TEAM PRICE REAL ESTATE

AUSTIN DAILY REAL ESTATE BRIEFING

MONDAY DECEMBER 01 2025

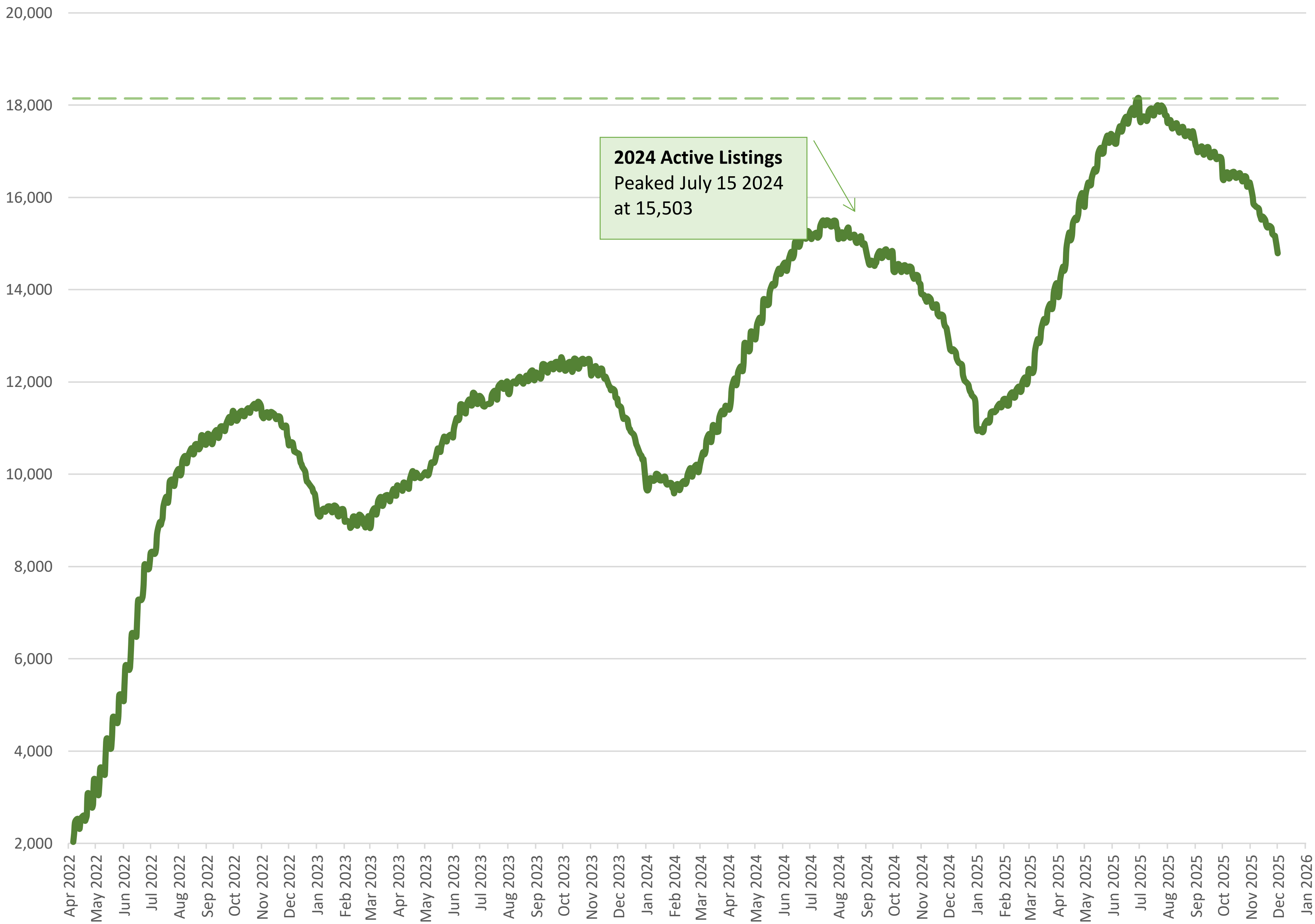
ACTIVE : 14,790 + 15.5% YOY

PENDING : 3,812 + 0.3% YOY

team price
real estate

TABLE OF CONTENTS

Active Residential Listings; Currently at 14,790 | Previous High of 18,146 on Mon, Jun 30, 2025 | -3,356



ALL Active Listings : Price Activity

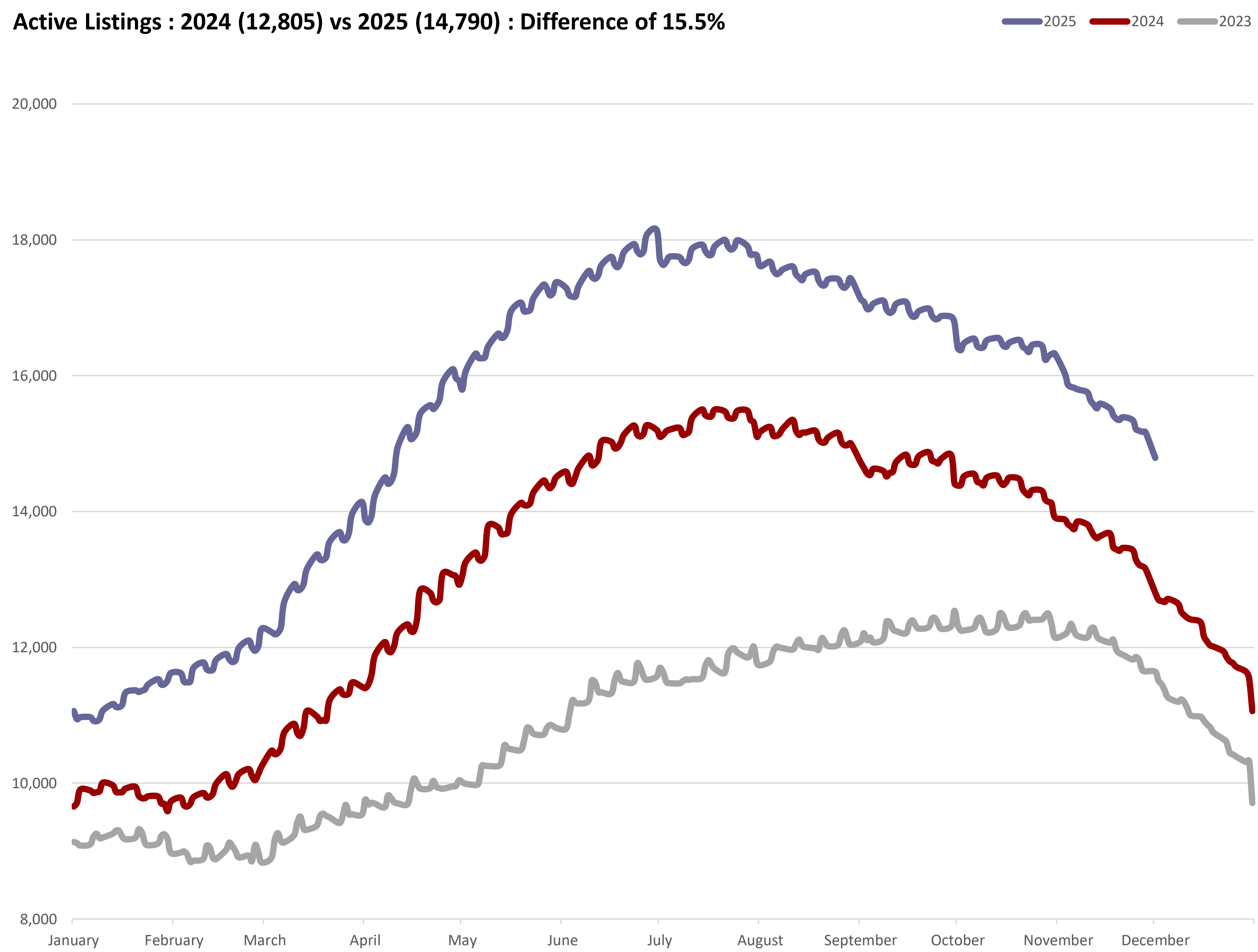
57.3% of All Active Listings have had at least 1 price drop

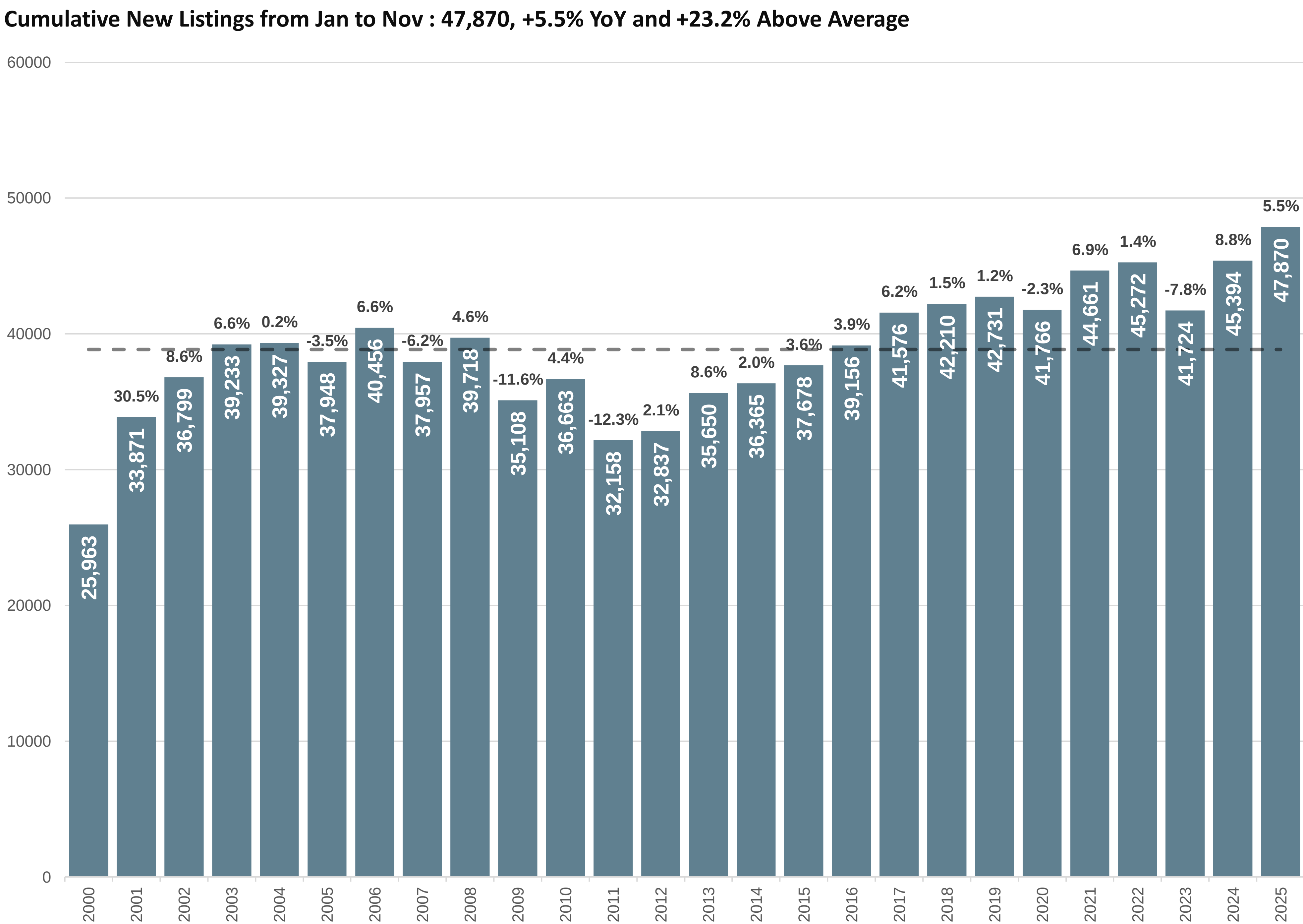
MLS	#	↓	↔	↑
Entire MLS	14,790	57.3%	39.7%	2.5%

City	#	↓	↔	↑
Austin	651	55.7%	42.1%	1.5%
Bastrop	340	59.4%	38.2%	1.8%
Buda	311	49.8%	39.2%	10.9%
Burnet	155	50.3%	49.0%	
Cedar Creek	112	63.4%	35.7%	0.9%
Cedar Park	199	60.3%	36.2%	2.0%
Dale	64	45.3%	53.1%	1.6%
Del Valle	100	53.0%	41.0%	6.0%
Driftwood	31	58.1%	41.9%	
Dripping Springs	215	56.3%	42.3%	0.5%
Elgin	289	57.4%	41.2%	1.4%
Georgetown	1,123	64.6%	32.2%	3.0%
Hutto	346	64.5%	31.8%	3.5%
Jarrell	268	50.4%	45.5%	4.1%
Kyle	503	64.0%	30.8%	4.8%

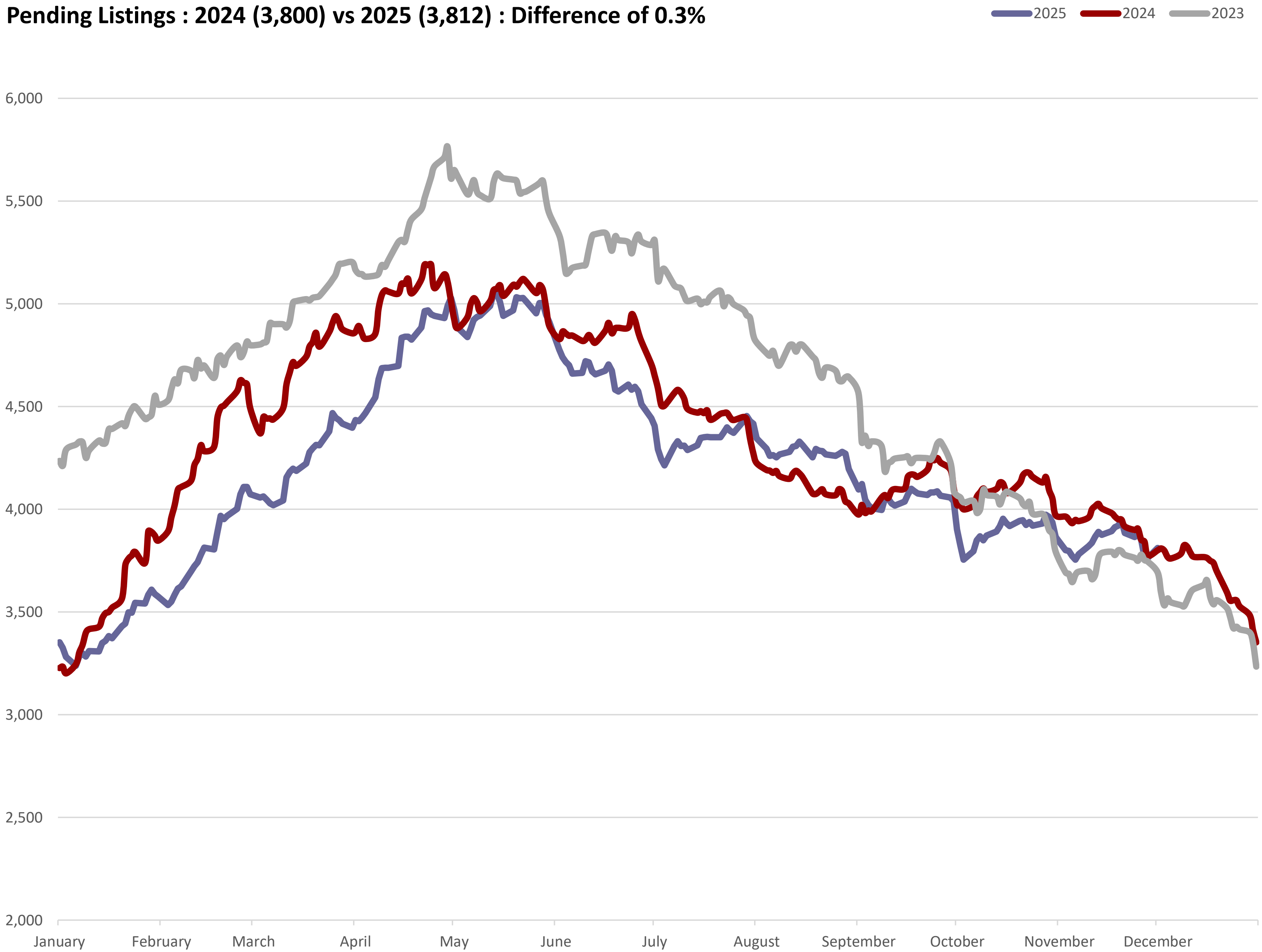
City	#	↓	↔	↑
Lago Vista	215	59.1%	39.5%	1.4%
Lakeway	124	62.9%	33.9%	0.8%
Leander	610	63.3%	33.3%	2.5%
Liberty Hill	432	64.6%	31.7%	3.2%
Lockhart	109	66.1%	33.0%	0.9%
Manchaca	18	44.4%	55.6%	
Manor	232	48.7%	50.0%	1.3%
Marble Falls	119	59.7%	34.5%	5.0%
Pflugerville	393	61.6%	34.9%	3.3%
Round Rock	585	59.5%	34.5%	5.3%
San Marcos	404	66.1%	30.7%	3.2%
Smithville	90	52.2%	45.6%	2.2%
Spicewood	259	52.1%	45.9%	1.2%
Taylor	104	55.8%	39.4%	4.8%
Wimberley	149	55.0%	43.6%	0.7%

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

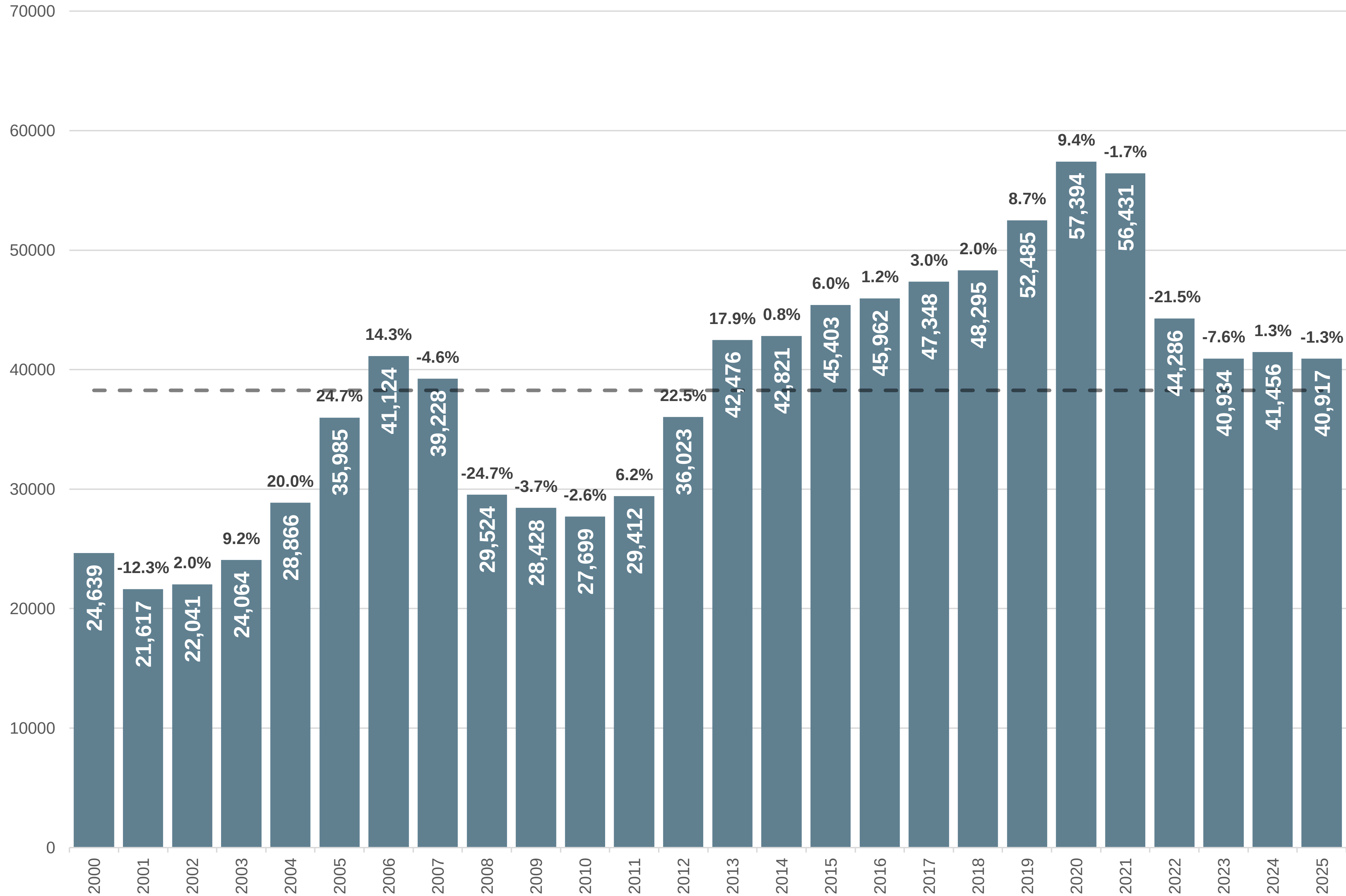

Active Listings : 2024 (12,805) vs 2025 (14,790) : Difference of 15.5%
2025
2024
2023
20,000
18,000
16,000
14,000
12,000
10,000
8,000
January
February
March
April
May
June
July
August
September
October
November
December

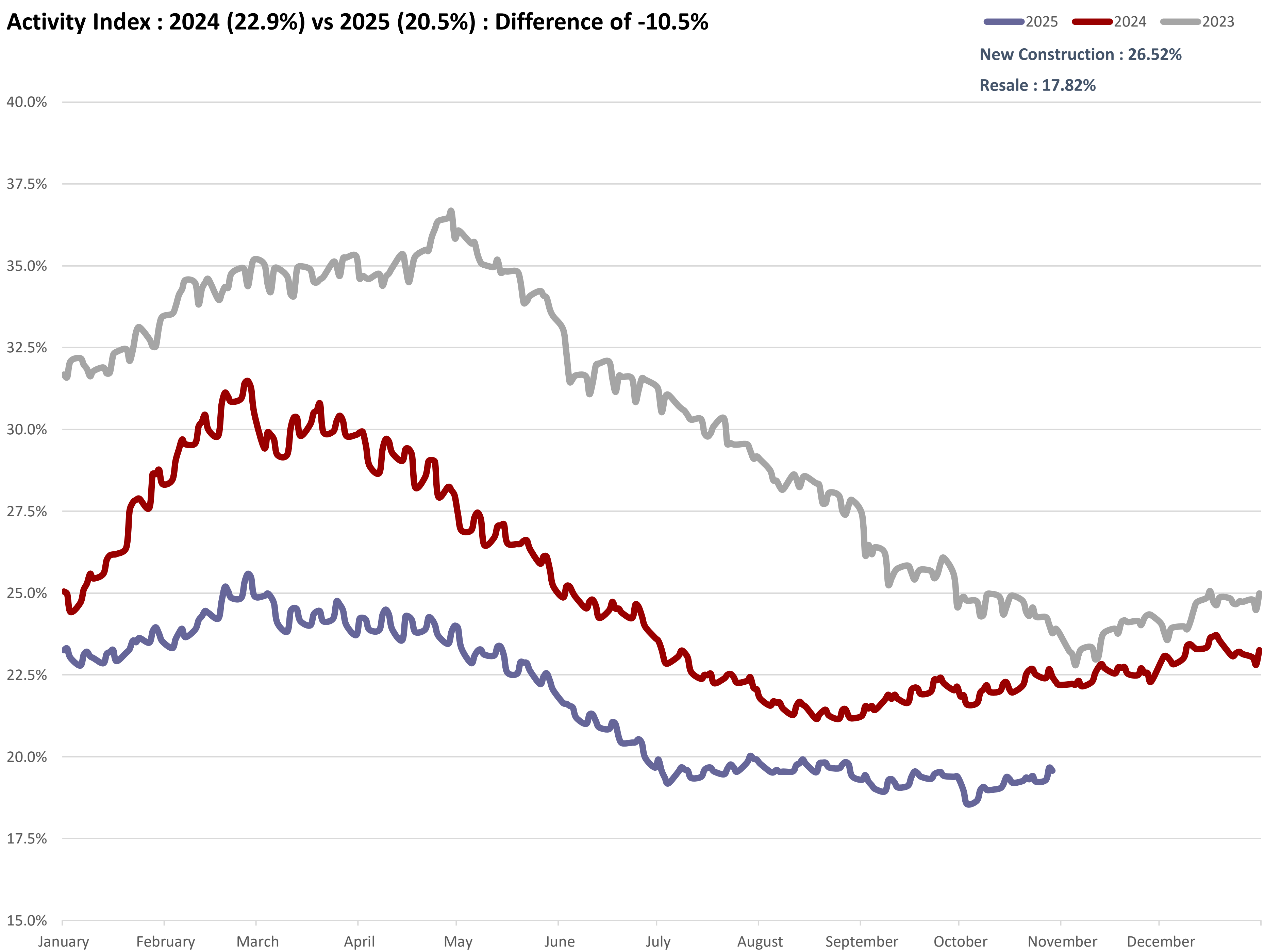

Cumulative New Listings from Jan to Nov : 47,870, +5.5% YoY and +23.2% Above Average
60000
50000
40000
30000
20000
10000
0
2000 25,963
2001 33,871 30.5%
2002 36,799 8.6%
2003 39,233 6.6%
2004 39,327 0.2%
2005 37,948 -3.5%
2006 40,456 6.6%
2007 37,957 -6.2%
2008 39,718 4.6%
2009 35,108 -11.6%
2010 36,663 4.4%
2011 32,158 -12.3%
2012 32,837 2.1%
2013 35,650 8.6%
2014 36,365 2.0%
2015 37,678 3.6%
2016 39,156 3.9%
2017 41,576 6.2%
2018 42,210 1.5%
2019 42,731 1.2%
2020 41,766 -2.3%
2021 44,661 6.9%
2022 45,272 1.4%
2023 41,724 -7.8%
2024 45,394 8.8%
2025 47,870 5.5%

Pending Listings : 2024 (3,800) vs 2025 (3,812) : Difference of 0.3%



Cumulative Pending from Jan to Nov : 40,917, (-1.3%) YoY and +6.9% Above Average





Last Revision : 12/1/2025

Active Residential Listings

Activity Index : Re-Sale : Market Phases Explained

		City		Zip		
Expansion	**> 30%**	**0**	**0%**	**2**	**3%**	**Strong demand, rising prices**
Equilibrium	**25% – 30%**	**1**	**3%**	**11**	**15%**	**Balanced conditions, steady absorption**
Softening	20% – 25%	3	10%	15	20%	Slower sales, rising inventory
Contraction / Danger Zone	**15% – 20%**	**17**	**57%**	**33**	**44%**	**Market stalls, supply imbalance, price decline**
Crisis / Freeze	**< 15%**	**9**	**30%**	**14**	**19%**	**Buyer paralysis, price corrections accelerate**

Top 30 Cities	
Cedar Park	26.53%
Pflugerville	23.48%
Buda	20.62%
Hutto	20.35%
Round Rock	19.89%
Austin	19.60%
Kyle	19.53%
Taylor	19.27%
Elgin	19.21%
Manor	19.15%
Georgetown	19.12%
Dripping Springs	19.08%
Del Valle	18.92%
Liberty Hill	18.34%
Lakeway	18.11%
Wimberley	17.11%
Lockhart	17.05%
Leander	16.50%
San Marcos	16.22%
Cedar Creek	15.38%
Manchaca	15.00%
Jarrell	13.93%
Dale	12.96%
Lago Vista	12.71%
Burnet	9.87%
Bastrop	9.68%
Marble Falls	9.18%
Driftwood	9.09%
Smithville	7.14%
Spicewood	7.11%

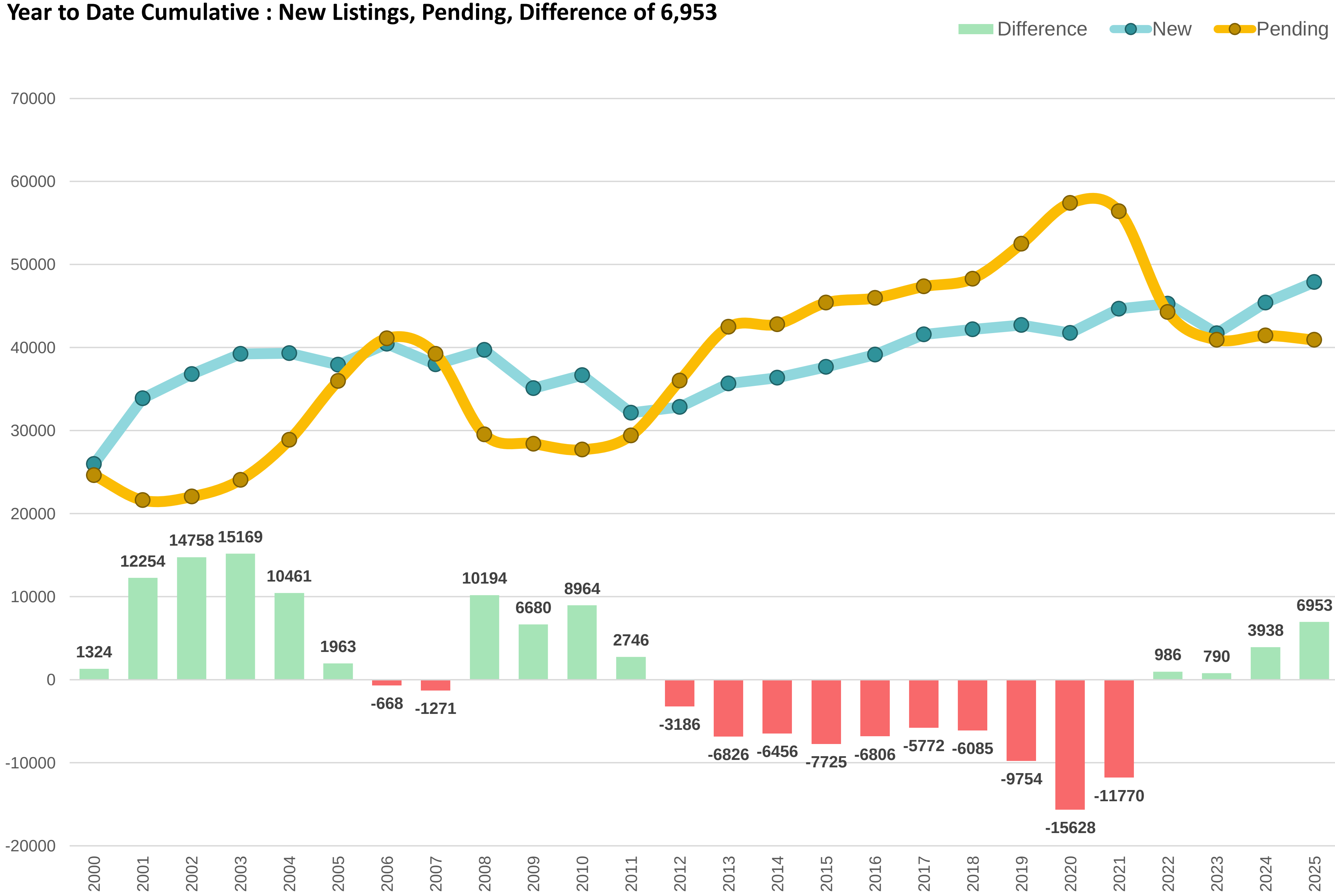
Top 75 Zip Codes					
78728 | Austin	40.91%	78727 | Austin	20.78%	78704 | Austin	16.60%
78736 | Austin	30.56%	78610 | Buda	20.30%	78746 | Austin	18.35%
78749 | Austin	29.89%	78731 | Austin	20.16%	78666 | San Marcos	18.31%
78726 | Austin	29.41%	78628 | Georgetown	19.80%	78702 | Austin	17.74%
78733 | Austin	28.57%	78640 | Kyle	19.46%	78741 | Austin	16.77%
78750 | Austin	28.42%	78620 | Dripping Springs	19.30%	78724 | Austin	16.67%
78717 | Austin	28.24%	76574 | Taylor	19.27%	78612 | Cedar Creek	16.36%
78725 | Austin	27.08%	78621 | Elgin	19.21%	78734 | Austin	16.29%
78738 | Austin	27.08%	78653 | Manor	19.17%	78665 | Round Rock	16.24%
78681 | Round Rock	26.51%	78664 | Round Rock	19.05%	78605 | Bertram	15.80%
78613 | Cedar Park	26.47%	78754 | Austin	18.99%	78616 | Dale	15.44%
78729 | Austin	25.76%	78617 | Del Valle	18.92%	76537 | Jarrell	14.98%
78730 | Austin	25.00%	78758 | Austin	18.85%	78753 | Austin	14.58%
78739 | Austin	24.53%	78626 | Georgetown	18.81%	78645 | Lago Vista	14.29%
78722 | Austin	24.14%	78735 | Austin	18.75%	78652 | Manchaca	14.29%
78660 | Pflugerville	23.76%	78633 | Georgetown	18.58%	78757 | Austin	13.67%
78745 | Austin	23.31%	78705 | Austin	18.52%	78732 | Austin	13.42%
78752 | Austin	22.95%	78642 | Liberty Hill	17.98%	78611 | Burnet	12.50%
78759 | Austin	22.41%	78744 | Austin	17.89%	78602 | Bastrop	12.00%
78703 | Austin	22.02%	78737 | Austin	17.35%	78619 | Driftwood	11.69%
76527 | Florence	21.74%	78676 | Wimberley	17.11%	78701 | Austin	8.82%
78723 | Austin	21.26%	78756 | Austin	17.07%	78654 | Marble Falls	8.37%
78747 | Austin	21.11%	78644 | Lockhart	17.05%	78957 | Smithville	8.16%
78748 | Austin	20.92%	78751 | Austin	16.92%	78669 | Spicewood	6.71%
78634 | Hutto	20.80%	78641 | Leander	16.73%	78721 | Austin	5.66%

Monthly New Listing to Pending Ratio | Currently at 0.85

Monthly New Listing to Pending Ratio 0.85 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	0.85		0.64	0.74	0.75	0.85

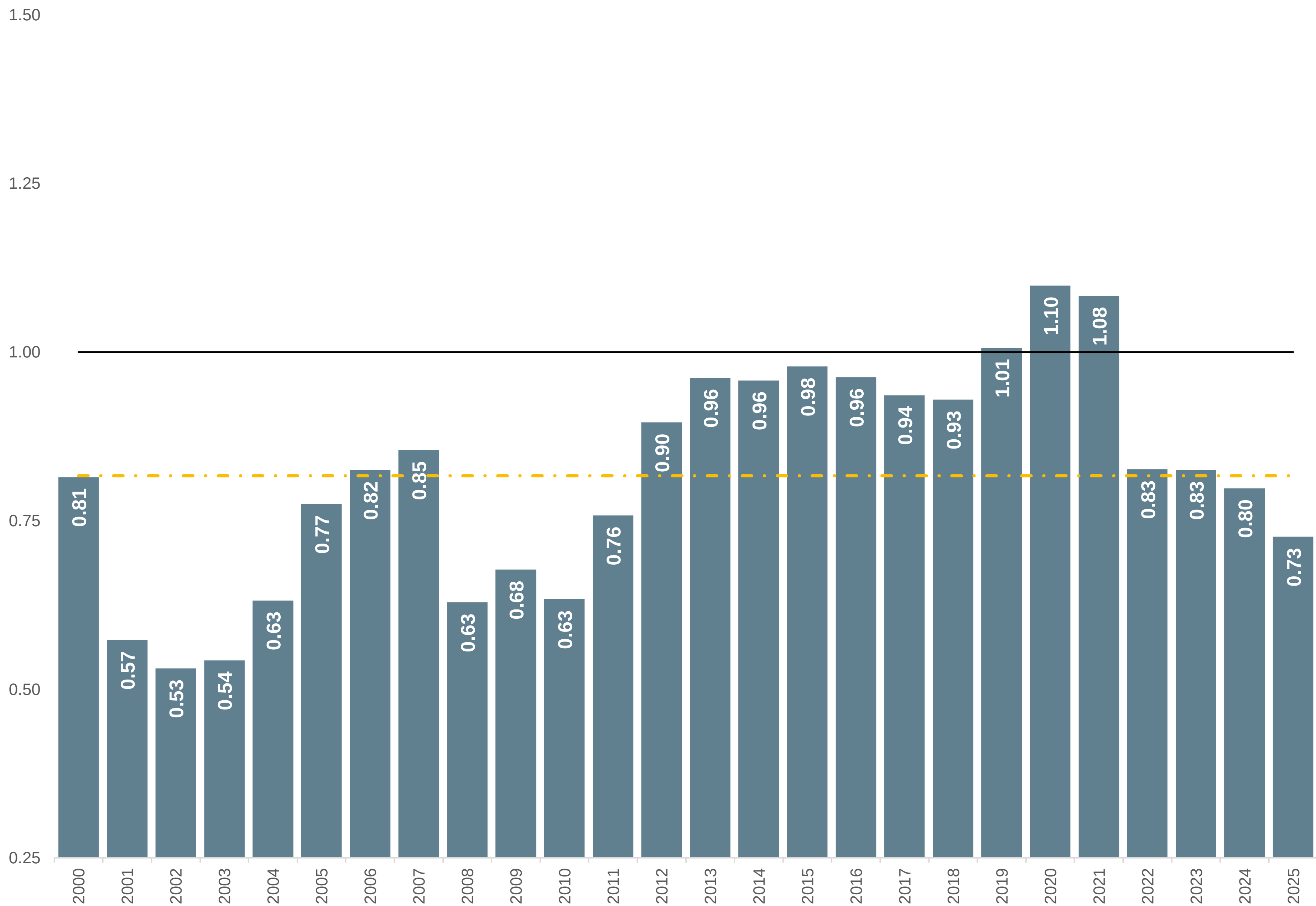
Year to Date Cumulative : New Listings, Pending, Difference of 6,953

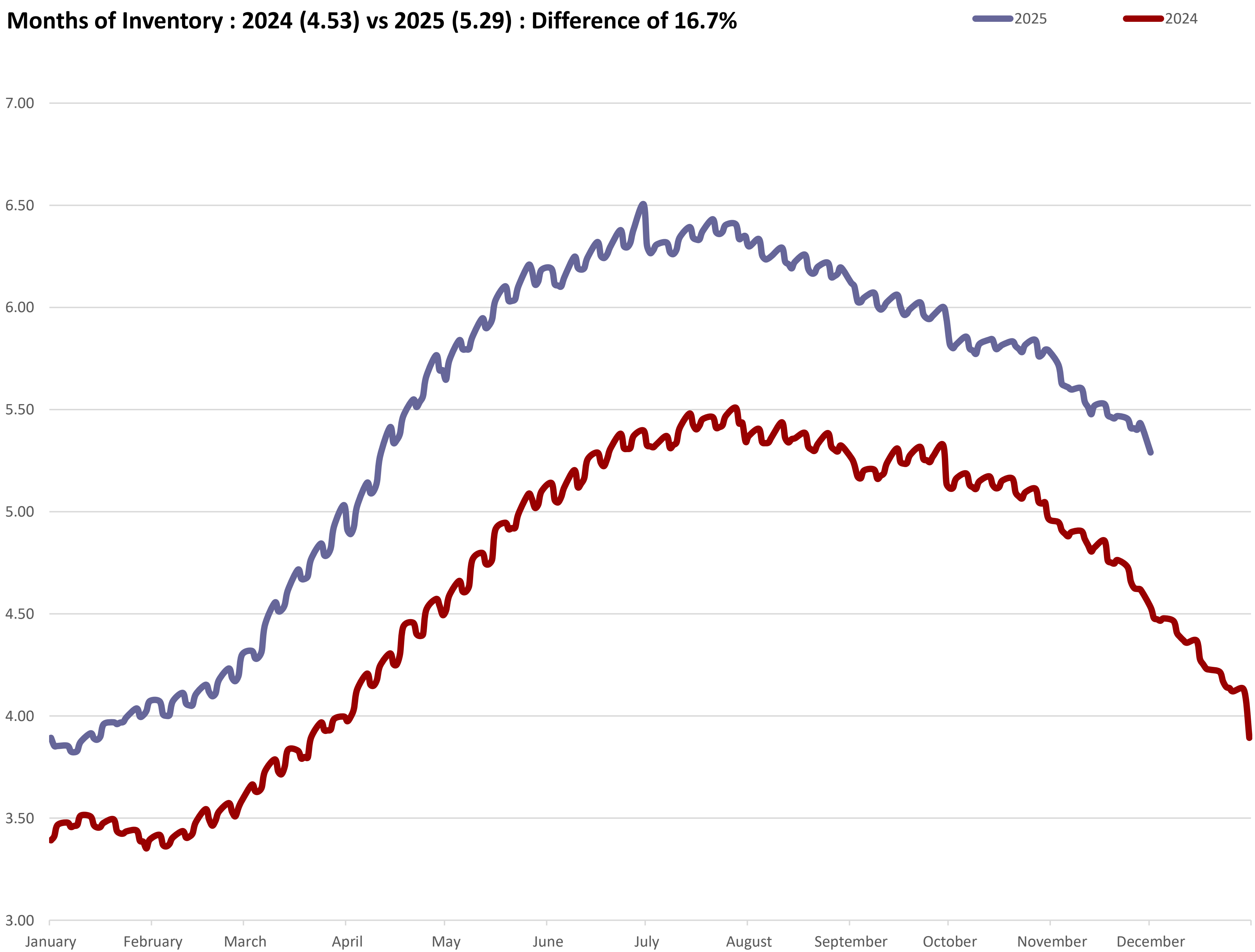


Residential - Year

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	47,870	8,478	18%	21,284	19,633	40,917	48%	0.73	15,431	27,533	9,779	6,354

New Listing to Pending Ratio for the Year 0.73 | 25 Year Average is 0.82





Last Revision : 12/1/2025 Active Residential Listings Team Price Real Estate ©

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

			City		Zip		
Seller Acceleration	**< 4.0**	**< 120 days**	**2**	**7%**	**17**	**23%**	**Fast sales, rising prices**
Seller Edge	**4.0 – 4.9**	**120–147 days**	**7**	**23%**	**13**	**17%**	**Tight supply, upward pressure**
Neutral Zone	5.0 – 6.9	150–207 days	6	20%	23	31%	Balanced conditions, stable pricing
Buyer Advantage	**7.0 – 8.9**	**210–267 days**	**7**	**23%**	**9**	**12%**	**Rising inventory, buyer leverage**
Buyer Control	**9.0+**	**270+ days**	**8**	**27%**	**13**	**17%**	**Excess supply, declining prices**

Top 30 Cities	
Cedar Park	2.61
Pflugerville	3.98
Round Rock	4.04
Manchaca	4.25
Dripping Springs	4.42
Driftwood	4.50
Austin	4.96
Buda	4.97
Georgetown	5.00
Lockhart	5.48
Leander	5.53
Hutto	5.63
Lakeway	5.67
Kyle	6.08
Liberty Hill	6.52
San Marcos	7.08
Manor	7.35
Bastrop	7.55
Wimberley	7.56
Jarrell	7.88
Taylor	8.00
Lago Vista	8.78
Del Valle	9.00
Cedar Creek	9.90
Marble Falls	10.27
Elgin	10.73
Burnet	12.45
Smithville	16.25
Spicewood	19.00
Dale	28.20

Top 75 Zip Codes							
78749 | Austin	2.18	78730 | Austin	4.67	78751 | Austin	6.75		
78728 | Austin	2.23	78628 | Georgetown	4.80	78753 | Austin	6.87		
78739 | Austin	2.31	78664 | Round Rock	4.83	78666 | San Marcos	6.93		
78613 | Cedar Park	2.56	78756 | Austin	4.86	78653 | Manor	7.55		
78727 | Austin	2.86	78610 | Buda	4.91	78602 | Bastrop	7.58		
78748 | Austin	2.88	78725 | Austin	5.00	76537 | Jarrell	7.80		
78729 | Austin	2.94	78735 | Austin	5.03	78676 | Wimberley	7.88		
78750 | Austin	2.96	78754 | Austin	5.05	76574 | Taylor	8.00		
78733 | Austin	3.33	78722 | Austin	5.08	78741 | Austin	8.05		
78738 | Austin	3.33	78758 | Austin	5.12	78734 | Austin	8.26		
78681 | Round Rock	3.45	78732 | Austin	5.21	78724 | Austin	8.53		
78744 | Austin	3.79	78745 | Austin	5.28	78702 | Austin	8.89		
78731 | Austin	3.81	78747 | Austin	5.33	78617 | Del Valle	9.00		
78717 | Austin	3.81	78641 | Leander	5.45	78645 | Lago Vista	9.27		
78759 | Austin	3.86	78644 | Lockhart	5.48	78612 | Cedar Creek	9.90		
78665 | Round Rock	3.91	78634 | Hutto	5.59	78654 | Marble Falls	10.17		
78660 | Pflugerville	3.92	78704 | Austin	5.72	78605 | Bertram	10.25		
78736 | Austin	4.17	78746 | Austin	5.95	78621 | Elgin	10.73		
78620 | Dripping Springs	4.36	78640 | Kyle	6.15	78611 | Burnet	12.36		
78652 | Manchaca	4.38	78726 | Austin	6.35	76527 | Florence	13.50		
78757 | Austin	4.40	78626 | Georgetown	6.40	78701 | Austin	13.65		
78737 | Austin	4.42	78752 | Austin	6.41	78705 | Austin	14.67		
78619 | Driftwood	4.50	78723 | Austin	6.42	78957 | Smithville	16.25		
78633 | Georgetown	4.53	78642 | Liberty Hill	6.52	78669 | Spicewood	18.79		
78703 | Austin	4.64	78721 | Austin	6.73	78616 | Dale	28.20		

Months of Inventory Table : Inventory and % Difference

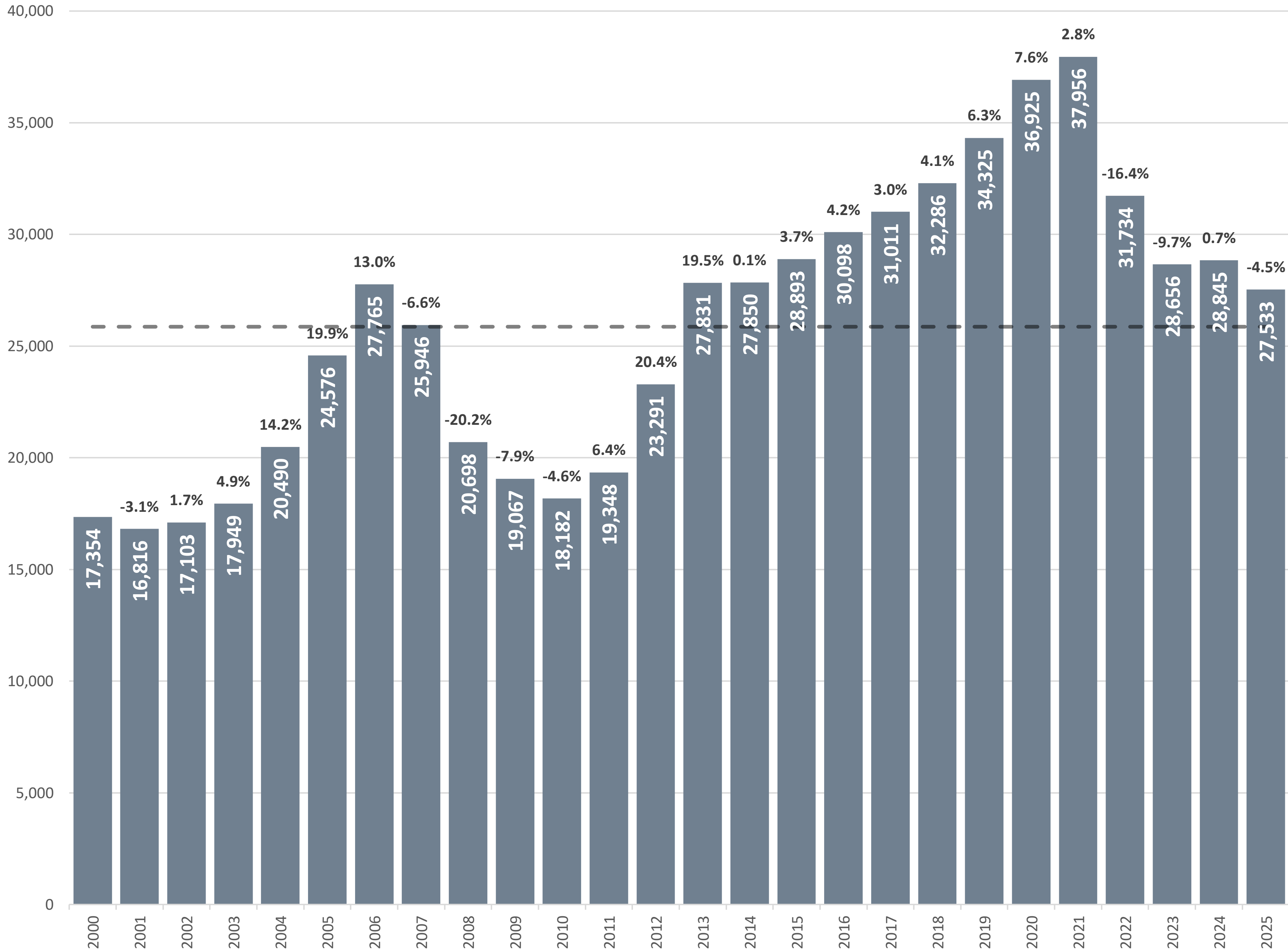
YoY: Dec 2024 to Dec 2025			
City	Dec 2024	Dec 2025	% Diff
Smithville	6.24	11.00	76.3%
Marble Falls	4.60	7.76	68.8%
Leander	3.02	4.87	60.9%
Jarrell	3.52	5.15	46.3%
Hutto	3.45	5.04	46.1%
San Marcos	5.12	7.17	40.0%
Pflugerville	2.87	4.01	39.8%
Georgetown	3.34	4.61	38.0%
Kyle	3.24	4.39	35.2%
Liberty Hill	4.16	5.54	33.2%
Round Rock	3.11	3.98	27.9%
Buda	3.42	4.26	24.5%
Lockhart	3.64	4.48	23.2%
Manor	3.83	4.67	22.0%
Del Valle	3.97	4.76	20.1%
Austin	4.06	4.84	19.3%
Cedar Park	2.18	2.60	18.9%
Elgin	5.84	6.94	18.7%
Burnet	9.50	11.00	15.8%
Spicewood	9.98	11.00	10.2%
Cedar Creek	5.04	5.42	7.6%
Dripping Springs	3.81	4.06	6.4%
Lakeway	5.13	5.17	0.8%
Dale	11.00	11.00	0.0%
Bastrop	6.51	6.38	-2.0%
Wimberley	8.07	7.58	-6.1%
Lago Vista	9.23	8.06	-12.7%
Taylor	8.58	5.89	-31.4%
Driftwood	6.00	3.88	-35.4%
Manchaca	7.29	3.38	-53.7%

YTD: Jan 2025 to Dec 2025			
City	Jan 2025	Dec 2025	% Diff
Marble Falls	4.98	7.76	55.7%
Smithville	7.27	11.00	51.3%
Leander	3.32	4.87	46.7%
Burnet	7.65	11.00	43.8%
Round Rock	2.86	3.98	39.3%
Jarrell	3.74	5.15	37.9%
Cedar Park	1.93	2.60	34.1%
San Marcos	5.36	7.17	33.7%
Pflugerville	3.12	4.01	28.6%
Cedar Creek	4.31	5.42	25.7%
Liberty Hill	4.44	5.54	24.6%
Manor	3.85	4.67	21.3%
Georgetown	3.82	4.61	20.8%
Kyle	3.67	4.39	19.6%
Elgin	5.82	6.94	19.1%
Bastrop	5.60	6.38	13.9%
Austin	4.36	4.84	11.1%
Buda	3.93	4.26	8.4%
Lockhart	4.15	4.48	7.9%
Dripping Springs	3.78	4.06	7.4%
Wimberley	7.11	7.58	6.6%
Hutto	4.90	5.04	2.8%
Dale	11.00	11.00	0.0%
Spicewood	11.00	11.00	0.0%
Taylor	5.93	5.89	-0.8%
Del Valle	4.98	4.76	-4.4%
Lakeway	5.43	5.17	-4.9%
Lago Vista	10.50	8.06	-23.2%
Driftwood	5.60	3.88	-30.8%
Manchaca	5.63	3.38	-40.0%

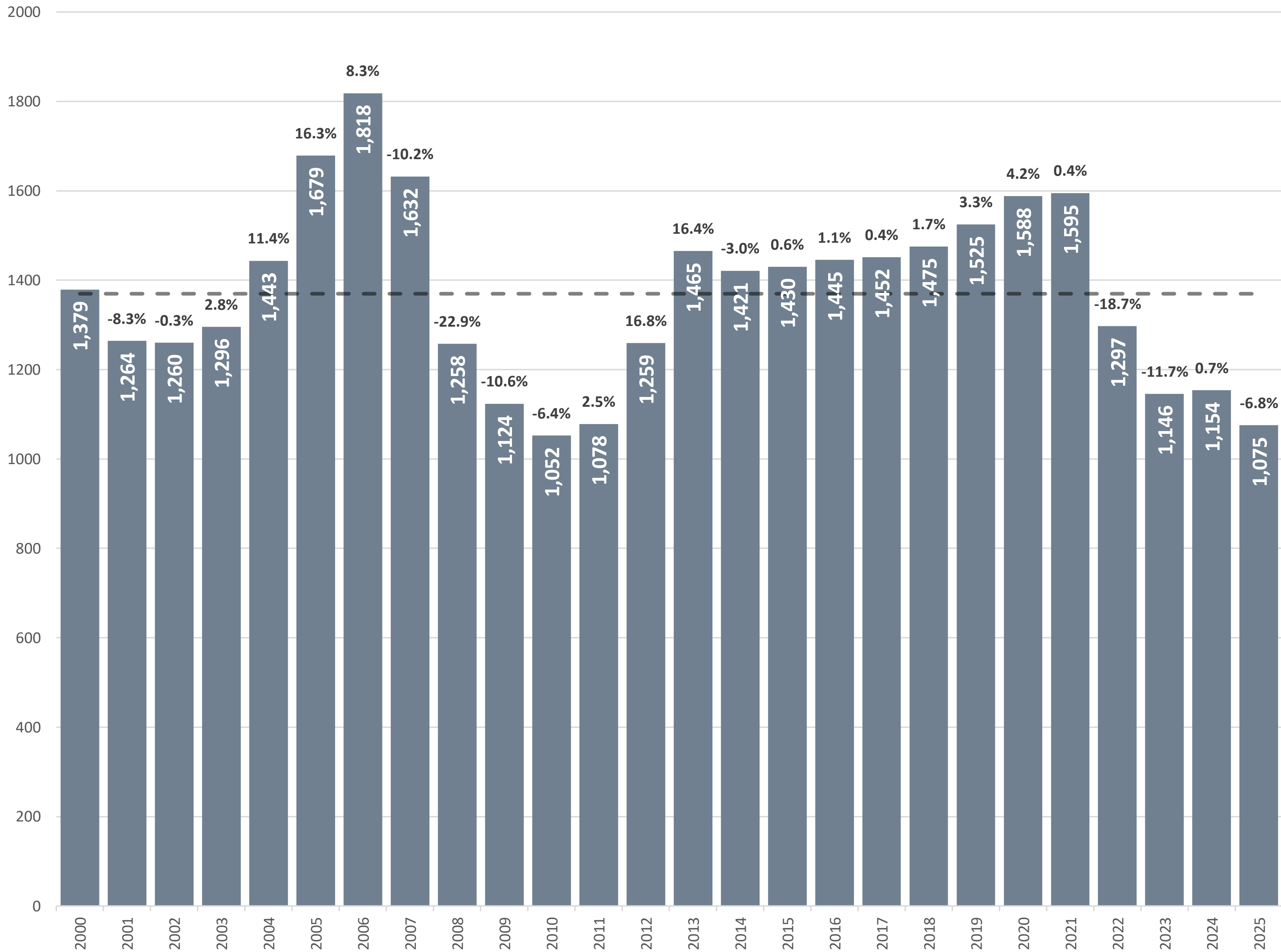
Austin Area Sales Trends and Home Sales : Number of Sold Properties : 1,821

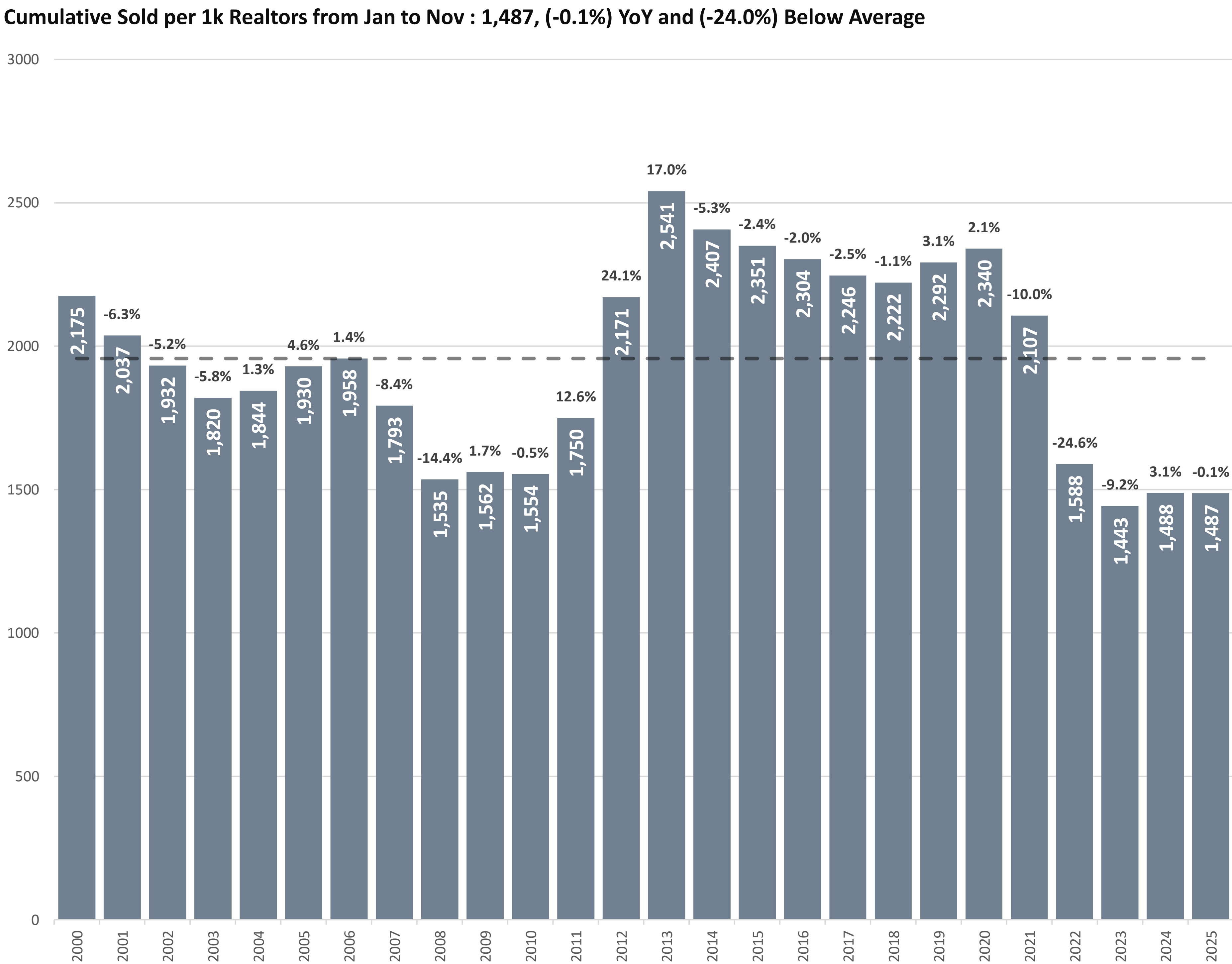
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Med
2000	1,021	1,275	1,597	1,549	1,977	1,899	1,839	1,908	1,509	1,528	1,252	1,343	1558	1539
2001	1,079	1,210	1,542	1,571	1,830	1,849	1,865	1,788	1,370	1,340	1,372	1,466	1524	1504
2002	1,159	1,393	1,541	1,656	1,924	1,816	1,717	1,736	1,399	1,467	1,295	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	2,739	2,642	2,398	1,821		2503	2642
Avg	1514	1797	2375	2434	2789	2925	2785	2746	2345	2189	1967	2225		
Med	1566	1854	2478	2569	2940	2956	2816	2814	2454	2301	1952	2180		

Cumulative Sold Properties from Jan to Nov : 27,533, (-4.5%) YoY and +6.4% Above Average



Cumulative Sold per 100k Population from Jan to Nov : 1,075, (-6.8%) YoY and (-21.5%) Below Average





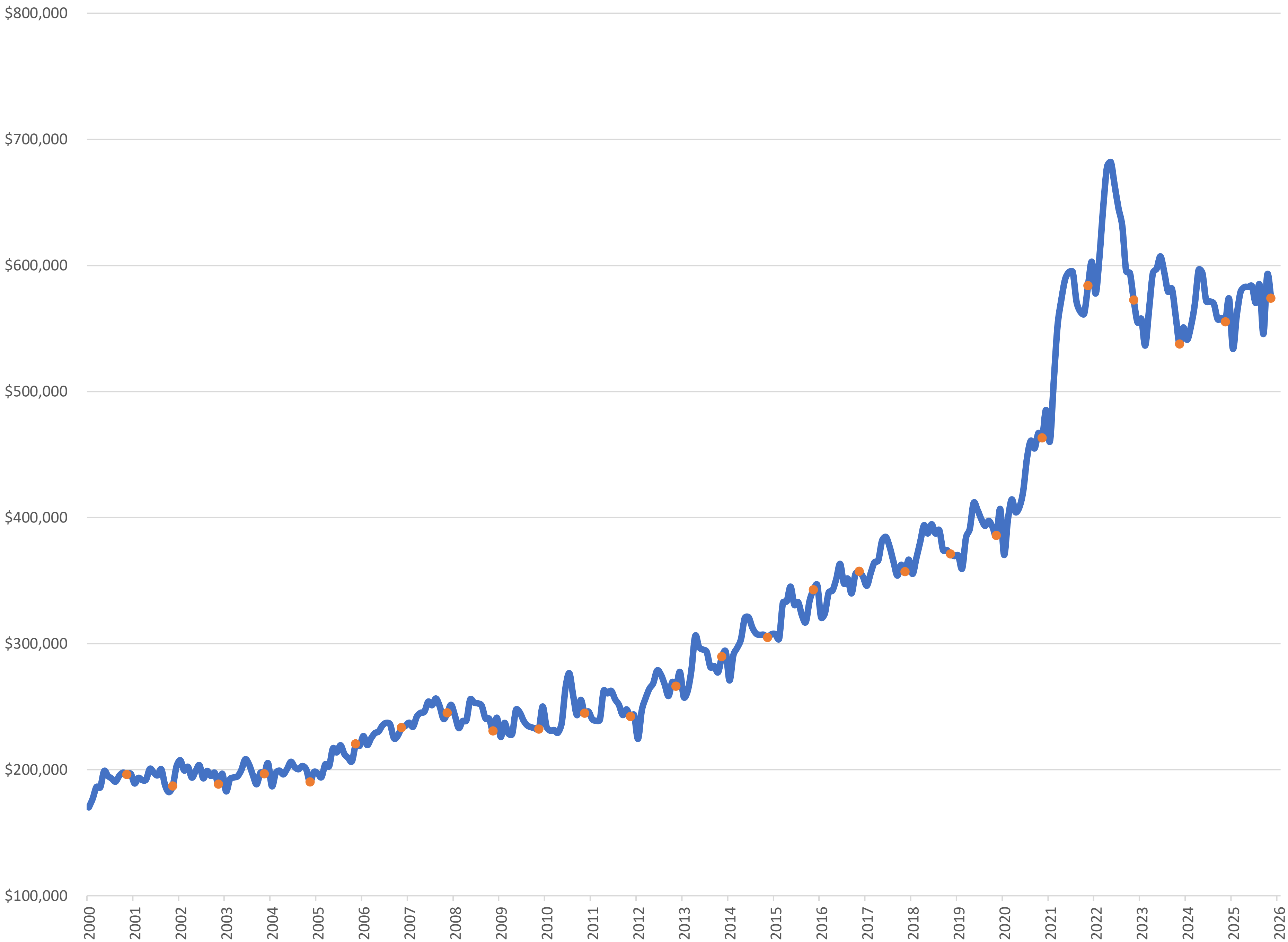
Last Revision : 12/1/2025

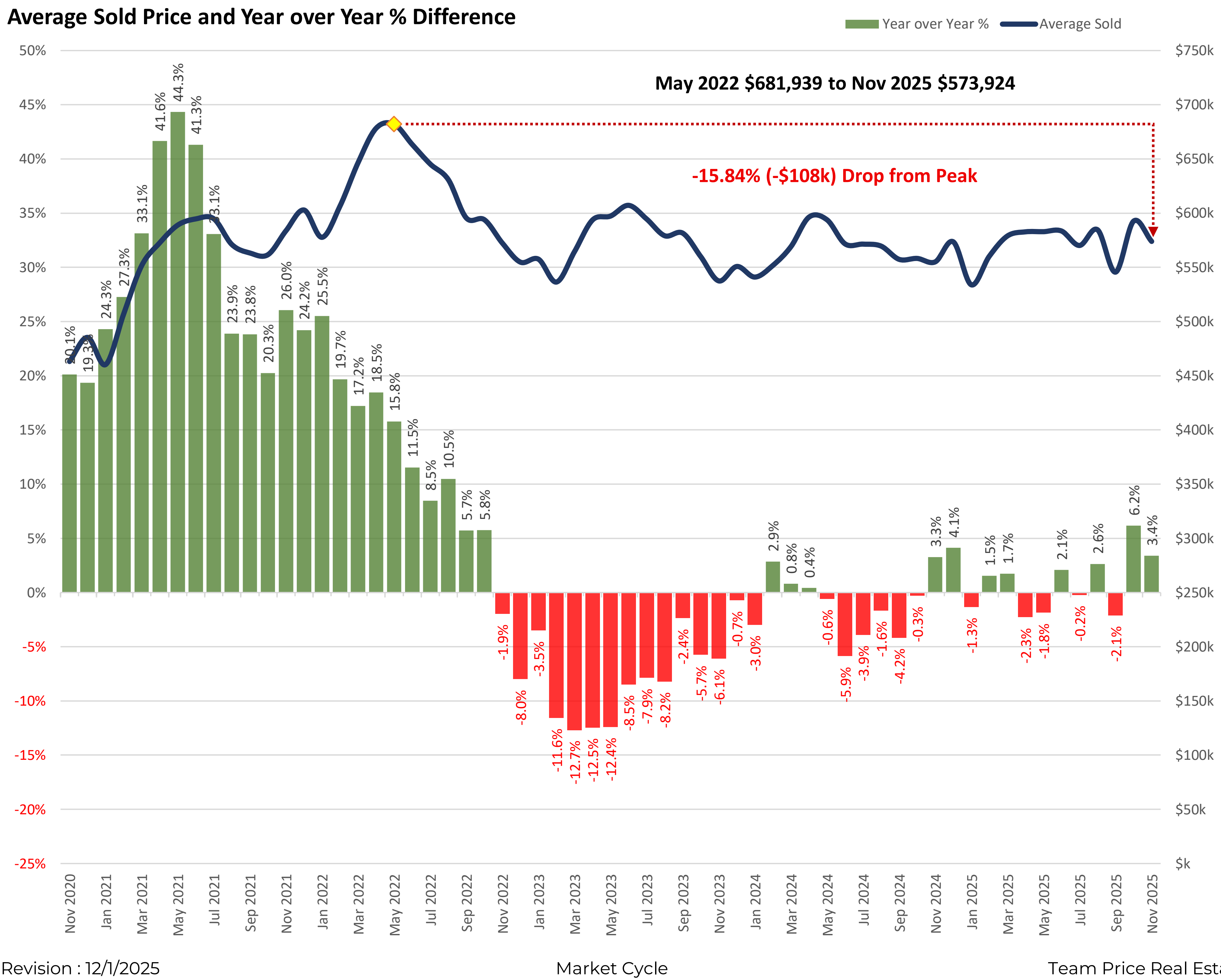
Sales Density

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	2,739	69	2.6%	-24	-0.9%	$584,661	$14,480	2.5%	$15,052	2.6%	$440,000	$10,000	2.3%	$5,000	1.1%	96.80%
Sep 2025	2,642	-97	-3.5%	288	12.2%	$545,601	($39,060)	-6.7%	($11,759)	-2.1%	$415,000	($25,000)	-5.7%	($10,000)	-2.4%	96.70%
Oct 2025	2,398	-244	-9.2%	-184	-7.1%	$592,628	$47,027	8.6%	$34,400	6.2%	$438,766	$23,766	5.7%	$8,766	2.0%	96.81%
Nov 2025	1,821	-577	-24.1%	-525	-22.4%	$573,924	($18,704)	-3.2%	$18,855	3.4%	$430,000	($8,766)	-2.0%	($1,525)	-0.4%	96.92%

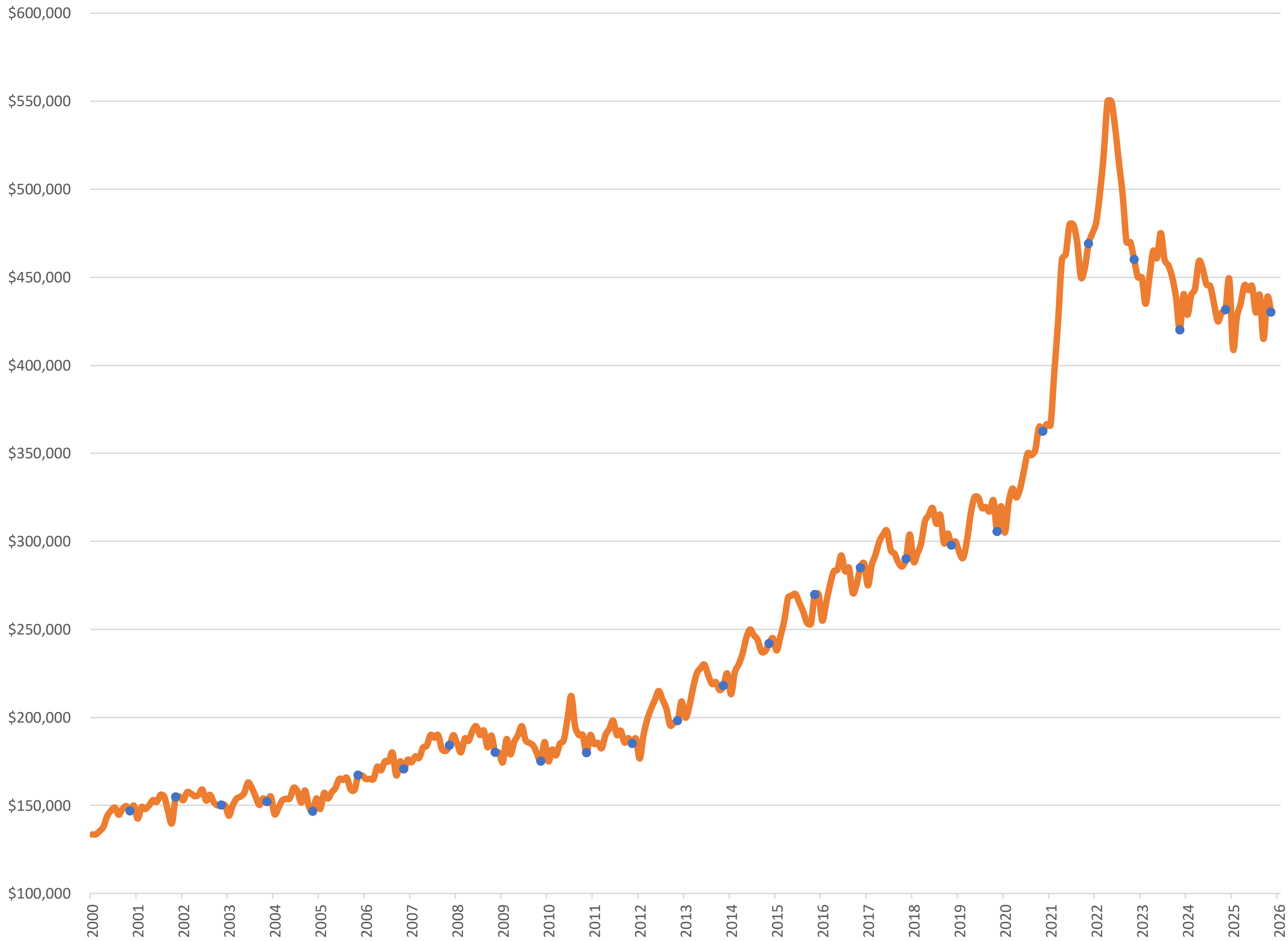
Average Sold Price Nov : $573,924

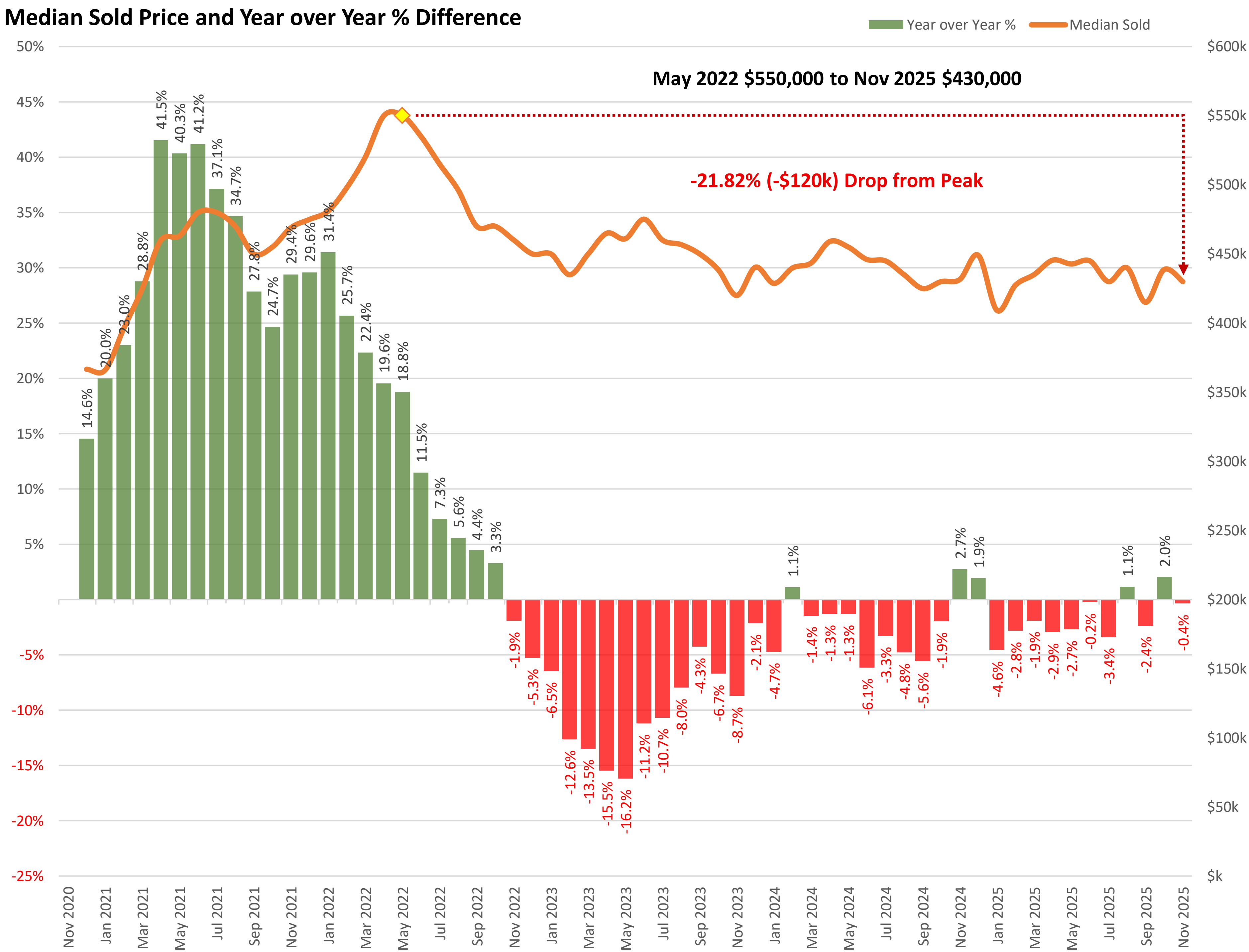




Last Revision : 12/1/2025

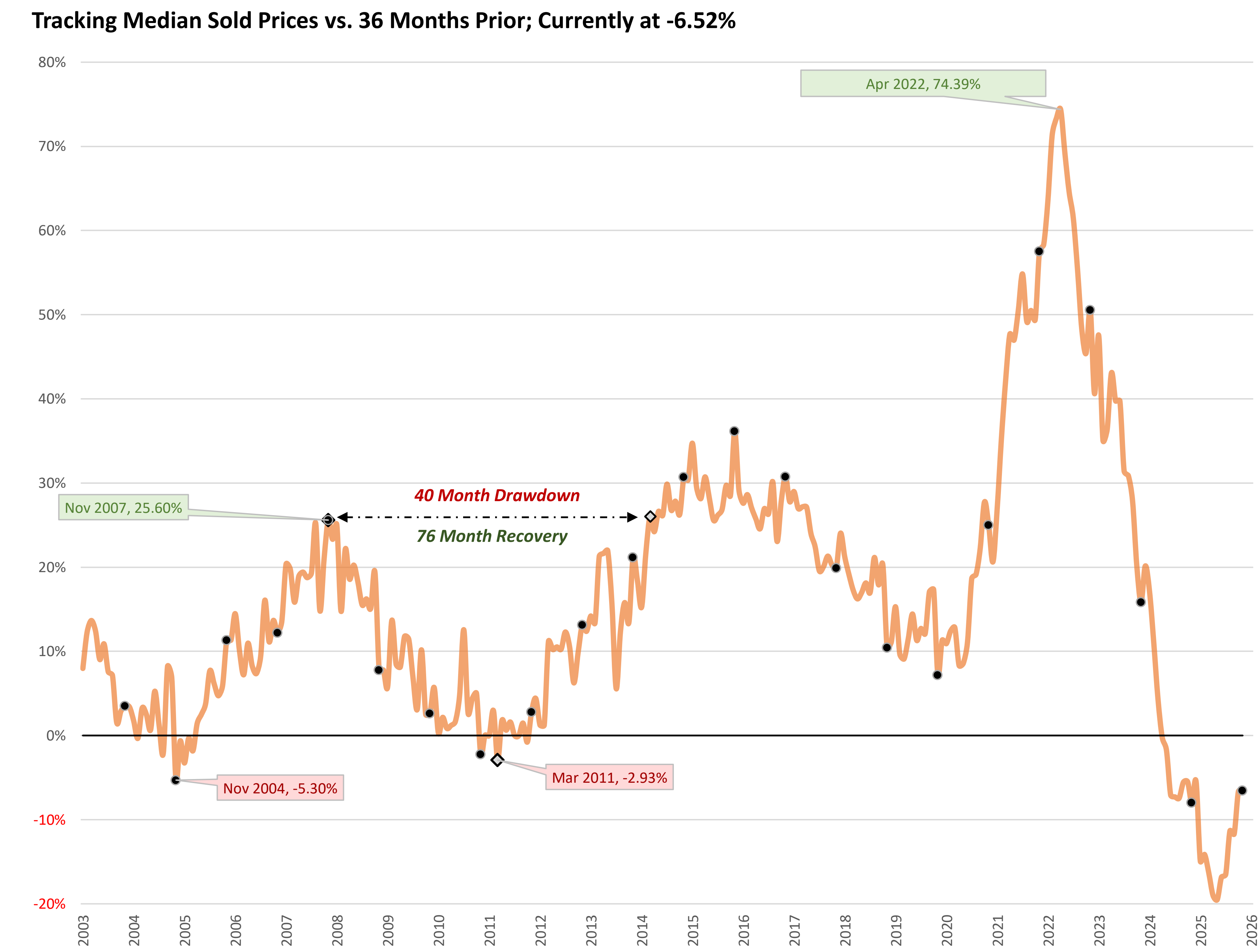
Median Sold Price : $430,000





Last Revision : 12/1/2025

Market Cycle



Tracking Median Sold Prices vs. 36 Months Prior; Currently at -6.52%
80%
70%
60%
50%
40%
30%
20%
10%
0%
-10%
-20%
Apr 2022, 74.39%
Nov 2007, 25.60%
40 Month Drawdown
76 Month Recovery
Nov 2004, -5.30%
Mar 2011, -2.93%
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026

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	30,088	-1,306	-4.2%	$571,754	$4,337	0.8%	$432,617	($8,017)	-1.8%	97.2%

** 2025 total sold is a projected figure*

High vs Low Home Price Trends | Dec 2024 vs Dec 2025

Bottom 25th Percentile: Price -0.39%, $/SqFt -3.00%.
Top 25th Percentile: Price 3.82%, $/SqFt 0.41%.

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

City	# Sold		%	Bottom 25th Percentile						Top 25th Percentile							
				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	19	$ Sq/Ft	13
ALL	**2619**	**2008**	**-23.3%**	**$326,250**	**$178**	**$324,990**	**$173**	**-0.4%**	**-3.0%**	**$601,977**	**$268**	**$625,000**	**$269**	**3.8%**		**0.4%**	
Austin	709	618	-12.8%	$405,000	$237	$403,500	$235	-0.4%	-1.1%	$850,000	$431	$810,000	$402	-4.7%	●	-6.8%	●
Bastrop	40	35	-12.5%	$313,749	$177	$306,995	$175	-2.2%	-1.2%	$531,743	$211	$479,999	$217	-9.7%	●	2.9%	
Buda	56	42	-25.0%	$303,482	$163	$321,250	$158	5.9%	-2.6%	$420,437	$198	$448,999	$192	6.8%		-3.2%	●
Burnet	11	11		$322,500	$190	$280,000	$173	-13.2%	-8.8%	$739,500	$317	$537,500	$242	-27.3%	●	-23.6%	●
Cedar Creek	22	14	-36.4%	$346,250	$177	$351,250	$140	1.4%	-21.2%	$578,800	$225	$388,606	$204	-32.9%	●	-9.2%	
Cedar Park	59	58	-1.7%	$430,000	$198	$362,250	$191	-15.8%	-3.4%	$629,500	$247	$628,750	$239	-0.1%		-3.3%	
Dale	4	1	-75.0%	$288,750	$195	$900,000	$692	211.7%	254.7%	$387,250	$256	$900,000	$692	132.4%	●	170.6%	●
Del Valle	14	18	28.6%	$274,990	$150	$310,125	$155	12.8%	3.6%	$386,790	$173	$351,818	$175	-9.0%	●	0.8%	●
Driftwood	8	11	37.5%	$701,500	$267	$917,500	$285	30.8%	6.6%	$1,180,000	$312	$1,697,000	$386	43.8%		23.6%	
Dripping Springs	46	33	-28.3%	$443,209	$207	$525,000	$218	18.5%	5.6%	$757,749	$286	$1,128,000	$307	48.9%		7.3%	
Elgin	46	33	-28.3%	$239,030	$158	$274,117	$142	14.7%	-10.5%	$326,490	$196	$354,900	$179	8.7%	●	-8.9%	
Georgetown	253	195	-22.9%	$370,000	$186	$355,000	$177	-4.1%	-4.7%	$595,000	$242	$557,626	$225	-6.3%	●	-6.9%	●
Hutto	54	62	14.8%	$312,750	$172	$315,000	$159	0.7%	-7.6%	$405,250	$225	$418,533	$196	3.3%		-13.0%	●
Jarrell	65	27	-58.5%	$234,990	$149	$233,945	$125	-0.4%	-15.7%	$299,600	$185	$299,945	$159	0.1%		-14.0%	
Kyle	158	82	-48.1%	$309,248	$158	$280,213	$150	-9.4%	-5.2%	$444,375	$201	$399,489	$190	-10.1%	●	-5.5%	●

High vs Low Home Price Trends | Dec 2024 vs Dec 2025

Bottom 25th Percentile: Price -0.39%, $/SqFt -3.00%.
Top 25th Percentile: Price 3.82%, $/SqFt 0.41%.

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	19	$ Sq/Ft	13
ALL	**2619**	**2008**	**-23.3%**	**$326,250**	**$178**	**$324,990**	**$173**	**-0.4%**	**-3.0%**	**$601,977**	**$268**	**$625,000**	**$269**	**3.8%**		**0.4%**	
Lago Vista	17	19	11.8%	$327,500	$201	$412,450	$186	25.9%	-7.6%	$544,500	$255	$682,000	$236	25.3%	●	-7.8%	●
Lakeway	17	16	-5.9%	$470,000	$250	$587,750	$247	25.1%	-1.1%	$875,000	$301	$1,091,750	$326	24.8%	●	8.0%	
Leander	124	93	-25.0%	$386,281	$188	$350,000	$164	-9.4%	-13.0%	$632,425	$224	$650,000	$225	2.8%		0.8%	
Liberty Hill	77	45	-41.6%	$408,000	$175	$370,000	$178	-9.3%	1.6%	$682,000	$233	$692,000	$233	1.5%		0.1%	●
Lockhart	27	20	-25.9%	$244,995	$156	$219,373	$138	-10.5%	-11.3%	$334,500	$190	$327,647	$187	-2.0%		-1.7%	
Manchaca	1	2	100.0%	$548,000	$217	$419,750	$171	-23.4%	-21.2%	$548,000	$217	$539,250	$190	-1.6%		-12.3%	
Manor	49	37	-24.5%	$312,000	$163	$312,000	$160		-2.0%	$433,995	$200	$400,000	$203	-7.8%	●	1.2%	
Marble Falls	30	10	-66.7%	$312,740	$151	$298,137	$145	-4.7%	-3.8%	$541,250	$237	$386,249	$184	-28.6%	●	-22.3%	●
Pflugerville	104	79	-24.0%	$339,990	$179	$338,500	$162	-0.4%	-9.7%	$487,125	$224	$463,888	$200	-4.8%	●	-10.7%	●
Round Rock	148	109	-26.4%	$356,287	$188	$337,406	$176	-5.3%	-6.4%	$536,250	$230	$500,000	$225	-6.8%	●	-2.4%	
San Marcos	87	44	-49.4%	$251,340	$158	$284,000	$165	13.0%	4.2%	$394,000	$192	$386,051	$203	-2.0%	●	5.5%	
Smithville	8	3	-62.5%	$305,375	$213	$322,500	$191	5.6%	-10.3%	$379,000	$252	$555,000	$271	46.4%		7.6%	
Spicewood	18	11	-38.9%	$451,347	$236	$629,500	$222	39.5%	-6.1%	$818,141	$286	$1,022,500	$340	25.0%	●	18.9%	
Taylor	8	10	25.0%	$280,000	$124	$296,250	$166	5.8%	33.3%	$377,500	$202	$336,875	$211	-10.8%	●	4.5%	●
Wimberley	13	15	15.4%	$449,900	$245	$436,000	$209	-3.1%	-14.5%	$845,000	$325	$795,000	$326	-5.9%	●	0.4%	

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	$359,000	199%	8%	4.5%	20	-3.0%	17
Buda	$140,000	$170,000	$234,900	$283,200	$369,990	$349,999	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	$331,128	231%	9%	4.9%	10	2.1%	4
Driftwood	$252,500	$389,900	$514,500	$657,000	$950,000	$1,134,000	349%	14%	6.2%	1	19.4%	1
Dripping Springs	$224,000	$285,000	$388,400	$467,990	$652,500	$643,000	187%	7%	4.3%	24	-1.5%	12
Elgin	$98,000	$101,300	$149,620	$224,641	$314,900	$305,500	212%	8%	4.7%	16	-3.0%	18
Georgetown	$153,700	$185,370	$270,000	$318,885	$461,230	$450,000	193%	8%	4.4%	23	-2.4%	14
Hutto	$109,975	$128,000	$180,000	$259,105	$375,735	$350,000	218%	9%	4.7%	12	-6.8%	24
Jarrell	$105,000	$103,100	$152,700	$202,900	$280,000	$272,900	160%	6%	3.9%	28	-2.5%	15
Kyle	$103,900	$137,250	$183,000	$243,490	$350,265	$325,000	213%	9%	4.7%	14	-7.2%	25

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	$752,023	165%	7%	4.0%	27	-0.7%	11
Leander	$109,633	$148,750	$230,000	$310,000	$494,503	$454,367	314%	13%	5.9%	3	-8.1%	27
Liberty Hill	$166,250	$205,750	$299,995	$328,000	$508,127	$505,165	204%	8%	4.5%	17	-0.6%	10
Lockhart	$98,500	$100,000	$139,250	$214,000	$298,890	$293,005	197%	8%	4.5%	21	-2.0%	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%	25	-5.1%	21
Marble Falls	$150,000	$219,450	$296,000	$382,000	$358,000	$400,000	167%	7%	4.0%	26	11.7%	2
Pflugerville	$122,500	$155,103	$217,700	$300,343	$400,073	$403,735	230%	9%	4.9%	11	0.9%	6
Round Rock	$138,000	$177,500	$237,200	$317,500	$430,000	$417,857	203%	8%	4.5%	19	-2.8%	16
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%	15	-3.5%	19
Spicewood	$200,000	$330,000	$362,000	$589,900	$747,000	$670,000	235%	9%	5.0%	9	-10.3%	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) : 14.23%

Historical Average : 31.63%

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%	14.2%		14.2%	17.7%	17.8%	20.8%

Market Flow Score (MFS) : 4.62 Historical Average : 6.58

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	4.62		3.84	4.75	4.62	5.86