin** | 4.84 | 4.98 | 2.9% |
| Lakeway | 5.26 | 5.33 | 1.3% |
| Burnet | 11.00 | 11.00 | 0.0% |
| Dale | 11.00 | 11.00 | 0.0% |
| Spicewood | 11.00 | 11.00 | 0.0% |
| Wimberley | 8.21 | 7.90 | -3.8% |
| Cedar Park | 2.84 | 2.71 | -4.5% |
| Taylor | 6.29 | 5.89 | -6.4% |
| Cedar Creek | 6.24 | 5.39 | -13.5% |
| Dripping Springs | 4.98 | 4.29 | -14.0% |
| Lago Vista | 10.20 | 7.88 | -22.7% |
| Driftwood | 6.35 | 4.13 | -35.1% |
| Manchaca | 6.30 | 3.35 | -46.8% |

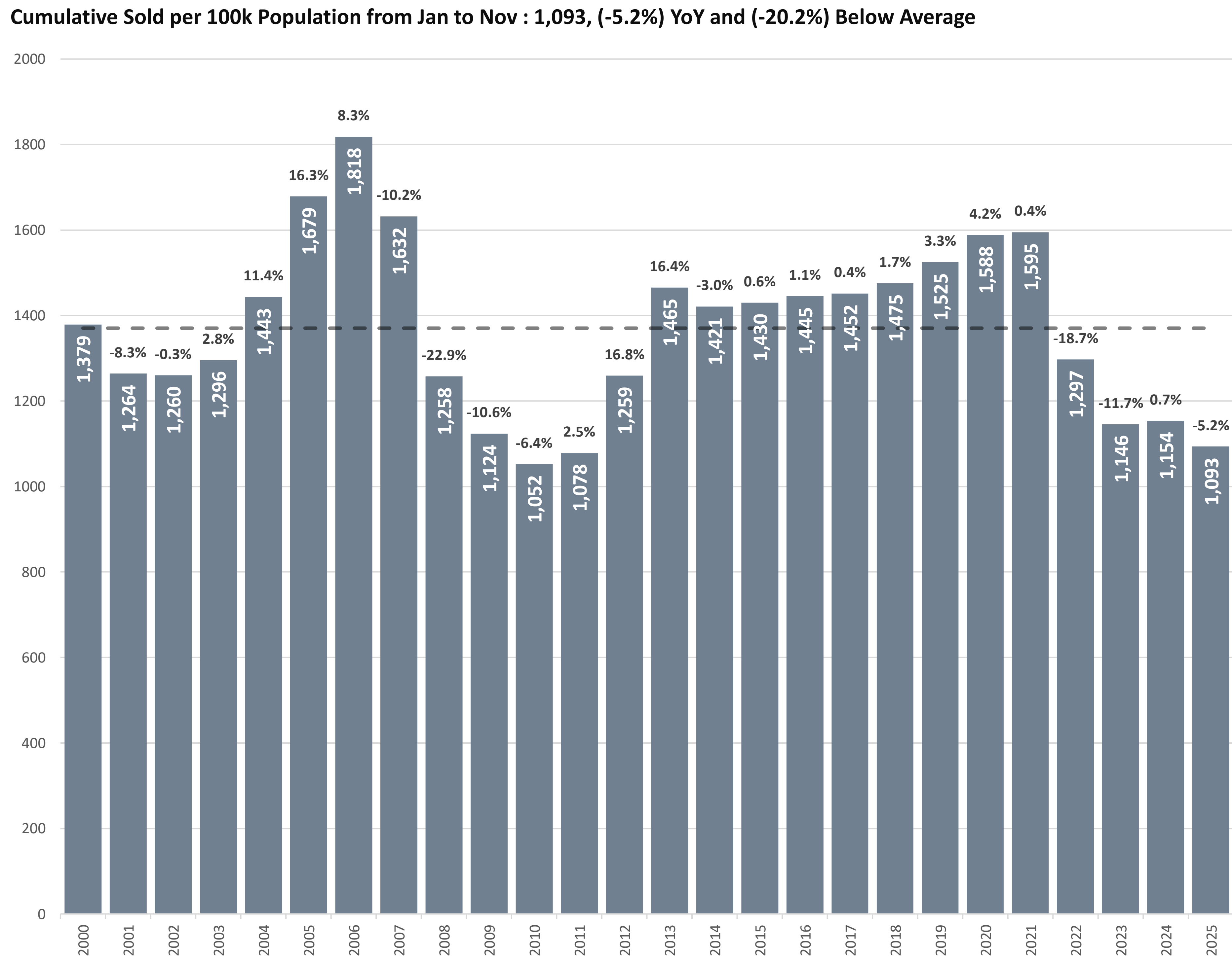
**YTD: Jan 2025 to Nov 2025**

| City | Jan 2025 | Nov 2025 | % Diff |
|---|---|---|---|
| Marble Falls | 4.98 | 8.20 | 64.5% |
| Smithville | 7.27 | 11.00 | 51.3% |
| Leander | 3.32 | 5.01 | 51.0% |
| Burnet | 7.65 | 11.00 | 43.8% |
| Jarrell | 3.74 | 5.25 | 40.4% |
| Cedar Park | 1.93 | 2.71 | 40.2% |
| Round Rock | 2.86 | 3.99 | 39.6% |
| San Marcos | 5.36 | 7.33 | 36.6% |
| Pflugerville | 3.12 | 4.16 | 33.5% |
| Kyle | 3.67 | 4.72 | 28.6% |
| Manor | 3.85 | 4.89 | 27.1% |
| Cedar Creek | 4.31 | 5.39 | 25.0% |
| Liberty Hill | 4.44 | 5.56 | 25.0% |
| Georgetown | 3.82 | 4.77 | 25.0% |
| Elgin | 5.82 | 6.99 | 20.1% |
| Bastrop | 5.60 | 6.53 | 16.7% |
| **Austin** | 4.36 | 4.98 | 14.4% |
| Dripping Springs | 3.78 | 4.29 | 13.5% |
| Hutto | 4.90 | 5.54 | 13.0% |
| Wimberley | 7.11 | 7.90 | 11.2% |
| Lockhart | 4.15 | 4.56 | 9.9% |
| Buda | 3.93 | 4.21 | 7.1% |
| Del Valle | 4.98 | 5.03 | 1.1% |
| Dale | 11.00 | 11.00 | 0.0% |
| Spicewood | 11.00 | 11.00 | 0.0% |
| Taylor | 5.93 | 5.89 | -0.7% |
| Lakeway | 5.43 | 5.33 | -1.9% |
| Lago Vista | 10.50 | 7.88 | -25.0% |
| Driftwood | 5.60 | 4.13 | -26.3% |
| Manchaca | 5.63 | 3.35 | -40.4% |

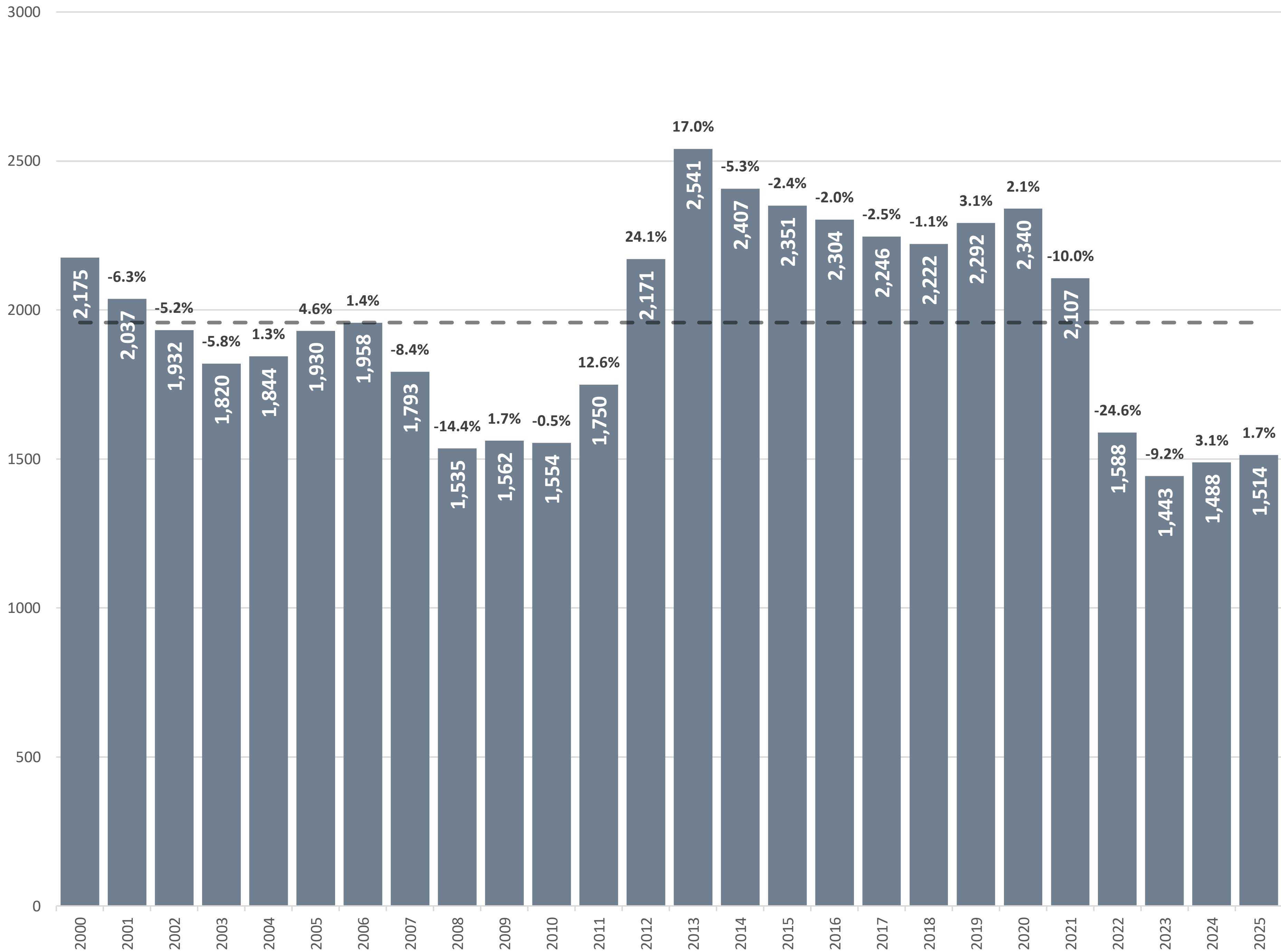
## Austin Area Sales Trends and Home Sales : Number of Sold Properties : 2,295

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Avg | Med |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2000** | 1,021 | 1,275 | 1,597 | 1,549 | 1,977 | 1,899 | 1,839 | 1,908 | 1,509 | 1,528 | 1,252 | 1,343 | 1558 | 1539 |
| **2001** | 1,079 | 1,210 | 1,542 | 1,571 | 1,830 | 1,849 | 1,865 | 1,788 | 1,370 | 1,340 | 1,372 | 1,466 | 1524 | 1504 |
| **2002** | 1,159 | 1,393 | 1,541 | 1,656 | 1,924 | 1,816 | 1,717 | 1,736 | 1,399 | 1,467 | 1,295 | 1,489 | 1549 | 1515 |
| **2003** | 1,088 | 1,228 | 1,511 | 1,539 | 1,643 | 1,919 | 2,030 | 2,161 | 1,877 | 1,600 | 1,353 | 1,718 | 1639 | 1622 |
| **2004** | 1,089 | 1,291 | 1,662 | 2,039 | 2,083 | 2,428 | 2,362 | 2,316 | 1,911 | 1,689 | 1,620 | 1,992 | 1874 | 1952 |
| **2005** | 1,427 | 1,631 | 2,149 | 2,140 | 2,475 | 2,672 | 2,689 | 2,860 | 2,472 | 2,108 | 1,953 | 2,089 | 2222 | 2145 |
| **2006** | 1,597 | 1,849 | 2,572 | 2,404 | 2,934 | 3,314 | 2,969 | 3,080 | 2,567 | 2,349 | 2,130 | 2,203 | 2497 | 2486 |
| **2007** | 1,626 | 1,877 | 2,575 | 2,535 | 2,983 | 3,058 | 2,913 | 2,767 | 1,957 | 1,874 | 1,781 | 1,744 | 2308 | 2246 |
| **2008** | 1,412 | 1,680 | 2,013 | 2,164 | 2,320 | 2,385 | 2,264 | 2,171 | 1,798 | 1,422 | 1,069 | 1,401 | 1842 | 1906 |
| **2009** | 901 | 1,174 | 1,469 | 1,678 | 1,842 | 2,238 | 2,243 | 1,939 | 1,932 | 1,932 | 1,719 | 1,493 | 1713 | 1781 |
| **2010** | 972 | 1,245 | 1,973 | 2,220 | 2,276 | 2,180 | 1,630 | 1,659 | 1,388 | 1,318 | 1,321 | 1,552 | 1645 | 1591 |
| **2011** | 1,033 | 1,197 | 1,756 | 1,829 | 2,046 | 2,316 | 2,152 | 2,190 | 1,784 | 1,576 | 1,469 | 1,706 | 1755 | 1770 |
| **2012** | 1,176 | 1,401 | 2,068 | 2,114 | 2,592 | 2,814 | 2,573 | 2,611 | 1,983 | 2,161 | 1,798 | 2,000 | 2108 | 2091 |
| **2013** | 1,534 | 1,771 | 2,346 | 2,660 | 3,145 | 2,928 | 3,329 | 3,275 | 2,527 | 2,309 | 2,007 | 2,180 | 2501 | 2437 |
| **2014** | 1,533 | 1,859 | 2,383 | 2,631 | 3,126 | 3,137 | 3,101 | 2,939 | 2,593 | 2,537 | 2,011 | 2,430 | 2523 | 2565 |
| **2015** | 1,620 | 1,926 | 2,598 | 2,743 | 2,946 | 3,262 | 3,372 | 3,142 | 2,797 | 2,536 | 1,951 | 2,558 | 2621 | 2671 |
| **2016** | 1,610 | 2,004 | 2,794 | 2,853 | 3,279 | 3,603 | 3,133 | 3,224 | 2,796 | 2,455 | 2,347 | 2,673 | 2731 | 2795 |
| **2017** | 1,711 | 2,085 | 2,808 | 2,819 | 3,486 | 3,834 | 3,280 | 3,289 | 2,708 | 2,542 | 2,449 | 3,017 | 2836 | 2814 |
| **2018** | 1,846 | 2,251 | 3,060 | 3,032 | 3,674 | 3,766 | 3,487 | 3,406 | 2,621 | 2,639 | 2,504 | 2,682 | 2914 | 2857 |
| **2019** | 1,820 | 2,379 | 2,994 | 3,372 | 3,921 | 3,706 | 3,794 | 3,605 | 2,995 | 2,964 | 2,775 | 3,161 | 3124 | 3078 |
| **2020** | 2,073 | 2,617 | 3,215 | 2,615 | 2,680 | 4,049 | 4,531 | 4,093 | 3,916 | 3,726 | 3,410 | 3,708 | 3386 | 3559 |
| **2021** | 2,431 | 2,308 | 3,531 | 3,605 | 3,909 | 4,313 | 3,986 | 3,811 | 3,666 | 3,195 | 3,201 | 3,596 | 3463 | 3601 |
| **2022** | 2,281 | 2,578 | 3,319 | 3,280 | 3,640 | 3,498 | 2,841 | 2,944 | 2,973 | 2,292 | 2,088 | 2,548 | 2857 | 2893 |
| **2023** | 1,658 | 2,181 | 2,815 | 2,602 | 3,442 | 3,240 | 2,821 | 2,985 | 2,435 | 2,367 | 2,110 | 2,324 | 2582 | 2519 |
| **2024** | 1,798 | 2,313 | 2,803 | 3,000 | 3,225 | 2,850 | 2,811 | 2,763 | 2,354 | 2,582 | 2,346 | 2,549 | 2616 | 2673 |
| **2025** | 1,878 | 1,995 | 2,644 | 2,642 | 3,120 | 2,984 | 2,670 | 2,738 | 2,640 | 2,396 | 2,295 | | 2546 | 2642 |
| **Avg** | 1514 | 1797 | 2375 | 2434 | 2789 | 2925 | 2785 | 2746 | 2345 | 2189 | 1986 | 2225 | | |
| **Med** | 1566 | 1854 | 2478 | 2569 | 2940 | 2956 | 2816 | 2814 | 2454 | 2301 | 1980 | 2180 | | |


Cumulative Sold Properties from Jan to Nov : 28,002, (-2.9%) YoY and +8.2% Above Average
40,000
35,000
30,000
25,000
20,000
15,000
10,000
5,000
0
17,354
16,816
17,103
17,949
20,490
24,576
27,765
25,946
20,698
19,067
18,182
19,348
23,291
27,831
27,850
28,893
30,098
31,011
32,286
34,325
36,925
37,956
31,734
28,656
28,845
28,002
-3.1%
1.7%
4.9%
14.2%
19.9%
13.0%
-6.6%
-20.2%
-7.9%
-4.6%
6.4%
20.4%
19.5%
0.1%
3.7%
4.2%
3.0%
4.1%
6.3%
7.6%
2.8%
-16.4%
-9.7%
0.7%
-2.9%
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025


Cumulative Sold per 100k Population from Jan to Nov : 1,093, (-5.2%) YoY and (-20.2%) Below Average
2000
1800
1600
1400
1200
1000
800
600
400
200
0
1,379
-8.3%
1,264
-0.3%
1,260
2.8%
1,296
11.4%
1,443
16.3%
1,679
8.3%
1,818
-10.2%
1,632
-22.9%
1,258
-10.6%
1,124
-6.4%
1,052
2.5%
1,078
16.8%
1,259
16.4%
1,465
-3.0%
1,421
0.6%
1,430
1.1%
1,445
0.4%
1,452
1.7%
1,475
3.3%
1,525
4.2%
1,588
0.4%
1,595
-18.7%
1,297
-11.7%
1,146
0.7%
1,154
-5.2%
1,093
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

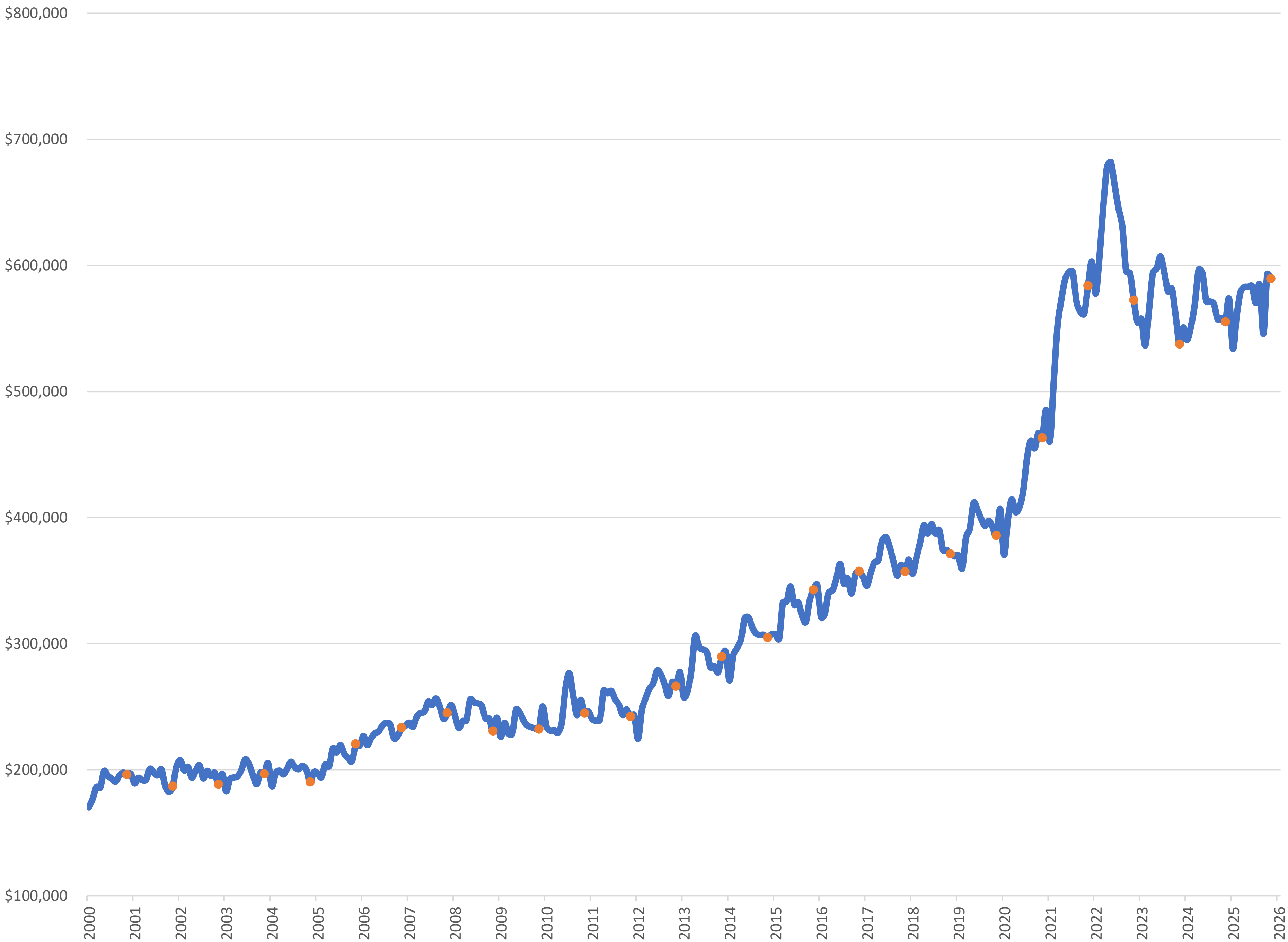
## Cumulative Sold per 1k Realtors from Jan to Nov : 1,514, +1.7% YoY and (-22.7%) Below Average



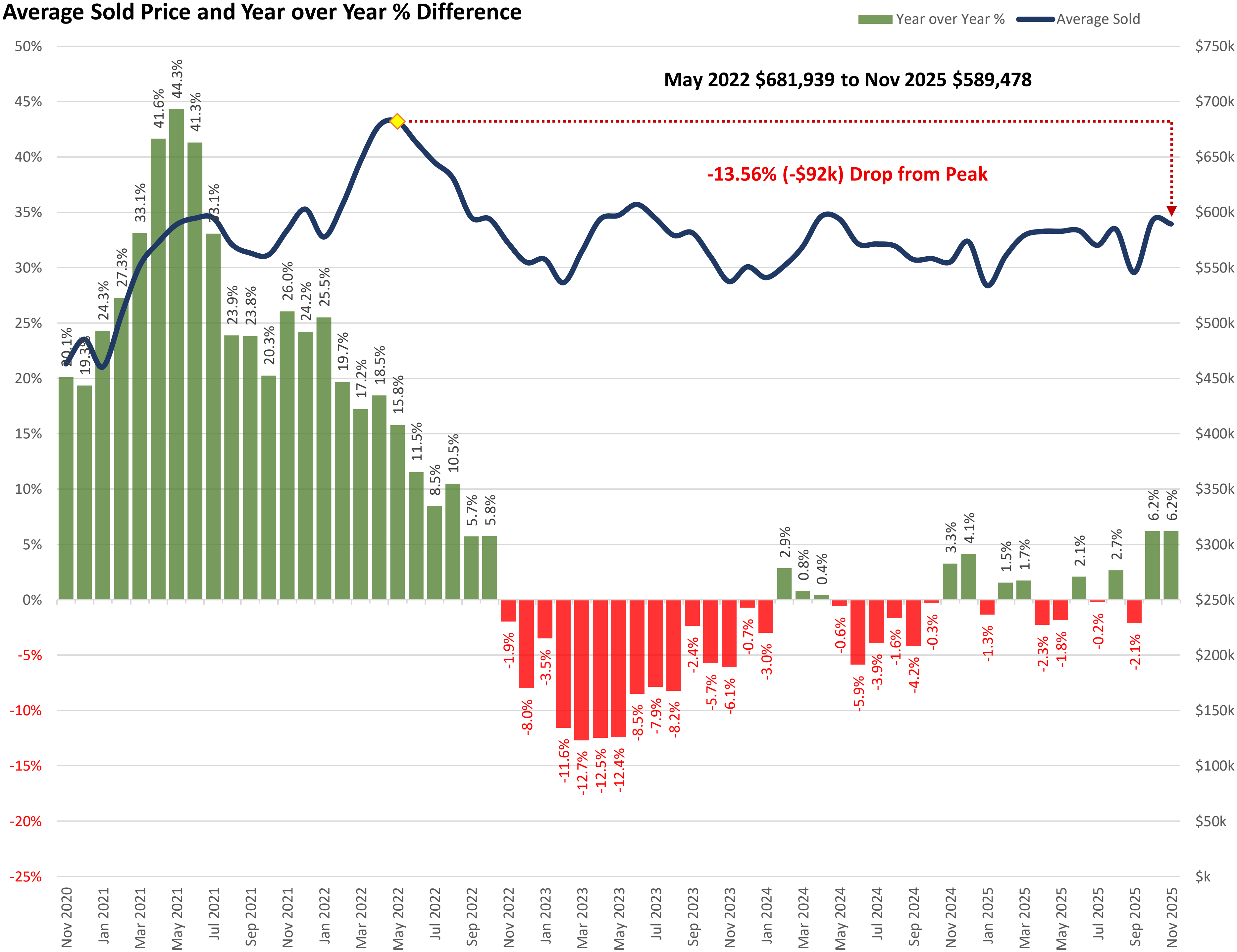
## Residential Sold

| Month | Total Sold | MoM # | MoM % | YoY # | YoY % | Avg. Sold $ | MoM $ | MoM % | YoY $ | YoY % | Median Sold $ | MoM $ | MoM % | YoY $ | YoY % | Sold/ List % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Nov 2023 | 2,110 | -257 | -10.9% | 22 | 1.1% | $537,485 | ($22,394) | -4.0% | ($34,860) | -6.1% | $420,000 | ($18,520) | -4.2% | ($40,000) | -8.7% | 97.15% |
| Dec 2023 | 2,324 | 214 | 10.1% | -224 | -8.8% | $550,806 | $13,321 | 2.5% | ($3,982) | -0.7% | $440,415 | $20,415 | 4.9% | ($9,586) | -2.1% | 96.52% |
| Jan 2024 | 1,798 | -526 | -22.6% | 140 | 8.4% | $541,032 | ($9,774) | -1.8% | ($16,522) | -3.0% | $428,701 | ($11,714) | -2.7% | ($21,254) | -4.7% | 96.70% |
| Feb 2024 | 2,313 | 515 | 28.6% | 132 | 6.1% | $551,783 | $10,751 | 2.0% | $15,332 | 2.9% | $439,900 | $11,199 | 2.6% | $4,900 | 1.1% | 97.34% |
| Mar 2024 | 2,803 | 490 | 21.2% | -12 | -0.4% | $569,101 | $17,319 | 3.1% | $4,595 | 0.8% | $443,500 | $3,600 | 0.8% | ($6,500) | -1.4% | 97.66% |
| Apr 2024 | 3,000 | 197 | 7.0% | 398 | 15.3% | $596,315 | $27,214 | 4.8% | $2,593 | 0.4% | $459,000 | $15,500 | 3.5% | ($6,000) | -1.3% | 97.94% |
| May 2024 | 3,225 | 225 | 7.5% | -217 | -6.3% | $593,869 | ($2,446) | -0.4% | ($3,455) | -0.6% | $454,990 | ($4,010) | -0.9% | ($6,010) | -1.3% | 97.90% |
| Jun 2024 | 2,850 | -375 | -11.6% | -390 | -12.0% | $571,656 | ($22,213) | -3.7% | ($35,540) | -5.9% | $446,000 | ($8,990) | -2.0% | ($29,156) | -6.1% | 97.52% |
| Jul 2024 | 2,811 | -39 | -1.4% | -10 | -0.4% | $571,414 | ($242) | -0.0% | ($23,153) | -3.9% | $445,000 | ($1,000) | -0.2% | ($15,000) | -3.3% | 97.52% |
| Aug 2024 | 2,763 | -48 | -1.7% | -222 | -7.4% | $569,610 | ($1,804) | -0.3% | ($9,546) | -1.6% | $435,000 | ($10,000) | -2.2% | ($21,750) | -4.8% | 97.21% |
| Sep 2024 | 2,354 | -409 | -14.8% | -81 | -3.3% | $557,360 | ($12,250) | -2.2% | ($24,192) | -4.2% | $425,000 | ($10,000) | -2.3% | ($25,000) | -5.6% | 97.17% |
| Oct 2024 | 2,582 | 228 | 9.7% | 215 | 9.1% | $558,228 | $869 | 0.2% | ($1,651) | -0.3% | $430,000 | $5,000 | 1.2% | ($8,520) | -1.9% | 96.99% |
| Nov 2024 | 2,346 | -236 | -9.1% | 236 | 11.2% | $555,069 | ($3,160) | -0.6% | $17,584 | 3.3% | $431,525 | $1,525 | 0.4% | $11,525 | 2.7% | 97.17% |
| Dec 2024 | 2,549 | 203 | 8.7% | 225 | 9.7% | $573,559 | $18,490 | 3.3% | $22,753 | 4.1% | $449,000 | $17,476 | 4.0% | $8,586 | 1.9% | 96.72% |
| Jan 2025 | 1,878 | -671 | -26.3% | 80 | 4.4% | $533,898 | ($39,660) | -6.9% | ($7,134) | -1.3% | $409,192 | ($39,809) | -8.9% | ($19,509) | -4.6% | 97.01% |
| Feb 2025 | 1,995 | 117 | 6.2% | -318 | -13.7% | $560,261 | $26,362 | 4.9% | $8,478 | 1.5% | $427,500 | $18,309 | 4.5% | ($12,400) | -2.8% | 97.17% |
| Mar 2025 | 2,644 | 649 | 32.5% | -159 | -5.7% | $578,910 | $18,650 | 3.3% | $9,809 | 1.7% | $435,094 | $7,594 | 1.8% | ($8,406) | -1.9% | 97.32% |
| Apr 2025 | 2,642 | -2 | -0.1% | -358 | -11.9% | $582,770 | $3,860 | 0.7% | ($13,545) | -2.3% | $445,500 | $10,406 | 2.4% | ($13,500) | -2.9% | 97.80% |
| May 2025 | 3,120 | 478 | 18.1% | -105 | -3.3% | $582,910 | $139 | 0.0% | ($10,960) | -1.8% | $442,750 | ($2,750) | -0.6% | ($12,240) | -2.7% | 97.73% |
| Jun 2025 | 2,984 | -136 | -4.4% | 134 | 4.7% | $583,545 | $636 | 0.1% | $11,889 | 2.1% | $444,990 | $2,240 | 0.5% | ($1,010) | -0.2% | 97.24% |
| Jul 2025 | 2,670 | -314 | -10.5% | -141 | -5.0% | $570,181 | ($13,364) | -2.3% | ($1,233) | -0.2% | $430,000 | ($14,990) | -3.4% | ($15,000) | -3.4% | 97.15% |
| Aug 2025 | 2,738 | 68 | 2.5% | -25 | -0.9% | $584,776 | $14,595 | 2.6% | $15,166 | 2.7% | $440,000 | $10,000 | 2.3% | $5,000 | 1.1% | 96.81% |
| Sep 2025 | 2,640 | -98 | -3.6% | 286 | 12.1% | $545,683 | ($39,093) | -6.7% | ($11,677) | -2.1% | $415,000 | ($25,000) | -5.7% | ($10,000) | -2.4% | 96.70% |
| Oct 2025 | 2,396 | -244 | -9.2% | -186 | -7.2% | $592,886 | $47,203 | 8.7% | $34,658 | 6.2% | $439,000 | $24,000 | 5.8% | $9,000 | 2.1% | 96.80% |
| Nov 2025 | 2,295 | -101 | -4.2% | -51 | -2.2% | $589,478 | ($3,408) | -0.6% | $34,410 | 6.2% | $440,000 | $1,000 | 0.2% | $8,476 | 2.0% | 96.95% |

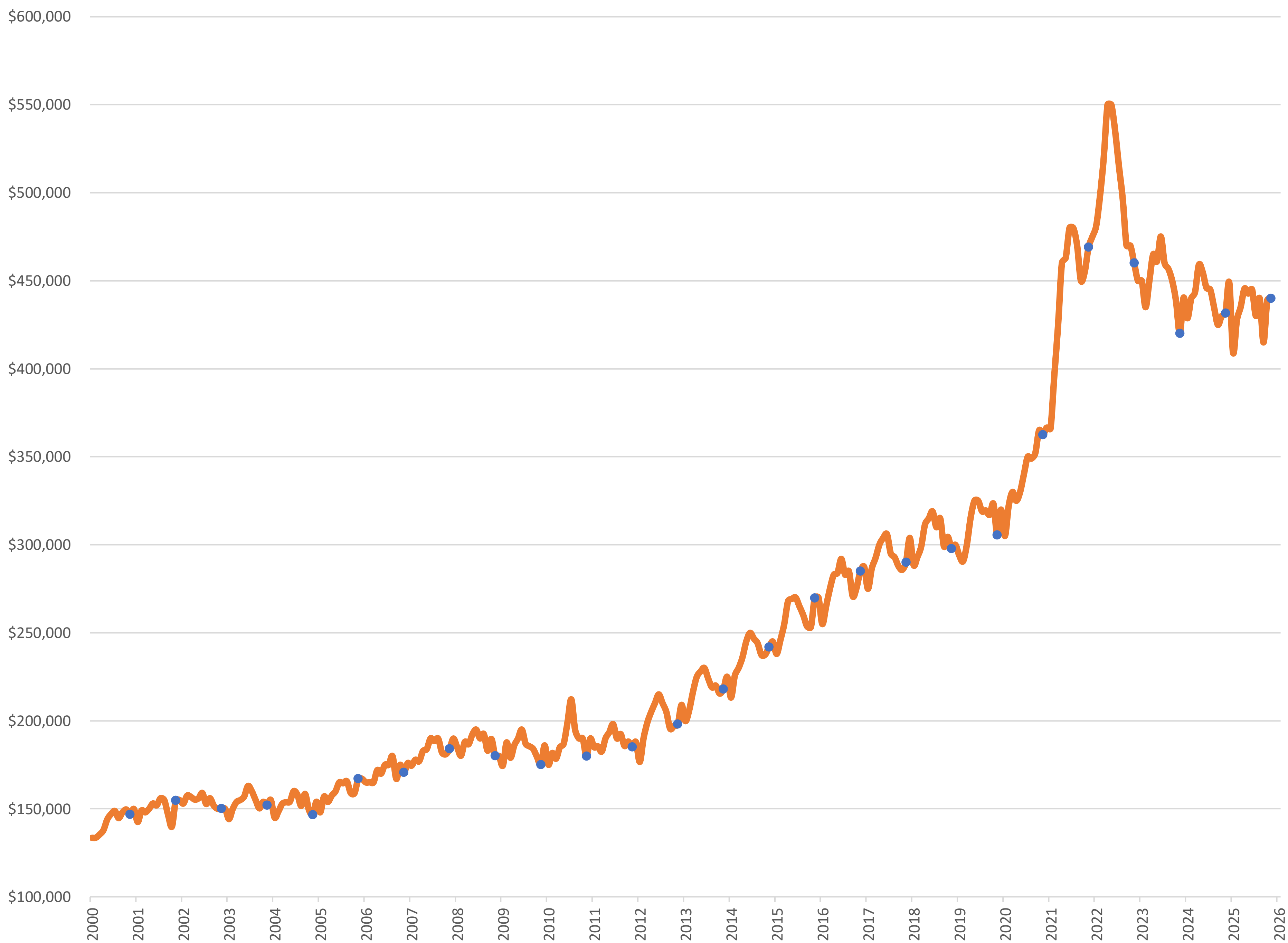
**Average Sold Price Nov : $589,478**

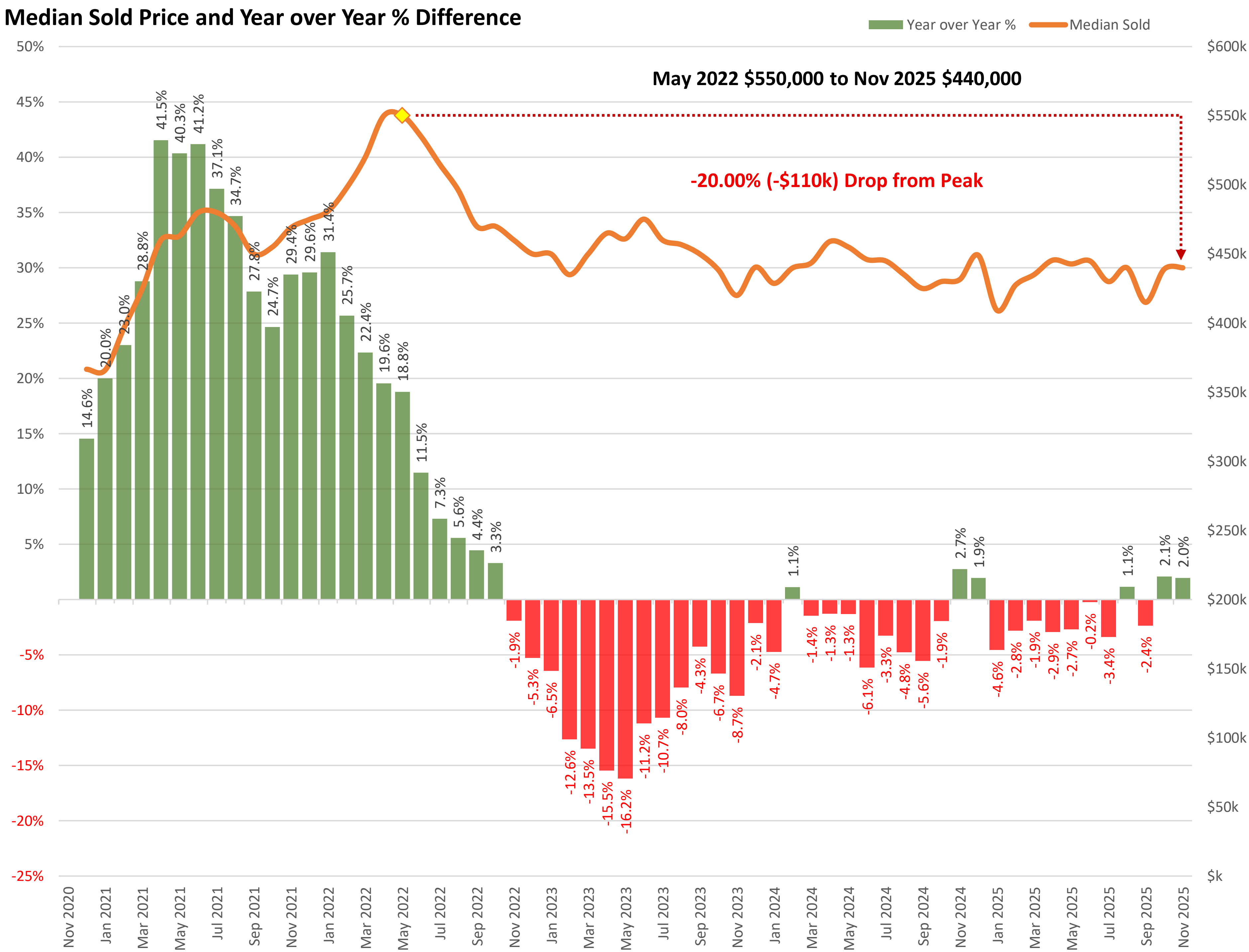


## Average Sold Price and Year over Year % Difference



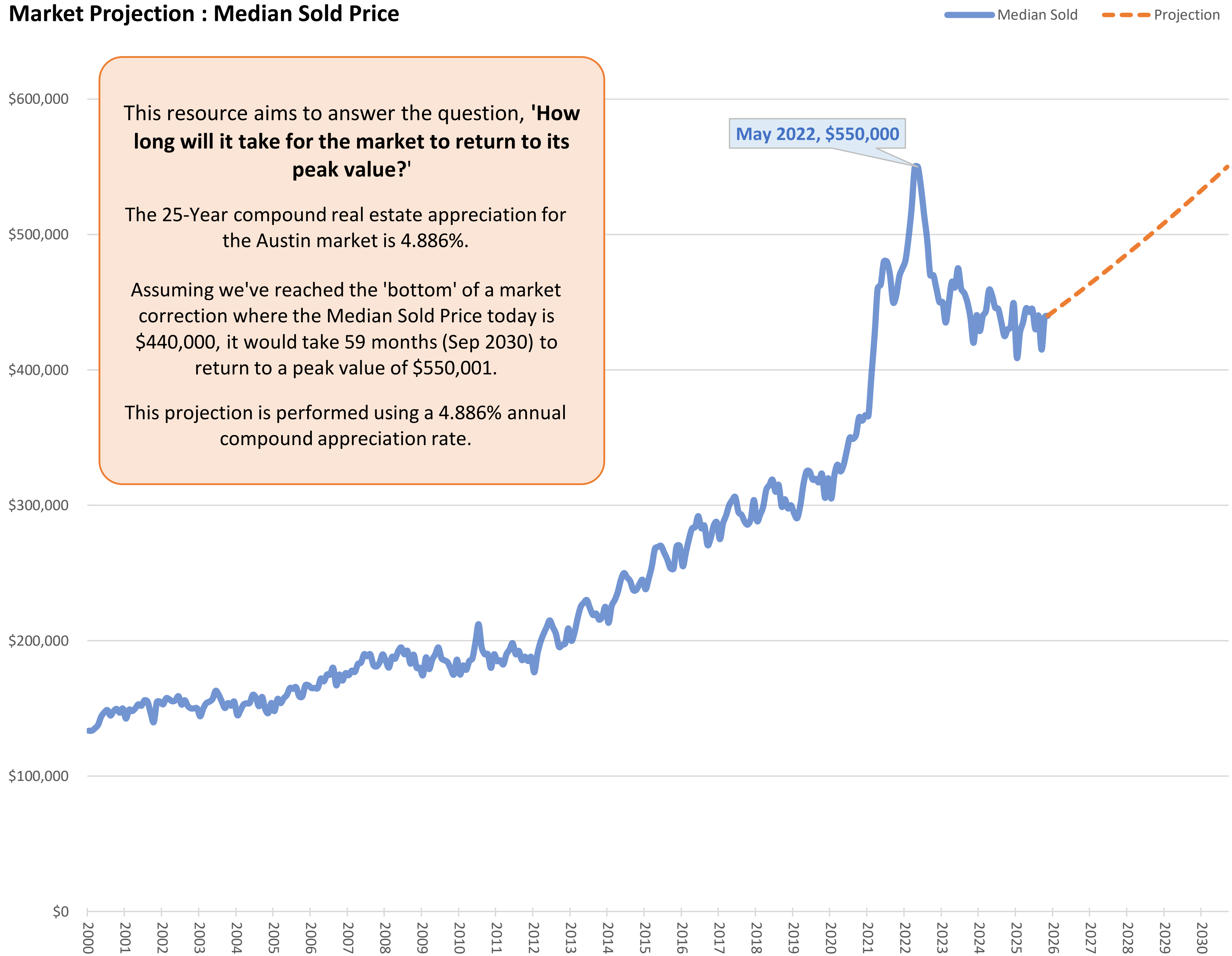
**Median Sold Price : $440,000**




Median Sold Price and Year over Year % Difference
Year over Year %
Median Sold
May 2022 $550,000 to Nov 2025 $440,000
-20.00% (-$110k) Drop from Peak
50%
45%
40%
35%
30%
25%
20%
15%
10%
5%
-5%
-10%
-15%
-20%
-25%
$600k
$550k
$500k
$450k
$400k
$350k
$300k
$250k
$200k
$150k
$100k
$50k
$k
14.6%
20.0%
23.0%
28.8%
41.5%
40.3%
41.2%
37.1%
34.7%
27.8%
24.7%
29.4%
29.6%
31.4%
25.7%
22.4%
19.6%
18.8%
11.5%
7.3%
5.6%
4.4%
3.3%
-1.9%
-5.3%
-6.5%
-12.6%
-13.5%
-15.5%
-16.2%
-11.2%
-10.7%
-8.0%
-4.3%
-6.7%
-8.7%
-2.1%
-4.7%
1.1%
-1.4%
-1.3%
-1.3%
-6.1%
-3.3%
-4.8%
-5.6%
-1.9%
2.7%
1.9%
-4.6%
-2.8%
-1.9%
-2.9%
-2.7%
-0.2%
-3.4%
1.1%
-2.4%
2.1%
2.0%
Nov 2020
Jan 2021
Mar 2021
May 2021
Jul 2021
Sep 2021
Nov 2021
Jan 2022
Mar 2022
May 2022
Jul 2022
Sep 2022
Nov 2022
Jan 2023
Mar 2023
May 2023
Jul 2023
Sep 2023
Nov 2023
Jan 2024
Mar 2024
May 2024
Jul 2024
Sep 2024
Nov 2024
Jan 2025
Mar 2025
May 2025
Jul 2025
Sep 2025
Nov 2025

## Tracking Median Sold Prices vs. 36 Months Prior; Currently at -4.35%

## Market Projection : Median Sold Price



## Residential Sold

| Year | Total Sold | YoY # | YoY % | Avg. Sold $ | YoY $ | YoY % | Median Sold $ | YoY $ | YoY % | Sold$/ List$ % |
|---|---|---|---|---|---|---|---|---|---|---|
| 2000 | 18,697 | | | $190,174 | | | $143,266 | | | 99.2% |
| 2001 | 18,282 | -415 | -2.2% | $193,308 | $3,134 | 1.6% | $150,125 | $6,859 | 4.8% | 98.5% |
| 2002 | 18,592 | 310 | 1.7% | $197,905 | $4,597 | 2.4% | $154,007 | $3,882 | 2.6% | 97.7% |
| 2003 | 19,667 | 1,075 | 5.8% | $196,612 | ($1,293) | -0.7% | $154,104 | $97 | 0.1% | 97.2% |
| 2004 | 22,482 | 2,815 | 14.3% | $198,323 | $1,711 | 0.9% | $152,682 | ($1,423) | -0.9% | 97.3% |
| 2005 | 26,665 | 4,183 | 18.6% | $209,605 | $11,282 | 5.7% | $160,268 | $7,586 | 5.0% | 97.8% |
| 2006 | 29,968 | 3,303 | 12.4% | $229,819 | $20,215 | 9.6% | $171,298 | $11,030 | 6.9% | 98.1% |
| 2007 | 27,690 | -2,278 | -7.6% | $246,054 | $16,234 | 7.1% | $183,445 | $12,146 | 7.1% | 97.7% |
| 2008 | 22,099 | -5,591 | -20.2% | $243,203 | ($2,850) | -1.2% | $186,862 | $3,417 | 1.9% | 96.7% |
| 2009 | 20,560 | -1,539 | -7.0% | $236,265 | ($6,938) | -2.9% | $184,092 | ($2,770) | -1.5% | 96.7% |
| 2010 | 19,734 | -826 | -4.0% | $246,039 | $9,773 | 4.1% | $188,598 | $4,506 | 2.4% | 96.5% |
| 2011 | 21,054 | 1,320 | 6.7% | $248,976 | $2,937 | 1.2% | $188,661 | $63 | 0.0% | 96.5% |
| 2012 | 25,291 | 4,237 | 20.1% | $262,824 | $13,848 | 5.6% | $200,851 | $12,190 | 6.5% | 97.3% |
| 2013 | 30,011 | 4,720 | 18.7% | $284,557 | $21,733 | 8.3% | $218,904 | $18,053 | 9.0% | 98.2% |
| 2014 | 30,280 | 269 | 0.9% | $304,101 | $19,544 | 6.9% | $237,699 | $18,794 | 8.6% | 98.4% |
| 2015 | 31,451 | 1,171 | 3.9% | $329,028 | $24,927 | 8.2% | $259,804 | $22,105 | 9.3% | 98.4% |
| 2016 | 32,771 | 1,320 | 4.2% | $345,511 | $16,482 | 5.0% | $278,383 | $18,580 | 7.2% | 98.5% |
| 2017 | 34,028 | 1,257 | 3.8% | $364,979 | $19,469 | 5.6% | $293,290 | $14,906 | 5.4% | 98.3% |
| 2018 | 34,968 | 940 | 2.8% | $378,794 | $13,815 | 3.8% | $304,350 | $11,060 | 3.8% | 98.3% |
| 2019 | 37,486 | 2,518 | 7.2% | $391,345 | $12,551 | 3.3% | $312,853 | $8,503 | 2.8% | 98.6% |
| 2020 | 40,633 | 3,147 | 8.4% | $432,870 | $41,525 | 10.6% | $341,415 | $28,562 | 9.1% | 99.5% |
| 2021 | 41,552 | 919 | 2.3% | $562,712 | $129,842 | 30.0% | $449,092 | $107,676 | 31.5% | 104.8% |
| 2022 | 34,282 | -7,270 | -17.5% | $620,628 | $57,916 | 10.3% | $499,591 | $50,500 | 11.2% | 100.9% |
| 2023 | 30,980 | -3,302 | -9.6% | $569,325 | ($51,303) | -8.3% | $448,500 | ($51,092) | -10.2% | 97.2% |
| 2024 | 31,394 | 414 | 1.3% | $567,416 | ($1,909) | -0.3% | $440,635 | ($7,865) | -1.8% | 97.3% |
| 2025 | 30,276 | -1,118 | -3.6% | $573,209 | $5,793 | 1.0% | $433,548 | ($7,087) | -1.6% | 97.2% |

** 2025 total sold is a projected figure*

# High vs Low Home Price Trends | Nov 2024 vs Nov 2025

Bottom 25th Percentile: Price 1.49%, $/SqFt -1.67%.
Top 25th Percentile: Price 7.46%, $/SqFt 2.52%.

Sold Properties over the past 30 days — This Year vs. Same Period Last Year.

| | | | | Bottom 25th Percentile | | | | | | Top 25th Percentile | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| City | # Sold | | % | 2024 | | 2025 | | Difference | | 2024 | | 2025 | | Difference | | | |
| | 2024 | 2025 | Diff | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | 14 | $ Sq/Ft | 14 |
| **ALL** | **3050** | **2463** | **-19.2%** | **$325,630** | **$178** | **$330,468** | **$175** | **1.5%** | **-1.7%** | **$604,800** | **$267** | **$649,900** | **$273** | **7.5%** | | **2.5%** | |
| Austin | 818 | 765 | -6.5% | $400,139 | $236 | $415,000 | $240 | 3.7% | 1.6% | $847,500 | $420 | $855,000 | $411 | 0.9% | ● | -2.2% | ● |
| Bastrop | 49 | 43 | -12.2% | $310,000 | $159 | $325,825 | $182 | 5.1% | 14.5% | $482,632 | $214 | $545,000 | $219 | 12.9% | | 2.6% | ● |
| Buda | 74 | 50 | -32.4% | $305,735 | $168 | $304,750 | $158 | -0.3% | -5.7% | $431,330 | $204 | $444,496 | $193 | 3.1% | | -5.0% | |
| Burnet | 15 | 14 | -6.7% | $322,500 | $190 | $288,125 | $178 | -10.7% | -6.1% | $739,500 | $317 | $675,500 | $308 | -8.7% | | -2.6% | |
| Cedar Creek | 26 | 18 | -30.8% | $359,775 | $170 | $351,250 | $170 | -2.4% | -0.1% | $578,800 | $221 | $393,743 | $196 | -32.0% | ● | -11.3% | ● |
| Cedar Park | 66 | 72 | 9.1% | $410,000 | $198 | $359,500 | $192 | -12.3% | -3.0% | $630,000 | $250 | $588,750 | $242 | -6.5% | | -3.4% | ● |
| Dale | 4 | 3 | -25.0% | $288,750 | $195 | $178,525 | $142 | -38.2% | -27.3% | $387,250 | $256 | $578,525 | $447 | 49.4% | | 74.7% | |
| Del Valle | 17 | 21 | 23.5% | $274,990 | $155 | $307,450 | $149 | 11.8% | -3.8% | $389,990 | $190 | $362,500 | $175 | -7.0% | ● | -7.9% | ● |
| Driftwood | 7 | 10 | 42.9% | $687,500 | $278 | $896,250 | $268 | 30.4% | -3.7% | $1,180,000 | $315 | $1,383,750 | $394 | 17.3% | ● | 25.3% | |
| Dripping Springs | 51 | 50 | -2.0% | $465,000 | $205 | $497,220 | $216 | 6.9% | 5.0% | $755,499 | $286 | $1,045,000 | $330 | 38.3% | | 15.7% | |
| Elgin | 52 | 37 | -28.8% | $248,749 | $158 | $273,165 | $143 | 9.8% | -9.4% | $344,815 | $199 | $354,900 | $193 | 2.9% | ● | -2.7% | |
| Georgetown | 311 | 218 | -29.9% | $370,000 | $187 | $356,250 | $179 | -3.7% | -4.6% | $599,945 | $241 | $584,822 | $229 | -2.5% | | -5.0% | ● |
| Hutto | 66 | 71 | 7.6% | $311,250 | $169 | $306,495 | $162 | -1.5% | -4.2% | $426,773 | $216 | $422,450 | $194 | -1.0% | | -10.0% | ● |
| Jarrell | 72 | 36 | -50.0% | $234,490 | $144 | $225,000 | $128 | -4.0% | -11.3% | $299,698 | $183 | $301,248 | $167 | 0.5% | | -9.2% | |
| Kyle | 179 | 91 | -49.2% | $310,000 | $159 | $279,990 | $150 | -9.7% | -5.7% | $441,245 | $201 | $399,228 | $192 | -9.5% | | -4.4% | |

# High vs Low Home Price Trends | Nov 2024 vs Nov 2025

Bottom 25th Percentile: Price 1.49%, $/SqFt -1.67%.
Top 25th Percentile: Price 7.46%, $/SqFt 2.52%.

Sold Properties over the past 30 days — This Year vs. Same Period Last Year.

| | | | | Bottom 25th Percentile | | | | | | Top 25th Percentile | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| City | # Sold | | % | 2024 | | 2025 | | Difference | | 2024 | | 2025 | | Difference | | | |
| | 2024 | 2025 | Diff | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | $ Sq/Ft | Price | 14 | $ Sq/Ft | 14 |
| **ALL** | **3050** | **2463** | **-19.2%** | **$325,630** | **$178** | **$330,468** | **$175** | **1.5%** | **-1.7%** | **$604,800** | **$267** | **$649,900** | **$273** | **7.5%** | | **2.5%** | |
| Lago Vista | 22 | 25 | 13.6% | $321,875 | $202 | $390,000 | $187 | 21.2% | -7.4% | $472,650 | $283 | $665,000 | $230 | 40.7% | | -18.7% | ● |
| Lakeway | 21 | 20 | -4.8% | $478,000 | $250 | $612,000 | $257 | 28.0% | 3.0% | $932,700 | $322 | $1,091,750 | $326 | 17.1% | ● | 1.1% | ● |
| Leander | 141 | 108 | -23.4% | $399,950 | $188 | $349,750 | $164 | -12.6% | -12.4% | $679,990 | $225 | $700,750 | $229 | 3.1% | | 1.8% | |
| Liberty Hill | 96 | 67 | -30.2% | $391,377 | $178 | $389,990 | $184 | -0.4% | 3.2% | $710,600 | $239 | $687,924 | $233 | -3.2% | ● | -2.4% | ● |
| Lockhart | 34 | 26 | -23.5% | $257,593 | $157 | $220,000 | $141 | -14.6% | -9.6% | $333,750 | $190 | $332,941 | $197 | -0.2% | | 3.7% | |
| Manchaca | 1 | 3 | 200.0% | $548,000 | $217 | $479,500 | $180 | -12.5% | -16.7% | $548,000 | $217 | $604,500 | $273 | 10.3% | | 25.8% | |
| Manor | 55 | 53 | -3.6% | $306,500 | $165 | $312,000 | $162 | 1.8% | -2.2% | $431,840 | $205 | $411,565 | $199 | -4.7% | ● | -3.3% | ● |
| Marble Falls | 35 | 6 | -82.9% | $310,990 | $154 | $345,000 | $150 | 10.9% | -2.7% | $472,998 | $231 | $482,500 | $191 | 2.0% | ● | -17.5% | ● |
| Pflugerville | 121 | 96 | -20.7% | $335,000 | $181 | $356,800 | $163 | 6.5% | -9.9% | $487,000 | $227 | $495,802 | $207 | 1.8% | ● | -8.8% | |
| Round Rock | 166 | 139 | -16.3% | $359,460 | $188 | $338,653 | $175 | -5.8% | -6.7% | $532,500 | $233 | $487,500 | $223 | -8.5% | ● | -4.3% | |
| San Marcos | 94 | 52 | -44.7% | $251,249 | $161 | $296,250 | $163 | 17.9% | 1.4% | $398,500 | $195 | $401,500 | $205 | 0.8% | ● | 5.0% | |
| Smithville | 14 | 3 | -78.6% | $330,000 | $194 | $322,500 | $191 | -2.3% | -1.6% | $409,000 | $246 | $555,000 | $271 | 35.7% | | 10.0% | |
| Spicewood | 19 | 18 | -5.3% | $466,194 | $236 | $511,250 | $212 | 9.7% | -10.2% | $776,232 | $276 | $1,108,750 | $384 | 42.8% | | 39.2% | |
| Taylor | 11 | 12 | 9.1% | $270,000 | $133 | $298,750 | $160 | 10.6% | 19.8% | $380,000 | $205 | $339,375 | $201 | -10.7% | ● | -1.9% | ● |
| Wimberley | 13 | 18 | 38.5% | $449,900 | $242 | $451,500 | $212 | 0.4% | -12.6% | $845,000 | $357 | $735,500 | $279 | -13.0% | ● | -21.9% | ● |

## Appreciation Year over Year City | Median Sold Price ; 9 Cities Up and 21 Down YoY

21 ↓ 9 ↑

| City | 2000 | 2010 | 2015 | 2020 | 2024 | 2025 | 2000 to 2025 % Diff | 2000 to 2025 Avg./ Year | 2000 to 2025 Compound Rate | 2000 to 2025 Rank | 2024 to 2025 % Diff | 2024 to 2025 Rank |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Austin | $159,900 | $228,500 | $322,500 | $436,500 | $571,650 | $575,000 | 260% | 10% | 5.3% | 6 | 0.6% | 7 |
| Bastrop | $119,900 | $142,875 | $181,250 | $266,943 | $370,000 | $359,945 | 200% | 8% | 4.5% | 20 | -2.7% | 17 |
| Buda | $140,000 | $170,000 | $234,900 | $283,200 | $369,990 | $349,990 | 150% | 6% | 3.7% | 29 | -5.4% | 22 |
| Burnet | $107,500 | $169,250 | $150,250 | $273,000 | $413,475 | $341,020 | 217% | 9% | 4.7% | 13 | -17.5% | 30 |
| Cedar Creek | $103,398 | $129,000 | $155,000 | $339,900 | $424,498 | $400,000 | 287% | 11% | 5.6% | 4 | -5.8% | 23 |
| Cedar Park | $145,000 | $196,000 | $265,000 | $355,800 | $487,000 | $495,000 | 241% | 10% | 5.0% | 8 | 1.6% | 5 |
| Dale | $76,625 | $65,000 | $131,450 | $216,000 | $367,500 | $317,800 | 315% | 13% | 5.9% | 2 | -13.5% | 29 |
| Del Valle | $100,000 | $103,950 | $157,500 | $235,995 | $324,290 | $331,868 | 232% | 9% | 4.9% | 10 | 2.3% | 4 |
| Driftwood | $252,500 | $389,900 | $514,500 | $657,000 | $950,000 | $1,111,000 | 340% | 14% | 6.1% | 1 | 16.9% | 1 |
| Dripping Springs | $224,000 | $285,000 | $388,400 | $467,990 | $652,500 | $645,000 | 188% | 8% | 4.3% | 24 | -1.1% | 12 |
| Elgin | $98,000 | $101,300 | $149,620 | $224,641 | $314,900 | $307,366 | 214% | 9% | 4.7% | 15 | -2.4% | 14 |
| Georgetown | $153,700 | $185,370 | $270,000 | $318,885 | $461,230 | $450,000 | 193% | 8% | 4.4% | 23 | -2.4% | 16 |
| Hutto | $109,975 | $128,000 | $180,000 | $259,105 | $375,735 | $350,000 | 218% | 9% | 4.7% | 12 | -6.8% | 25 |
| Jarrell | $105,000 | $103,100 | $152,700 | $202,900 | $280,000 | $273,250 | 160% | 6% | 3.9% | 28 | -2.4% | 15 |
| Kyle | $103,900 | $137,250 | $183,000 | $243,490 | $350,265 | $326,500 | 214% | 9% | 4.7% | 14 | -6.8% | 24 |

## Appreciation Year over Year City | Median Sold Price ; 9 Cities Up and 21 Down YoY

21 ↓ 9 ↑

| City | 2000 | 2010 | 2015 | 2020 | 2024 | 2025 | 2000 to 2025 % Diff | 2000 to 2025 Avg./ Year | 2000 to 2025 Compound Rate | 2000 to 2025 Rank | 2024 to 2025 % Diff | 2024 to 2025 Rank |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lago Vista | $144,600 | $170,000 | $215,750 | $297,000 | $429,453 | $430,000 | 197% | 8% | 4.5% | 22 | 0.1% | 9 |
| Lakeway | $284,000 | $309,000 | $403,500 | $590,000 | $757,500 | $752,045 | 165% | 7% | 4.0% | 27 | -0.7% | 11 |
| Leander | $109,633 | $148,750 | $230,000 | $310,000 | $494,503 | $454,000 | 314% | 13% | 5.8% | 3 | -8.2% | 27 |
| Liberty Hill | $166,250 | $205,750 | $299,995 | $328,000 | $508,127 | $505,330 | 204% | 8% | 4.5% | 17 | -0.6% | 10 |
| Lockhart | $98,500 | $100,000 | $139,250 | $214,000 | $298,890 | $294,005 | 198% | 8% | 4.5% | 21 | -1.6% | 13 |
| Manchaca | $155,500 | $217,750 | $263,500 | $363,840 | $512,125 | $472,500 | 204% | 8% | 4.5% | 18 | -7.7% | 26 |
| Manor | $130,500 | $103,000 | $173,450 | $241,075 | $369,000 | $350,000 | 168% | 7% | 4.0% | 26 | -5.1% | 21 |
| Marble Falls | $150,000 | $219,450 | $296,000 | $382,000 | $358,000 | $402,998 | 169% | 7% | 4.0% | 25 | 12.6% | 2 |
| Pflugerville | $122,500 | $155,103 | $217,700 | $300,343 | $400,073 | $405,000 | 231% | 9% | 4.9% | 11 | 1.2% | 6 |
| Round Rock | $138,000 | $177,500 | $237,200 | $317,500 | $430,000 | $417,607 | 203% | 8% | 4.5% | 19 | -2.9% | 18 |
| San Marcos | $146,900 | $139,950 | $207,185 | $265,412 | $340,000 | $350,000 | 138% | 6% | 3.5% | 30 | 2.9% | 3 |
| Smithville | $102,500 | $112,500 | $133,500 | $237,500 | $331,750 | $320,000 | 212% | 8% | 4.7% | 16 | -3.5% | 19 |
| Spicewood | $200,000 | $330,000 | $362,000 | $589,900 | $747,000 | $665,000 | 233% | 9% | 4.9% | 9 | -11.0% | 28 |
| Taylor | $85,000 | $94,750 | $145,700 | $218,250 | $315,000 | $316,341 | 272% | 11% | 5.4% | 5 | 0.4% | 8 |
| Wimberley | $140,000 | $205,450 | $249,900 | $365,500 | $505,000 | $485,000 | 246% | 10% | 5.1% | 7 | -4.0% | 20 |

## Absorption Rate (Sold / Active Ratio) : 16.67%

## Historical Average : 31.70%

This ratio, often called the Absorption Rate, measures the proportion of Active listings that sell in a given period. It's a direct measure of demand relative to supply, with higher values indicating a faster-moving market where a larger share of inventory is being sold. Indicator of market absorption. A high ratio (e.g., > 30%) indicates a strong seller's market with high demand, while a low ratio (< 10%) suggests a sluggish market favoring buyers.

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Min | Avg | Med | Max |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2005 | 15.0% | 17.0% | 21.6% | 20.5% | 23.0% | 25.1% | 25.8% | 28.4% | 26.1% | 23.0% | 22.3% | 25.9% | 15.0% | 22.8% | 23.0% | 28.4% |
| 2006 | 18.5% | 21.0% | 28.0% | 25.0% | 30.1% | 33.3% | 29.1% | 31.2% | 26.4% | 24.0% | 23.0% | 26.2% | 18.5% | 26.3% | 26.3% | 33.3% |
| 2007 | 19.5% | 22.0% | 28.9% | 26.2% | 29.0% | 28.5% | 26.4% | 23.9% | 16.9% | 16.2% | 16.0% | 17.1% | 16.0% | 22.6% | 22.9% | 29.0% |
| 2008 | 13.6% | 15.6% | 17.6% | 17.9% | 18.7% | 18.5% | 17.5% | 17.2% | 14.8% | 11.9% | 9.5% | 13.5% | 9.5% | 15.5% | 16.4% | 18.7% |
| 2009 | 8.7% | 10.9% | 12.9% | 14.4% | 15.8% | 18.8% | 18.9% | 17.0% | 17.6% | 18.4% | 16.7% | 15.6% | 8.7% | 15.5% | 16.3% | 18.9% |
| 2010 | 9.8% | 11.8% | 17.0% | 17.5% | 17.5% | 16.0% | 11.8% | 12.5% | 11.0% | 11.3% | 12.4% | 15.9% | 9.8% | 13.7% | 12.4% | 17.5% |
| 2011 | 10.8% | 12.3% | 16.6% | 16.4% | 17.9% | 20.1% | 19.3% | 20.7% | 18.0% | 16.6% | 16.8% | 21.7% | 10.8% | 17.3% | 17.4% | 21.7% |
| 2012 | 15.2% | 17.9% | 24.9% | 24.4% | 29.4% | 31.1% | 28.4% | 30.0% | 24.3% | 28.2% | 25.1% | 31.9% | 15.2% | 25.9% | 26.7% | 31.9% |
| 2013 | 25.6% | 27.9% | 28.6% | 24.9% | 28.4% | 26.3% | 29.8% | 32.0% | 25.6% | 24.6% | 23.5% | 29.6% | 23.5% | 27.2% | 27.1% | 32.0% |
| 2014 | 19.9% | 22.4% | 26.5% | 26.6% | 30.4% | 28.6% | 27.8% | 27.4% | 25.0% | 25.6% | 22.1% | 31.1% | 19.9% | 26.1% | 26.5% | 31.1% |
| 2015 | 20.4% | 22.8% | 27.9% | 26.4% | 27.4% | 28.7% | 28.9% | 27.9% | 26.2% | 25.3% | 19.9% | 31.6% | 19.9% | 26.1% | 26.9% | 31.6% |
| 2016 | 19.2% | 21.3% | 27.0% | 26.2% | 28.2% | 30.1% | 26.2% | 27.7% | 24.6% | 22.6% | 23.6% | 33.1% | 19.2% | 25.8% | 26.2% | 33.1% |
| 2017 | 20.5% | 27.5% | 37.2% | 35.4% | 40.6% | 41.3% | 34.2% | 34.8% | 30.0% | 29.6% | 31.3% | 44.3% | 20.5% | 33.9% | 34.5% | 44.3% |
| 2018 | 28.9% | 34.0% | 41.9% | 37.8% | 42.3% | 41.2% | 37.4% | 35.4% | 28.0% | 29.1% | 29.6% | 36.5% | 28.0% | 35.2% | 36.0% | 42.3% |
| 2019 | 25.4% | 33.0% | 39.6% | 42.6% | 45.9% | 42.0% | 42.6% | 41.7% | 35.3% | 36.7% | 38.2% | 49.4% | 25.4% | 39.4% | 40.6% | 49.4% |
| 2020 | 33.7% | 42.9% | 46.5% | 35.2% | 38.1% | 64.3% | 72.3% | 75.2% | 81.1% | 83.0% | 90.9% | 127.3% | 33.7% | 65.9% | 68.3% | 127.3% |
| 2021 | 104.1% | 103.3% | 166.8% | 133.1% | 140.4% | 127.2% | 91.3% | 83.4% | 76.4% | 69.9% | 81.7% | 112.6% | 69.9% | 107.5% | 103.7% | 166.8% |
| 2022 | 86.6% | 99.8% | 106.0% | 76.0% | 60.1% | 39.2% | 26.9% | 26.9% | 25.8% | 20.3% | 20.1% | 27.9% | 20.1% | 51.3% | 33.6% | 106.0% |
| 2023 | 19.0% | 25.5% | 30.2% | 27.1% | 33.3% | 29.2% | 25.4% | 26.3% | 21.2% | 21.0% | 19.8% | 25.2% | 19.0% | 25.3% | 25.5% | 33.3% |
| 2024 | 20.3% | 24.6% | 26.7% | 25.2% | 24.3% | 20.6% | 20.4% | 20.6% | 17.8% | 20.5% | 20.4% | 25.0% | 17.8% | 22.2% | 20.6% | 26.7% |
| 2025 | 17.9% | 17.8% | 20.8% | 18.2% | 19.6% | 18.1% | 16.4% | 17.6% | 17.8% | 16.7% | | | 16.4% | 18.1% | 17.9% | 20.8% |

## Market Flow Score (MFS) : 4.80

## Historical Average : 6.59

The Market Flow Score (MFS) measures the overall efficiency of the Austin housing market by combining four key turnover metrics into a single, standardized index. It incorporates the Active-to-Sold ratio, Demand-Supply Velocity (DSV), Market Absorption Efficiency Ratio (MAER), and the Market Turnover Efficiency Score (MTES) to capture how quickly inventory is being absorbed. The MFS is normalized on a 0 to 10 scale, where lower scores reflect a sluggish, supply-heavy market and higher scores indicate faster turnover, stronger demand, and accelerated market momentum.

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Min | Avg | Med | Max |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2005** | 2.95 | 4.20 | 5.16 | 4.86 | 5.80 | 6.37 | 6.79 | 7.81 | 8.03 | 6.43 | 6.61 | 8.67 | 2.95 | 6.14 | 6.40 | 8.67 |
| **2006** | 3.98 | 5.12 | 6.37 | 5.80 | 7.11 | 7.77 | 7.03 | 8.05 | 7.33 | 6.43 | 7.17 | 8.84 | 3.98 | 6.75 | 7.07 | 8.84 |
| **2007** | 4.76 | 5.28 | 6.33 | 5.94 | 9.06 | 9.04 | 6.71 | 6.12 | 4.60 | 3.94 | 4.64 | 6.85 | 3.94 | 6.11 | 6.03 | 9.06 |
| **2008** | 2.05 | 3.43 | 4.08 | 4.16 | 4.62 | 5.00 | 4.72 | 4.94 | 4.22 | 2.21 | 1.22 | 4.80 | 1.22 | 3.79 | 4.19 | 5.00 |
| **2009** | 0.00 | 1.22 | 2.23 | 3.15 | 4.02 | 5.26 | 5.26 | 4.74 | 5.24 | 5.38 | 5.44 | 5.58 | 0.00 | 3.96 | 4.99 | 5.58 |
| **2010** | 0.02 | 1.39 | 3.51 | 3.78 | 5.36 | 4.46 | 2.07 | 3.21 | 2.23 | 2.41 | 3.71 | 6.47 | 0.02 | 3.22 | 3.36 | 6.47 |
| **2011** | 1.08 | 2.33 | 3.61 | 3.86 | 4.84 | 5.76 | 5.88 | 7.01 | 6.00 | 4.98 | 5.66 | 8.35 | 1.08 | 4.95 | 5.32 | 8.35 |
| **2012** | 3.33 | 4.22 | 5.72 | 5.76 | 6.95 | 7.61 | 7.67 | 8.33 | 7.61 | 8.21 | 7.63 | 9.26 | 3.33 | 6.86 | 7.61 | 9.26 |
| **2013** | 6.10 | 6.33 | 6.53 | 6.43 | 7.45 | 6.97 | 8.19 | 8.94 | 8.39 | 7.57 | 8.27 | 9.10 | 6.10 | 7.52 | 7.51 | 9.10 |
| **2014** | 5.30 | 6.12 | 6.61 | 6.69 | 7.21 | 7.57 | 7.31 | 7.69 | 8.41 | 7.65 | 7.87 | 9.22 | 5.30 | 7.30 | 7.44 | 9.22 |
| **2015** | 5.54 | 6.24 | 6.95 | 6.47 | 6.93 | 7.59 | 7.39 | 8.13 | 8.19 | 7.61 | 7.17 | 9.24 | 5.54 | 7.29 | 7.28 | 9.24 |
| **2016** | 5.10 | 5.62 | 6.65 | 6.59 | 7.43 | 7.75 | 7.01 | 8.43 | 7.53 | 7.41 | 8.55 | 9.34 | 5.10 | 7.28 | 7.42 | 9.34 |
| **2017** | 5.24 | 6.39 | 6.81 | 6.89 | 7.75 | 8.29 | 7.79 | 8.75 | 8.05 | 7.83 | 8.65 | 9.82 | 5.24 | 7.69 | 7.81 | 9.82 |
| **2018** | 6.67 | 7.09 | 7.43 | 7.11 | 7.97 | 8.41 | 8.43 | 8.15 | 7.73 | 7.77 | 8.63 | 9.50 | 6.67 | 7.91 | 7.87 | 9.50 |
| **2019** | 5.70 | 7.23 | 7.37 | 7.95 | 8.33 | 8.51 | 8.96 | 9.16 | 8.57 | 8.53 | 9.58 | 9.96 | 5.70 | 8.32 | 8.52 | 9.96 |
| **2020** | 6.81 | 8.07 | 8.07 | 7.57 | 7.05 | 9.64 | 9.60 | 10.00 | 10.00 | 9.90 | 10.00 | 10.00 | 6.81 | 8.89 | 9.62 | 10.00 |
| **2021** | 8.84 | 9.34 | 8.90 | 8.45 | 9.22 | 8.82 | 8.31 | 9.02 | 9.12 | 8.84 | 10.00 | 10.00 | 8.31 | 9.07 | 8.96 | 10.00 |
| **2022** | 9.06 | 9.28 | 8.49 | 7.83 | 7.75 | 6.51 | 5.64 | 6.75 | 6.93 | 5.96 | 7.05 | 8.98 | 5.64 | 7.52 | 7.40 | 9.28 |
| **2023** | 4.68 | 7.15 | 6.51 | 6.25 | 7.55 | 6.87 | 6.69 | 6.87 | 5.84 | 6.29 | 6.37 | 8.75 | 4.68 | 6.65 | 6.60 | 8.75 |
| **2024** | 5.04 | 5.60 | 5.78 | 5.62 | 5.76 | 5.54 | 6.06 | 6.08 | 5.14 | 6.29 | 7.23 | 8.73 | 5.04 | 6.07 | 5.77 | 8.73 |
| **2025** | 4.10 | 4.16 | 4.62 | 3.84 | 4.70 | 5.34 | 4.56 | 5.66 | 5.86 | 4.80 | | | 3.84 | 4.76 | 4.66 | 5.86 |