

MONTHLY Sales & Pricing

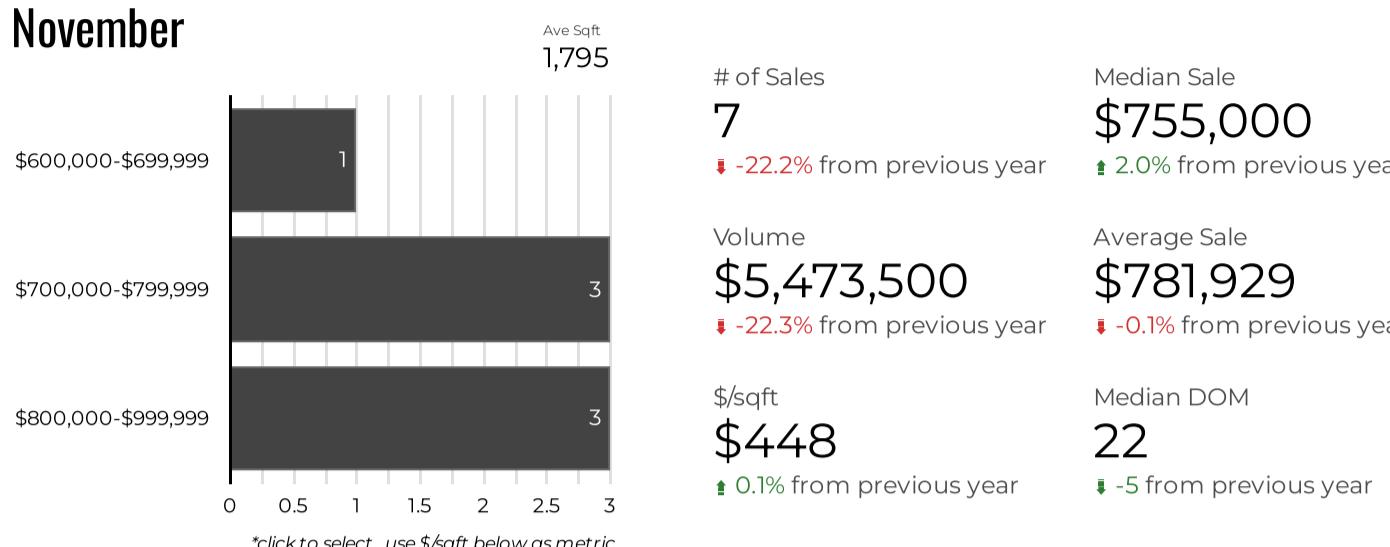
Unlock MLS® Residential Market Snapshot

All data is updated in realtime in accordance with content from Unlock MLS.

This report provides a snapshot of the market as taken on: Dec 17, 2025

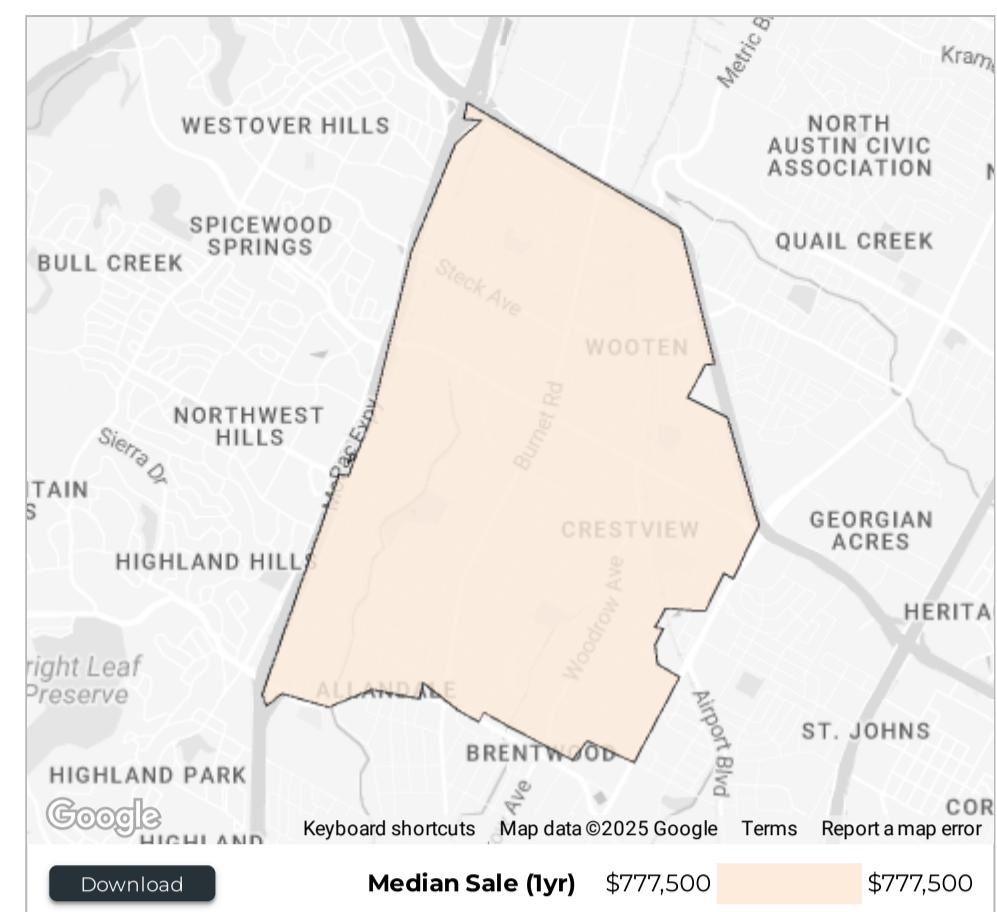
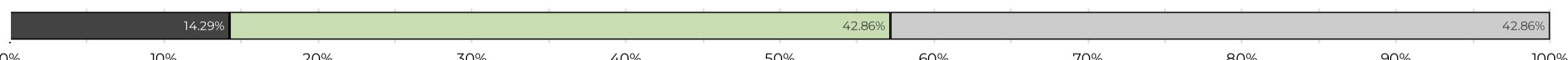
MLS: Unlock (1)	County	City: Austin (1)	Zip Code: 78757 (1)
Region	Type: Single Family (1)	Beds: 3... (2)	NewCon: N (1)
\$ Between \$650,000.00 and \$950,000.00	Size Between Enter a value and Enter a value		

November



*click to select. use \$/sqft below as metric.

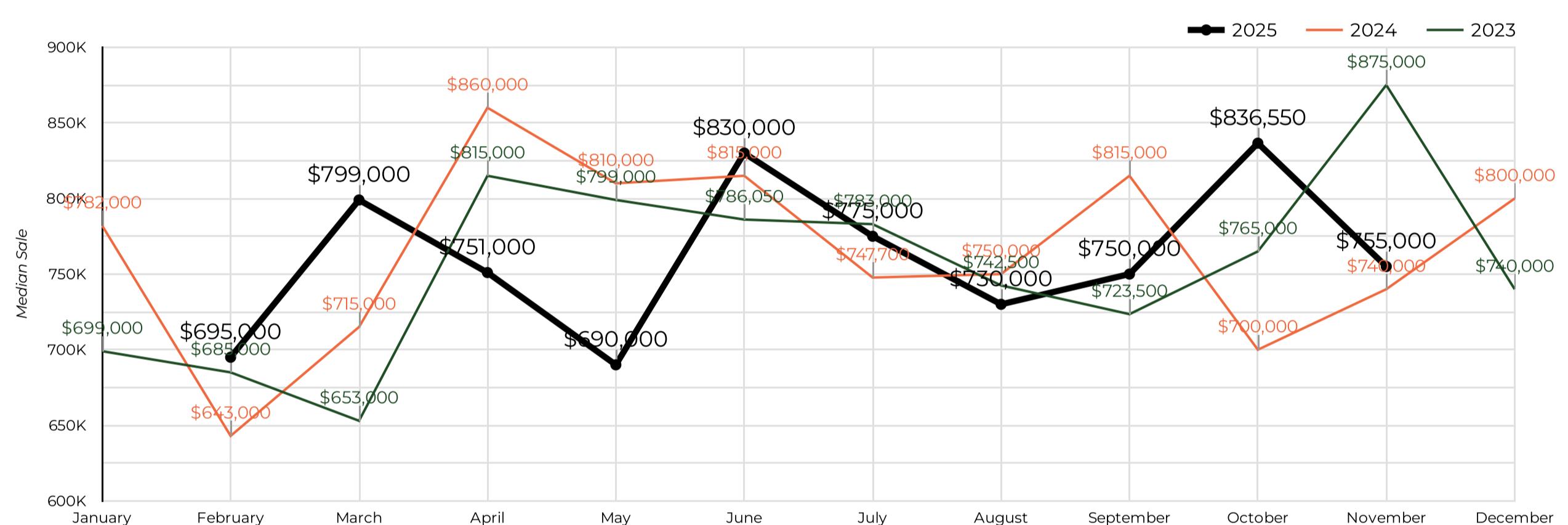
■ \$600,000-\$699,999 ■ \$700,000-\$799,999 ■ \$800,000-\$999,999



Market Pricing

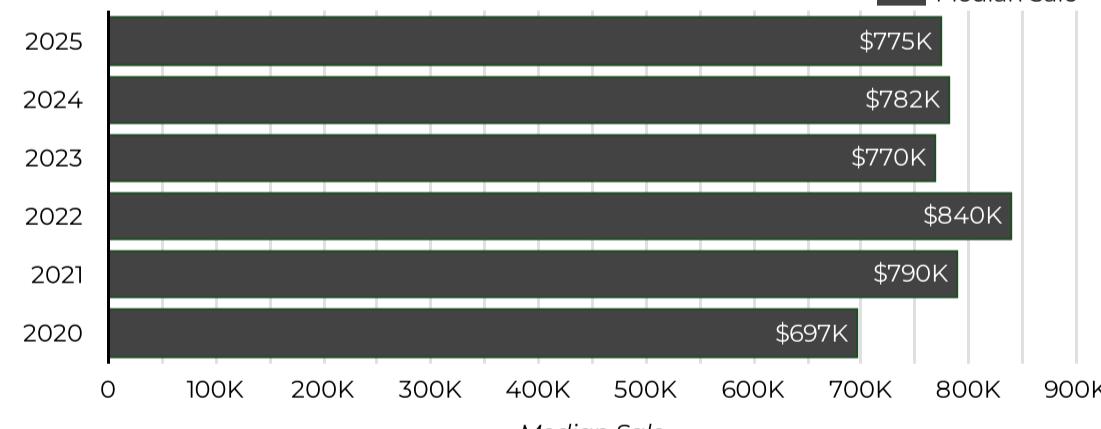
Use this data to see how the cost of real estate has changed in this area over the last 3 years.

*Use graph icon to select average, median, or \$/sqft >



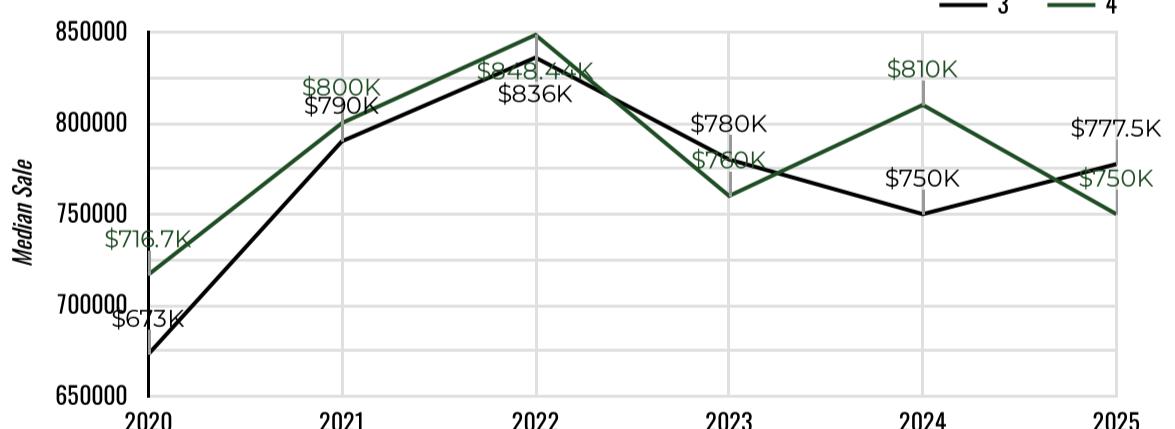
Sale Prices By Year

■ Median Sale



Sale Prices By Bedrooms

— 3 — 4



Market Activity

Use this data to see changes in pricing and sales activity for this market over the selected time period.

MONTH	#. of Sales	\$ Volume	Median Sale	Average Sale	Ave \$/sqft
Nov 2025	7	\$5,473,500	\$755,000	\$781,929	\$448
Oct 2025	6	\$5,138,550	\$836,550	\$856,425	\$462
Sep 2025	6	\$4,582,500	\$750,000	\$763,750	\$441
Aug 2025	8	\$6,063,740	\$730,000	\$757,968	\$448
Jul 2025	9	\$6,839,000	\$775,000	\$759,889	\$435
Jun 2025	9	\$7,343,000	\$830,000	\$815,889	\$454
May 2025	8	\$5,950,000	\$690,000	\$743,750	\$435
Apr 2025	9	\$6,815,000	\$751,000	\$757,222	\$448
Mar 2025	8	\$6,359,500	\$799,000	\$794,938	\$436
Feb 2025	5	\$3,499,900	\$695,000	\$699,980	\$451
Dec 2024	7	\$5,340,000	\$800,000	\$762,857	\$404

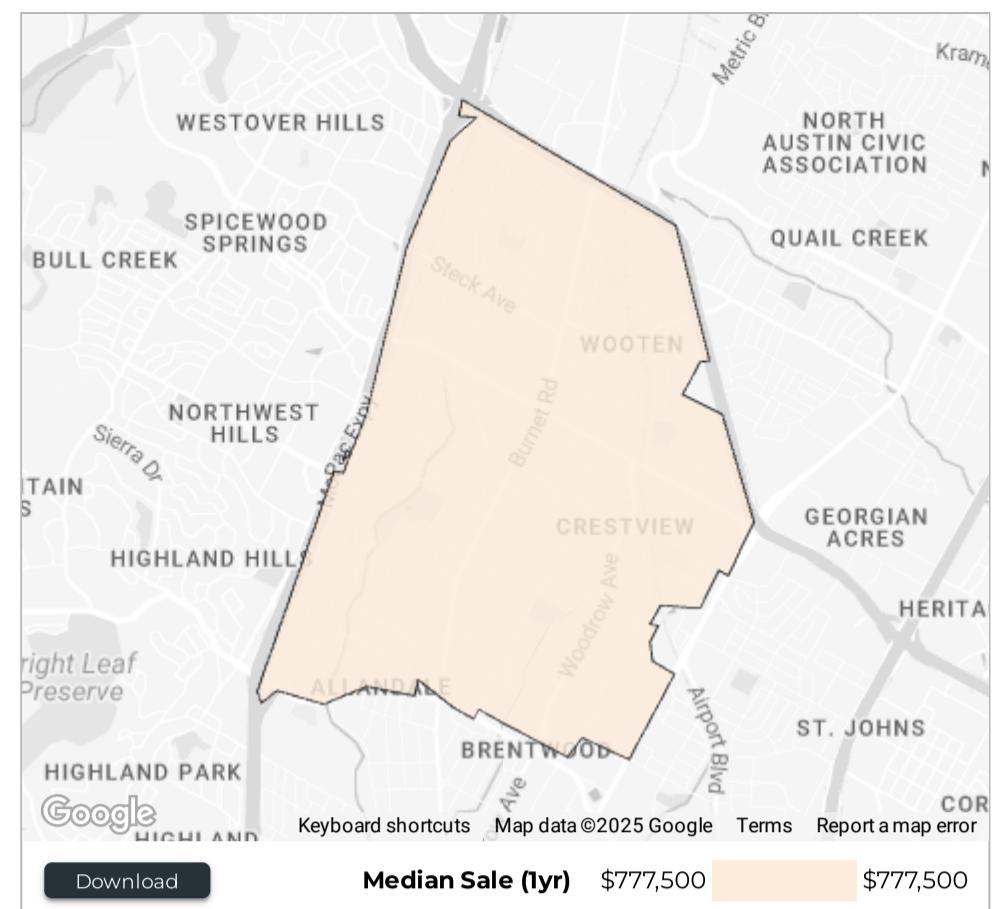
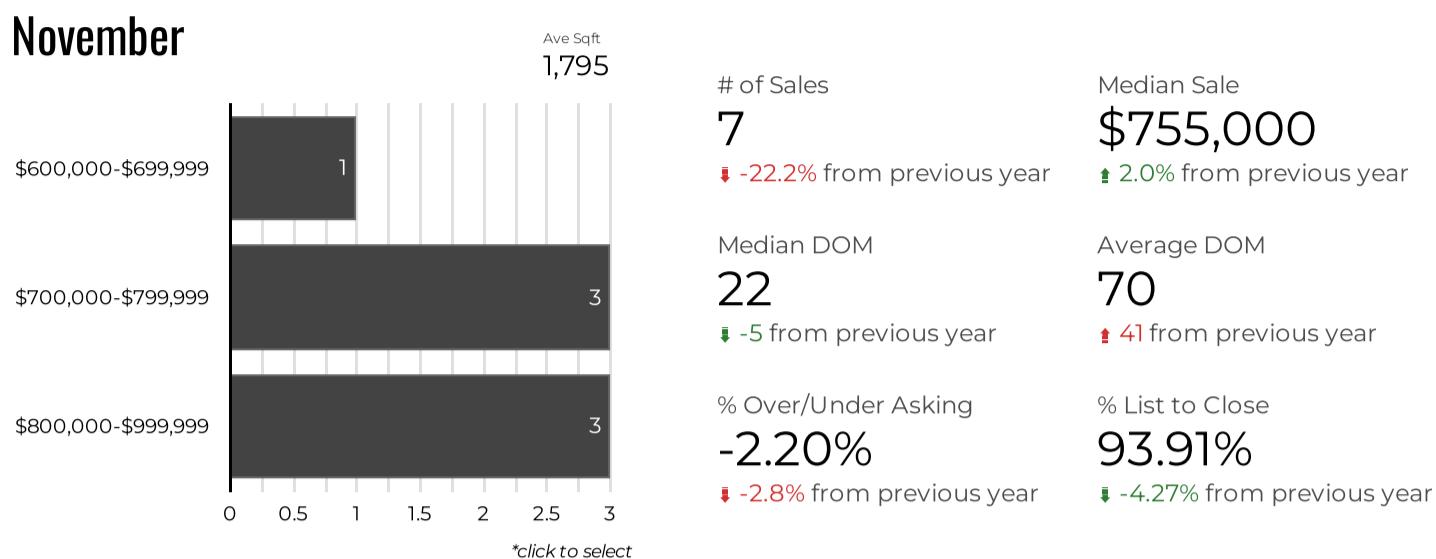
MONTHLY Buyer Demand

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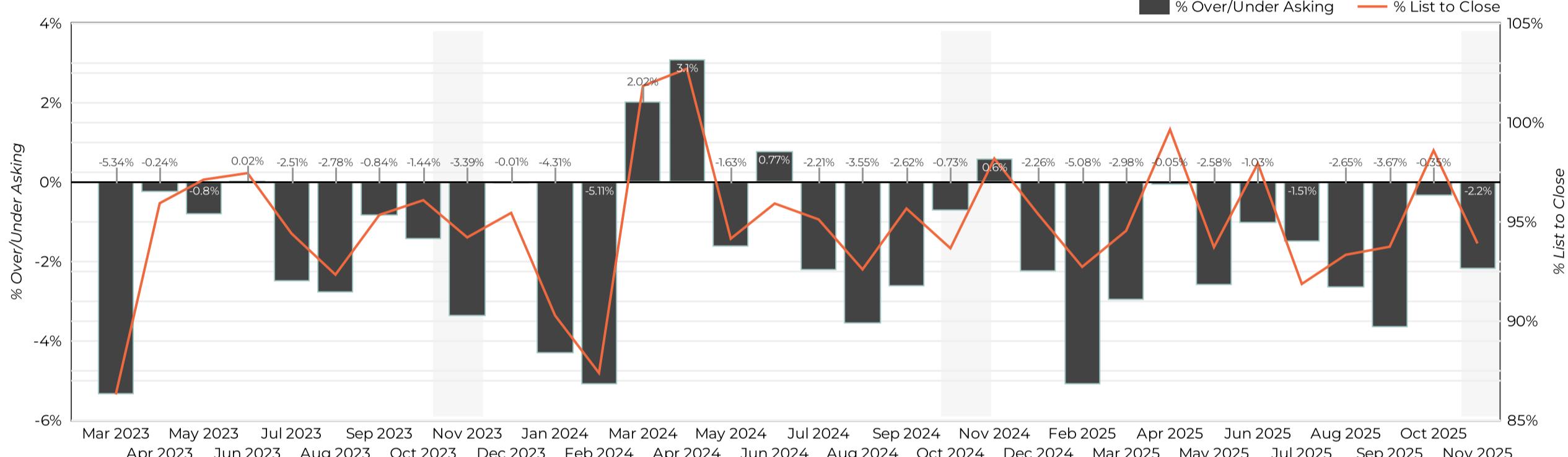
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Region	Type: Single Family (1)	Beds: 3... (2)	NewCon: N (1)
\$ Between \$650,000.00 and \$950,000.00	Size Between Enter a value and Enter a value		

November**Buyer Demand**

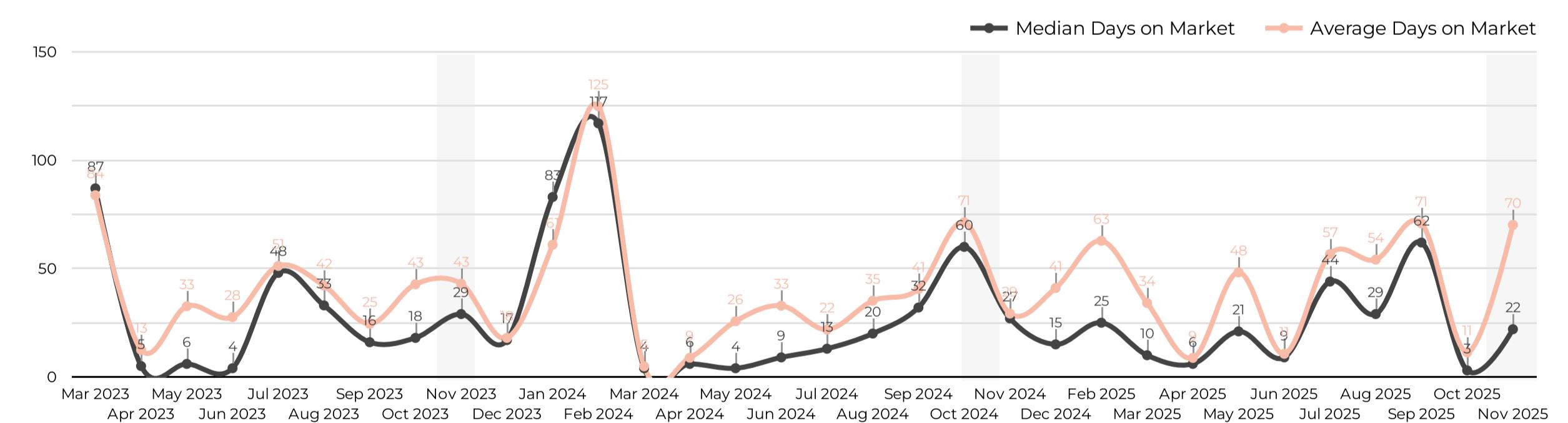
Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.

*use to select metric >

**Days On Market**

Use this data to view how fast listings are going under contract now vs. in previous years.

*select median or average >

**Buyer Demand By Price Range**

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding and receiving offers fastest. Data compared to same time period previous year.

Sep 17, 2025 - Dec 16, 2025

\$	# of Sales	% Δ	Median DOM	Δ	% Over/Under Asking	Δ
\$600,000-\$699,999	2	-71.4% ↓	62	2 ↑	-3.45%	-0.82% ↓
\$700,000-\$799,999	4	-42.9% ↓	14	-15 ↓	-0.99%	2.18% ↑
\$800,000-\$999,999	11	10.0% ↑	8	-6 ↓	-1.67%	-2.81% ↓

Grand total

17

-29.2% ↓

14

-15 ↓

-1.72%

-0.5% ↓

MONTHLY Inventory**Unlock MLS® Residential Market Snapshot**

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\$ Between \$650,000.00 and \$950,000.00	Size Between Enter a value and Enter a value		

Today 12/17/2025		Average List Price	# Active
Months of Supply Now	Single Family	\$738,333	3 10...
5.25			
# Active	21		
# Pending	0	# AUC	1
# Hold	0	Median DOM (today)	25

November

of New Listings (supply)

5

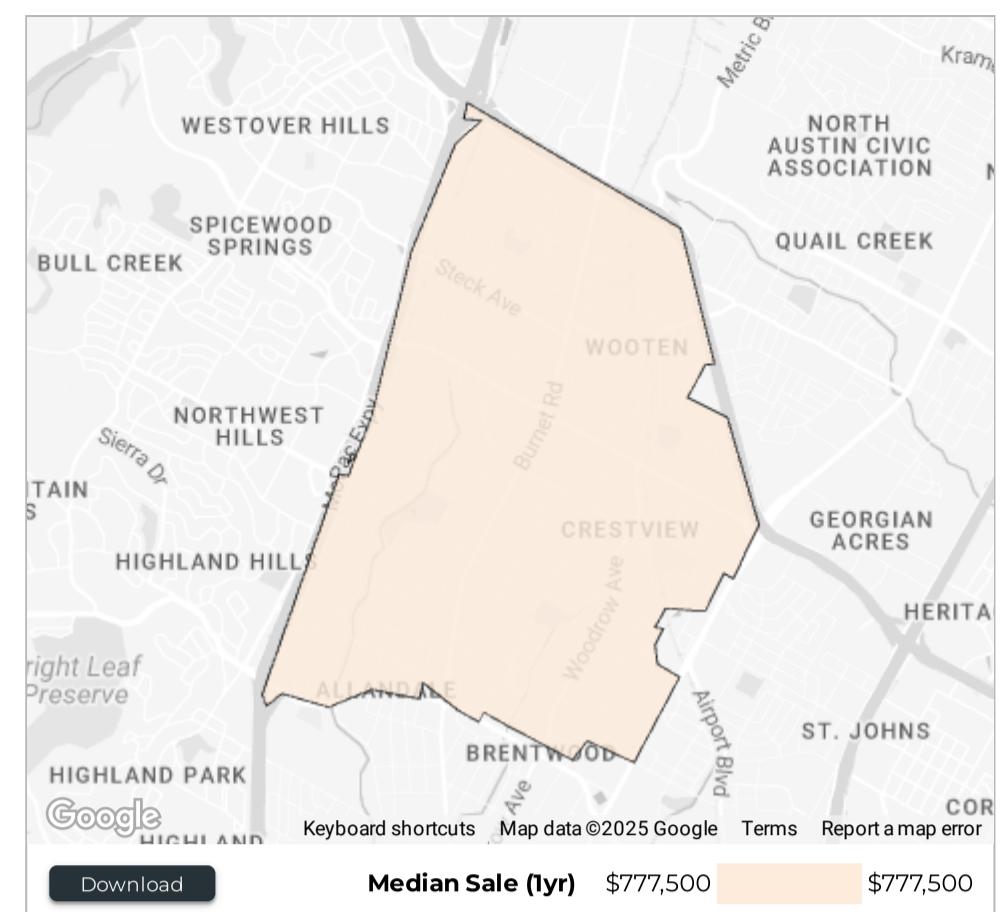
▲ 66.7% from previous year

of New Under Contracts (demand)

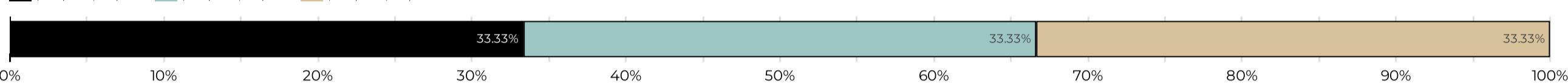
3

▼ -57.1% from previous year

*These #'s provide a quick view into the recent balance of supply and demand in this market.

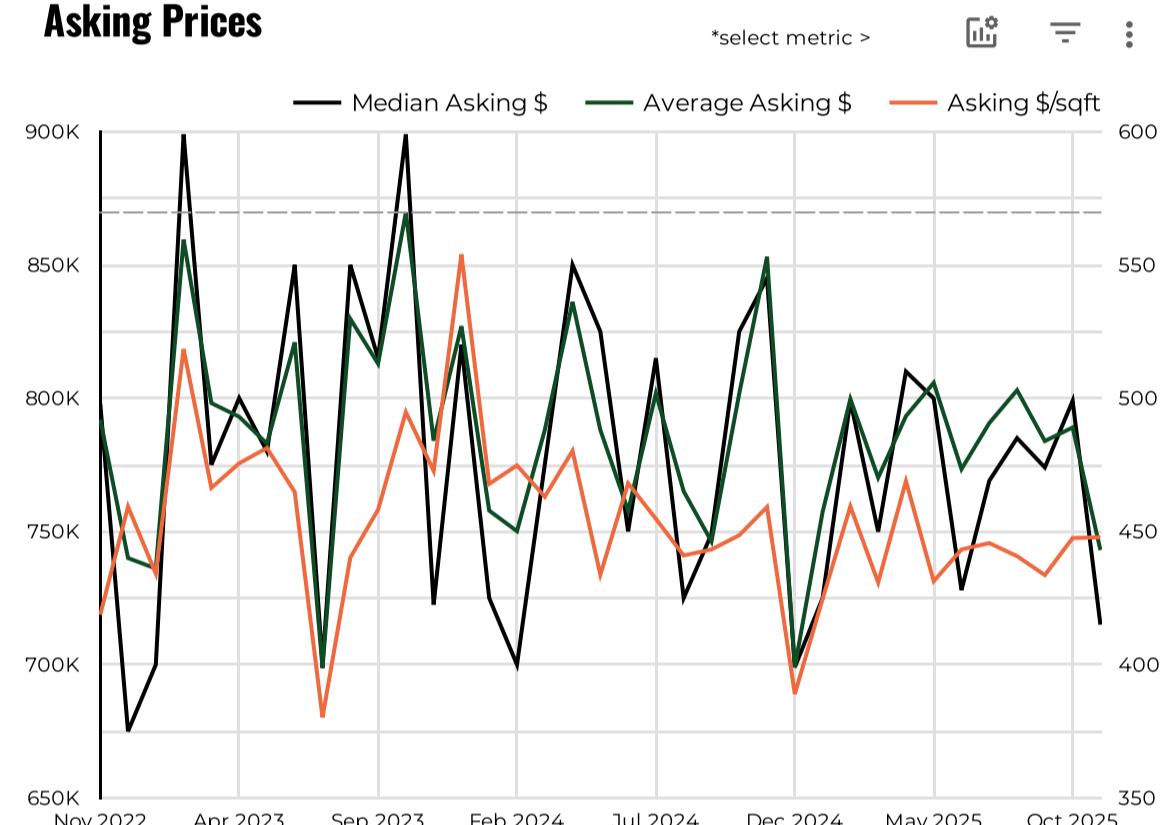
**Active Now**

\$600,000-\$699,999 \$700,000-\$799,999 \$800,000-\$999,999

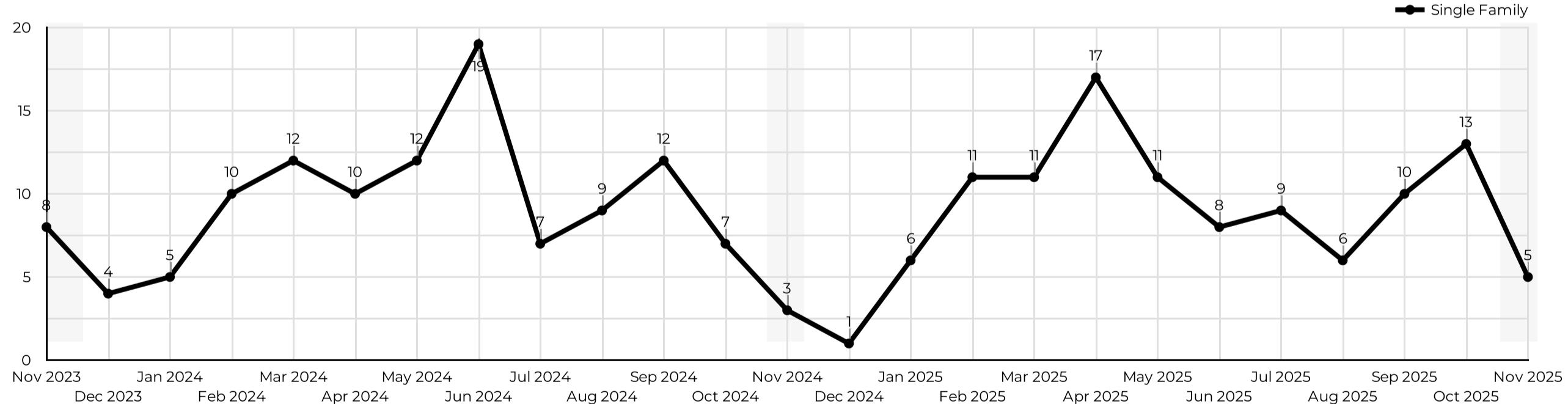
**Months of Supply By Price**

Explore price ranges to uncover which parts of the market are most undersupplied, oversupplied, or in balance.

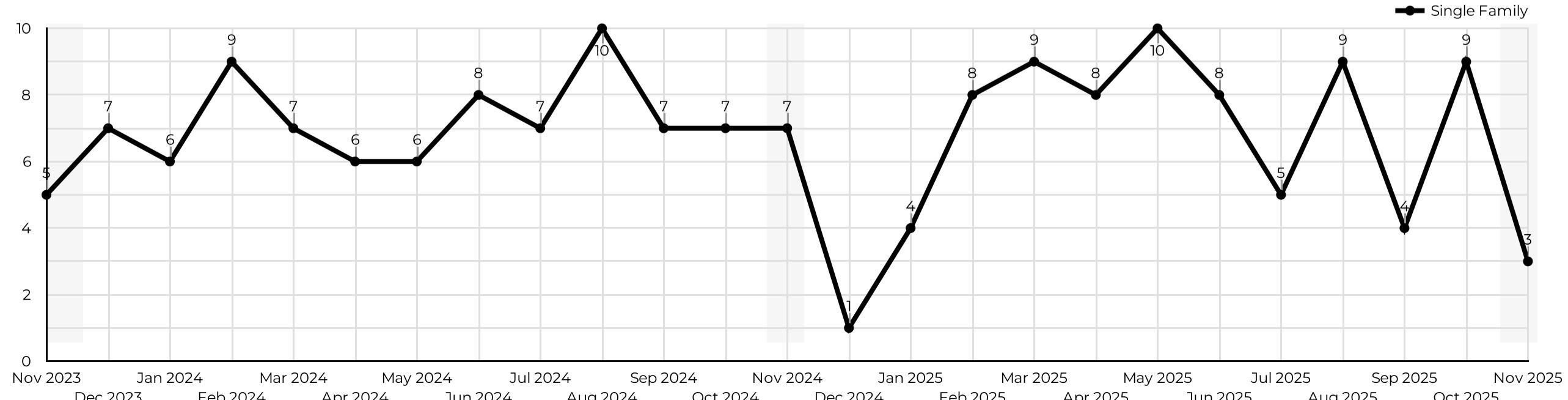
Asking Buckets	Months of Supply Now	# Active	# of Sales Last Month
\$600,000-\$699,999	0	6	0
\$700,000-\$799,999	1.8	7	4
\$800,000-\$999,999	0	8	0

Grand total**5.3****21****4****Asking Prices****New Listings**

Use this data to view new inventory delivered in this market over the past 3 years.

**New Under Contracts**

Use this data to view newly under contract properties each month over the past 3 years.



MONTHLY Price Drops

Unlock MLS® Residential Market Snapshot

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Active Now

12/17/2025

- ⚠ See details
- ⚠ See details
- ⚠ See d...

Days Until Price Drop (median)
12

November

of Sales

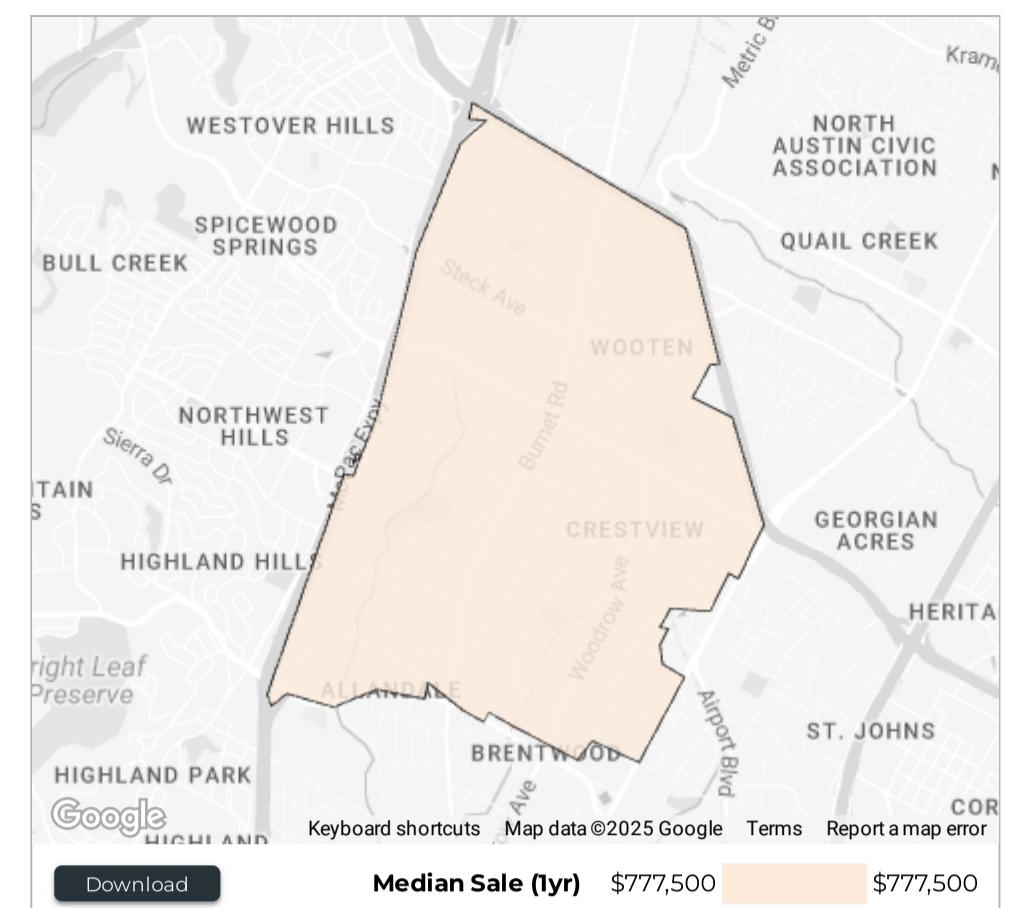
7

W/ A Price Drop

3

Average Price Drop

10%



Price Drops By Price Range

Use this data to understand how often and at what amount price drops are occurring in this market.



System Error

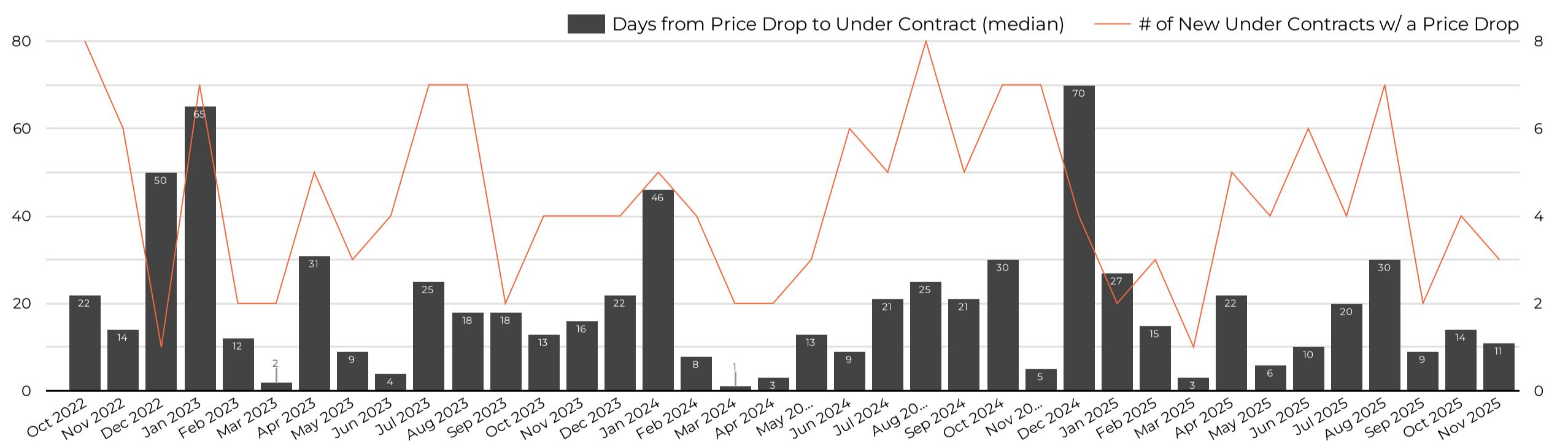
Looker Studio has encountered a system error.

[See details](#)

Price Drop Outcomes

Last month, listings that dropped their price went under contract after a median of 11 days in this market.
Here is how that number has changed over time.

Oct 1, 2022 - Nov 30, 2025



Price Drops Over Time

This graph shows how average price drop amounts have changed over time.

use arrow for monthly



YEARLY Sales & Pricing

Unlock MLS® Residential Market Snapshot

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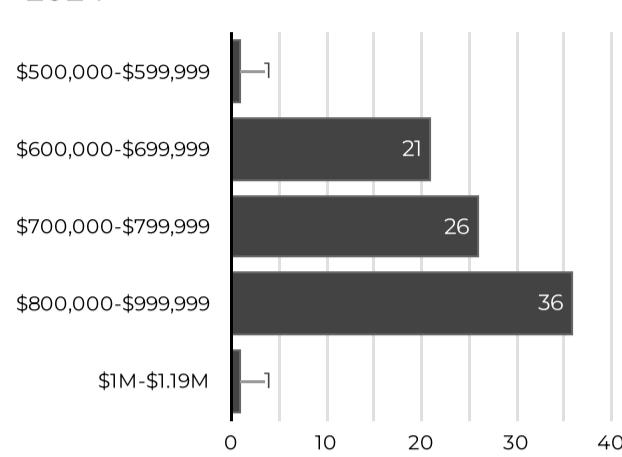
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*HAR/SABOR historical data will not include <2022

Year-End Statistics

2024



of Sales
85
↑ 6.3% from previous year

Median Sale
\$782,000
↑ 1.6% from previous year

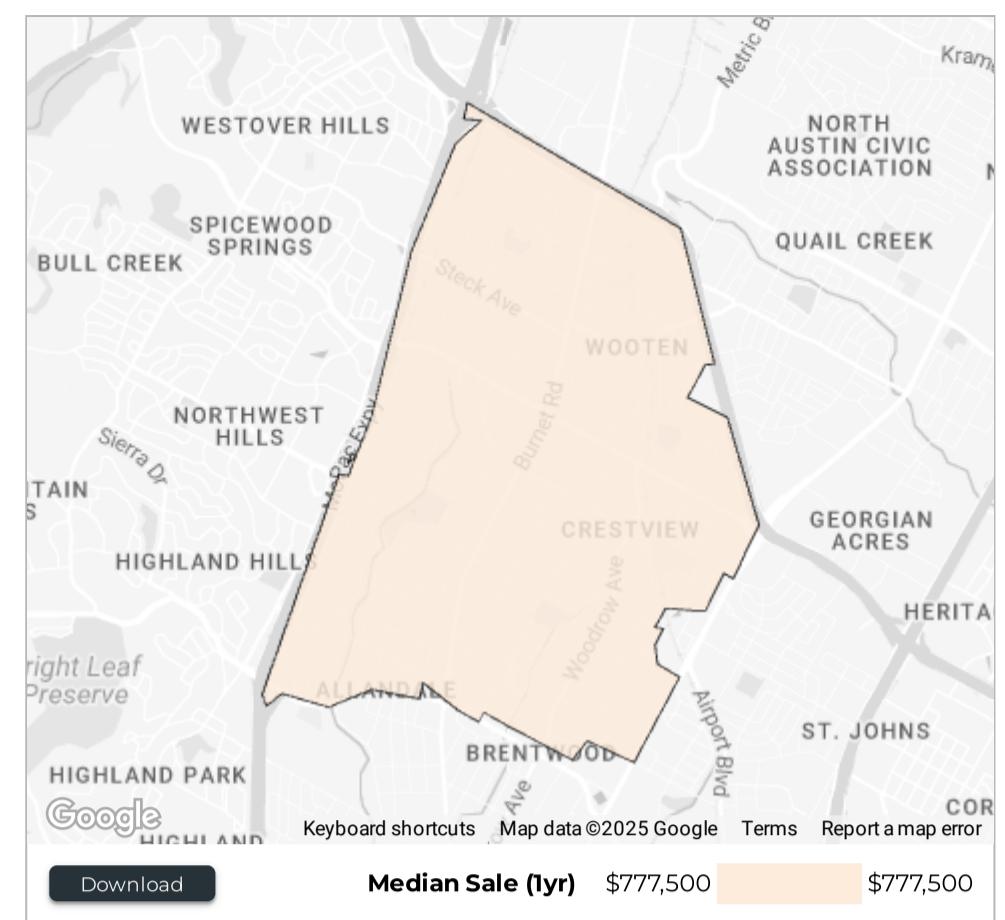
Volume
\$65.58M
↑ 4.9% from previous year

Average Sale
\$771,558
↓ -1.3% from previous year

\$/sqft
\$452
↓ -\$11 from previous year

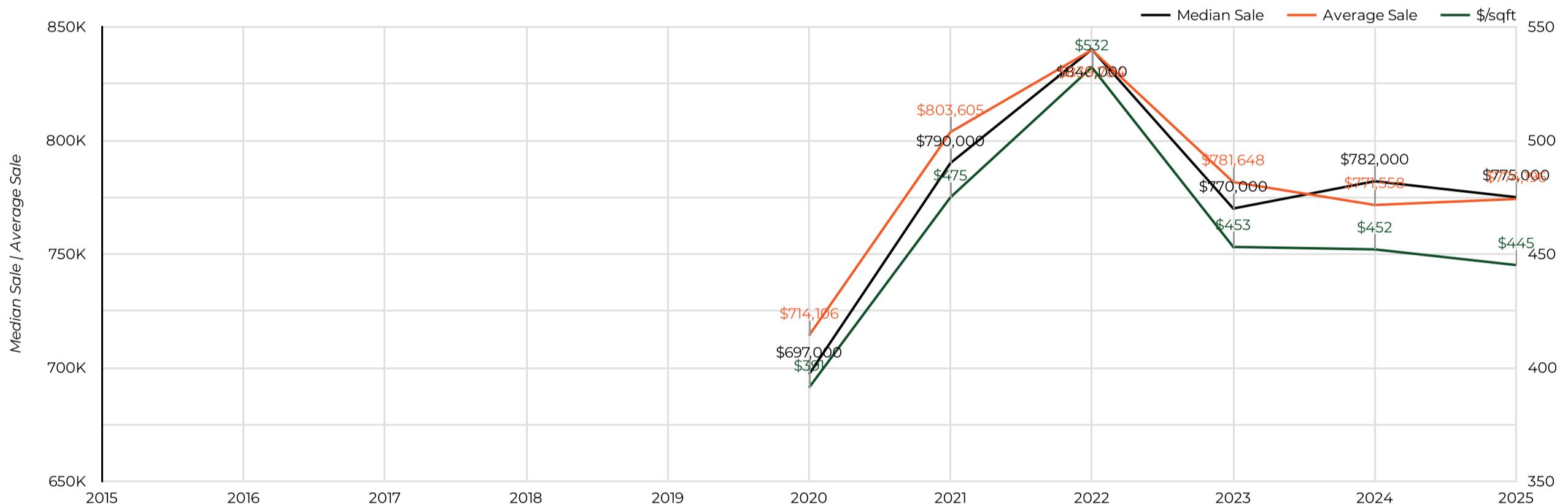
Median DOM
16
↓ -1 from previous year

*click to select, use \$/sqft below as metric.

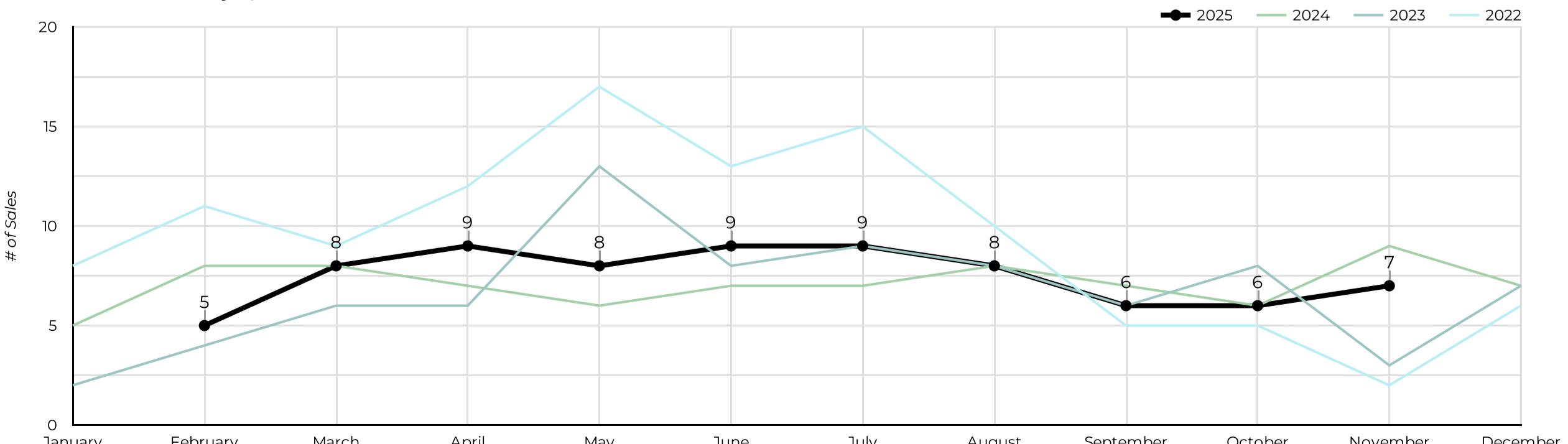
**Market Pricing By Year**

Use this graph to understand how pricing has changed for your selected market segment over time.

*select median, average, or average \$/sqft >

**Market Activity & Pricing By Type**

PropSubTyp...	Close Date c...	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Single Family	2025	75	\$58,064,690	\$775,000	\$774,195.87	\$445
	2024	85	\$65,582,397	\$782,000	\$771,557.61	\$452
	2023	80	\$62,531,825	\$770,000	\$781,647.81	\$453
	2022	113	\$94,895,645	\$840,000	\$839,784.47	\$532
	2021	150	\$120,540,791	\$790,000	\$803,605.27	\$475
	2020	16	\$11,425,700	\$697,000	\$714,106.25	\$391
Total		519	\$413,041,048	\$790,000	\$795,840.17	\$473

Total Market Activity By Year

YEARLY Buyer Demand

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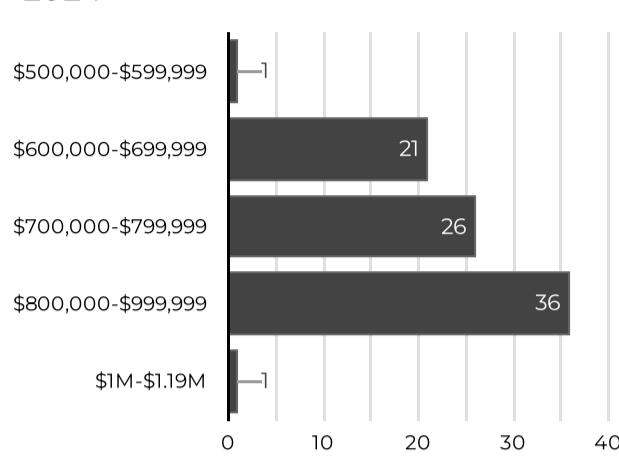
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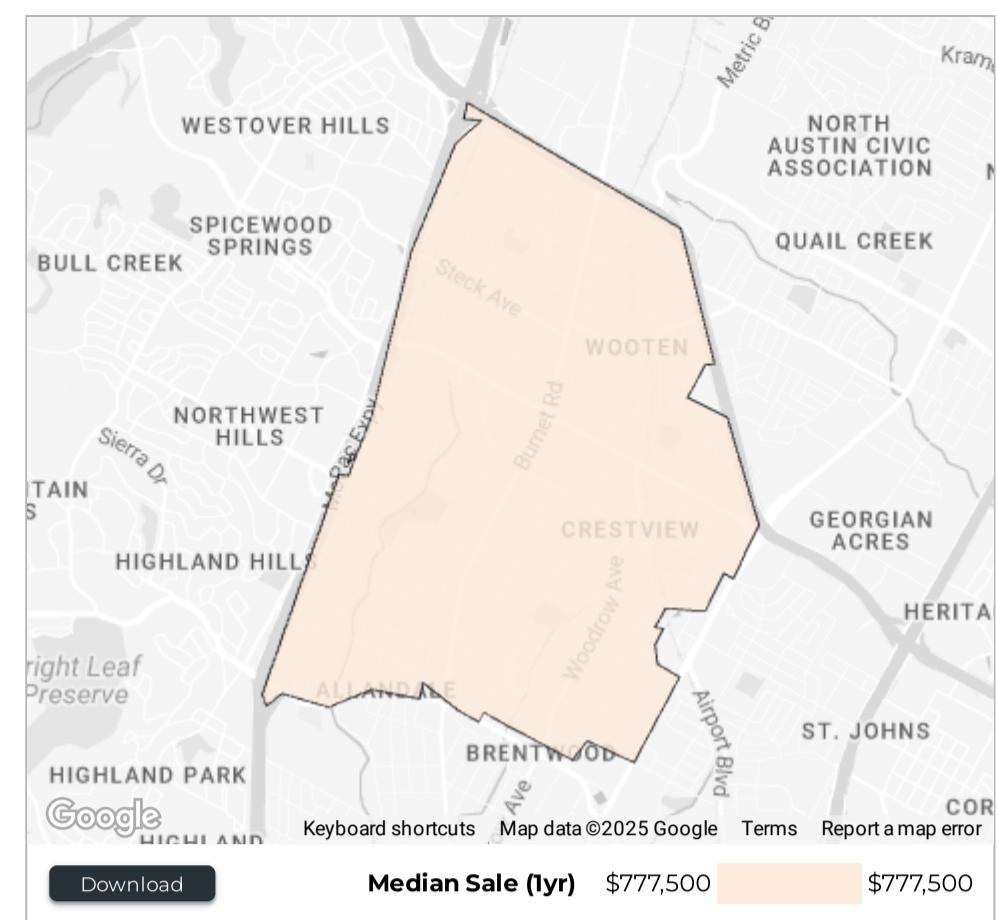
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Year-End Statistics

2024

# of Sales
85
↑ 6.3% from previous yearMedian Sale
\$782,000
↑ 1.6% from previous yearVolume
\$65.58M
↑ 4.9% from previous yearAverage Sale
\$771,558
↓ -1.3% from previous year\$/sqft
\$452
↓ -\$11 from previous yearMedian DOM
16
↓ -1 from previous year

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**Buyer Demand By Year**

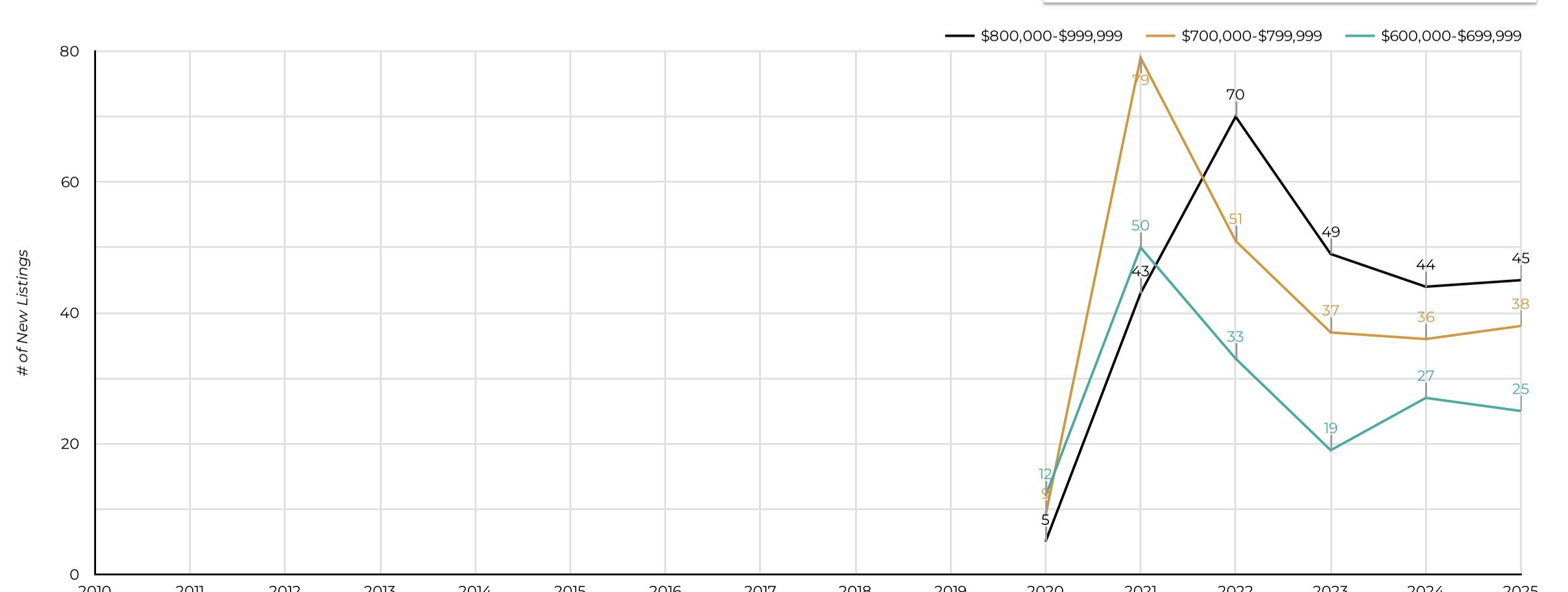
Use this data to explore changes in buyer demand for this market over the time period selected.

Jan 1, 2010 - Dec 16, 2025

**New Inventory By Price Range**

View how asking prices on new inventory in this market has changed over time.

Narrow Price Ranges (5 max)



WEEKLY Sales

Unlock MLS® Residential Market Snapshot

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\$ Between \$650,000.00 and \$950,000.00	Size Between Enter a value	Enter a value	and Enter a value

Year-to-Date

Dec 17, 2025

Market Activity

of Sales
75
⬇ -7.4% from last year YTD

Total Volume
\$58.06M
⬇ -6.9% from last year YTD

Market Pricing

Median Sale
\$775,000
0.0% from last year YTD

\$/sqft
\$445
⬇ -1.8% from last year YTD

Buyer Demand

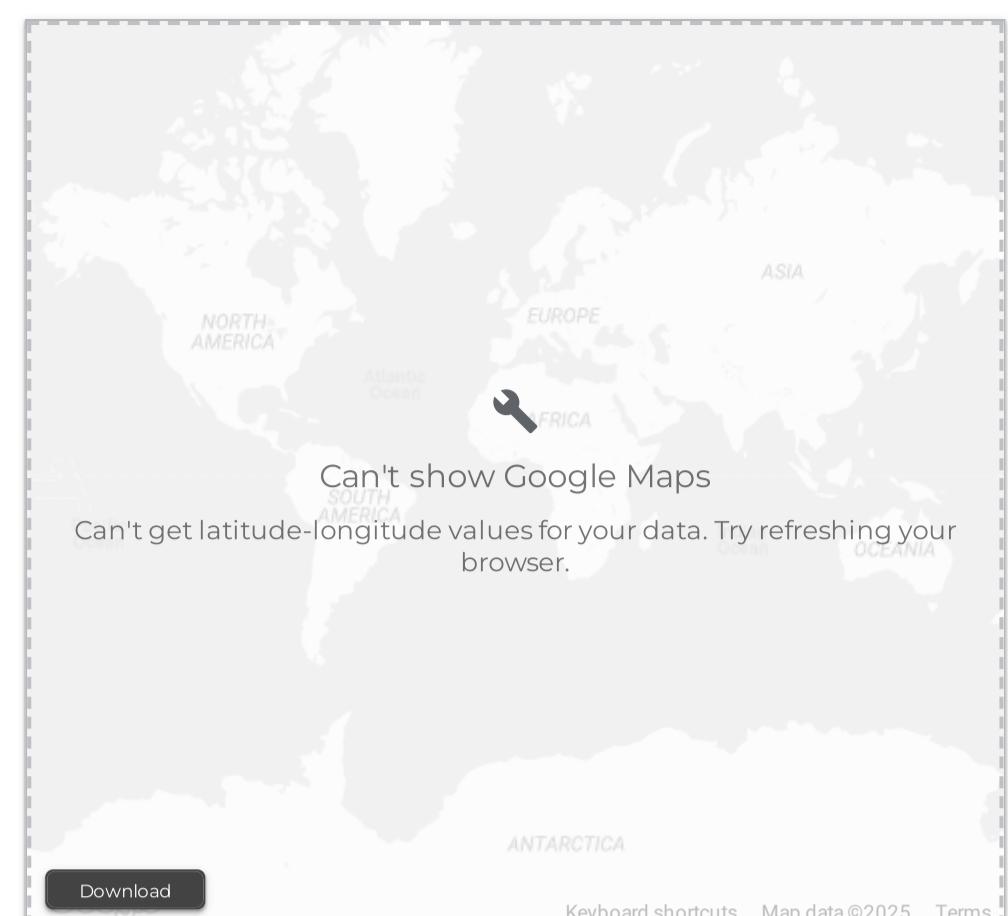
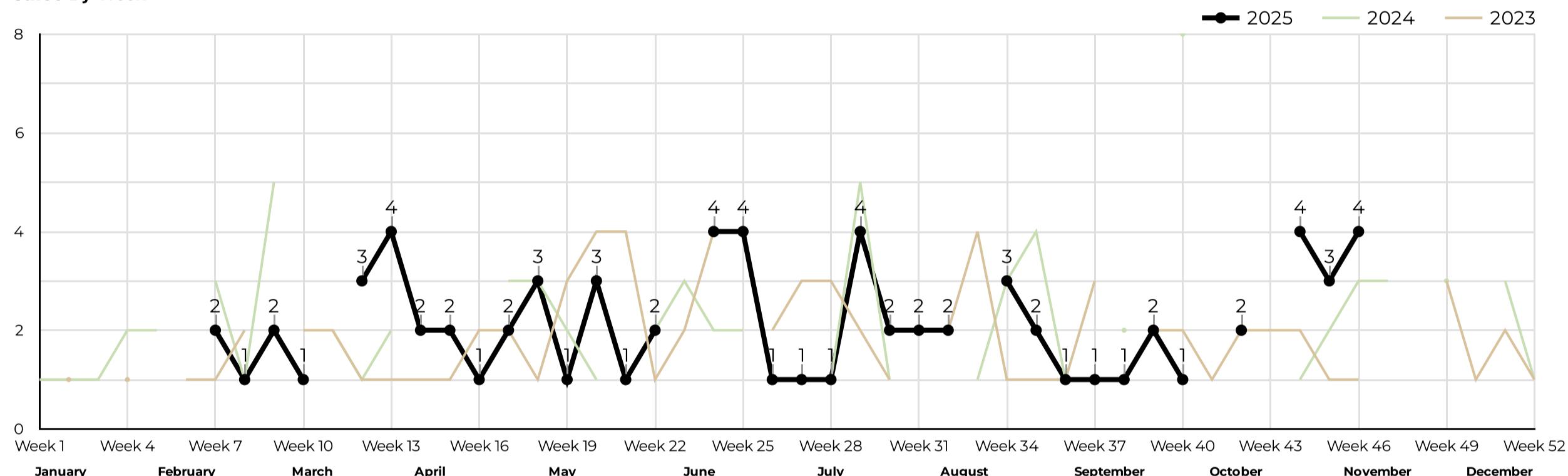
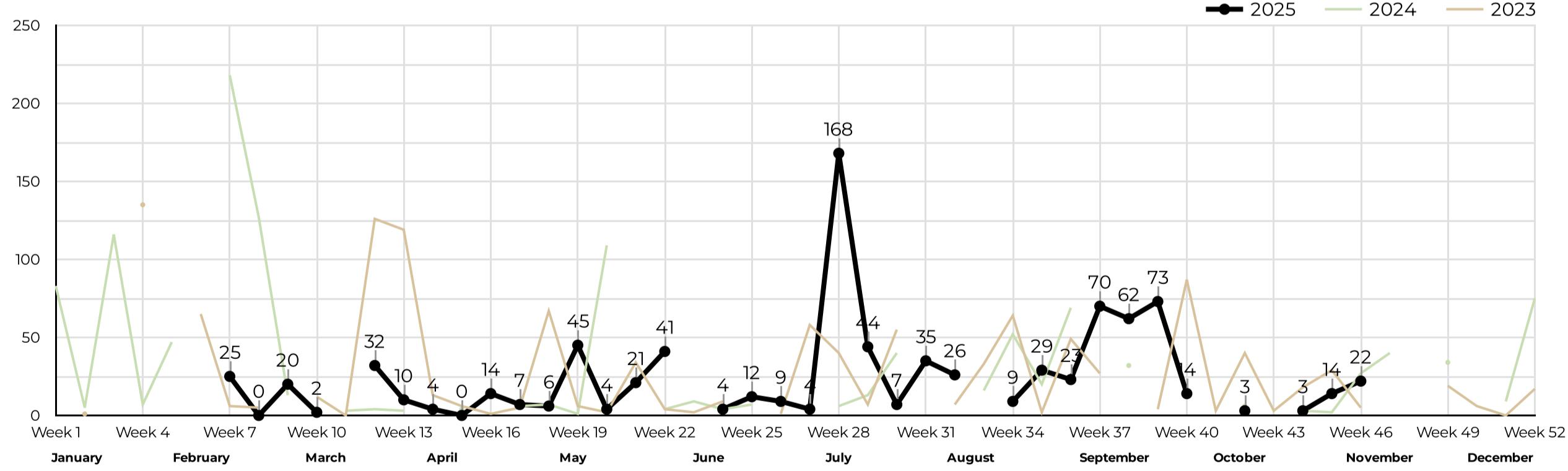
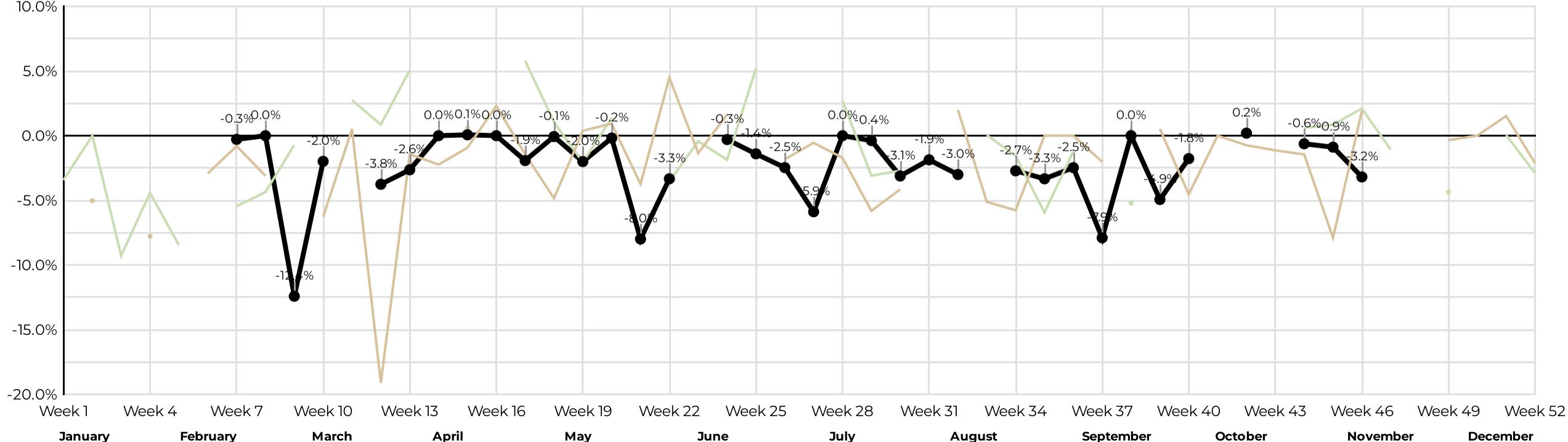
Median DOM
14
⬇ -2 from last year YTD

% List to Close
95.1%
⬇ -0.14% from last year YTD

Inventory

of New Listings
108
⬆ 0.9% from last year YTD

of Pending
94
⬇ -13.8% from last year YTD

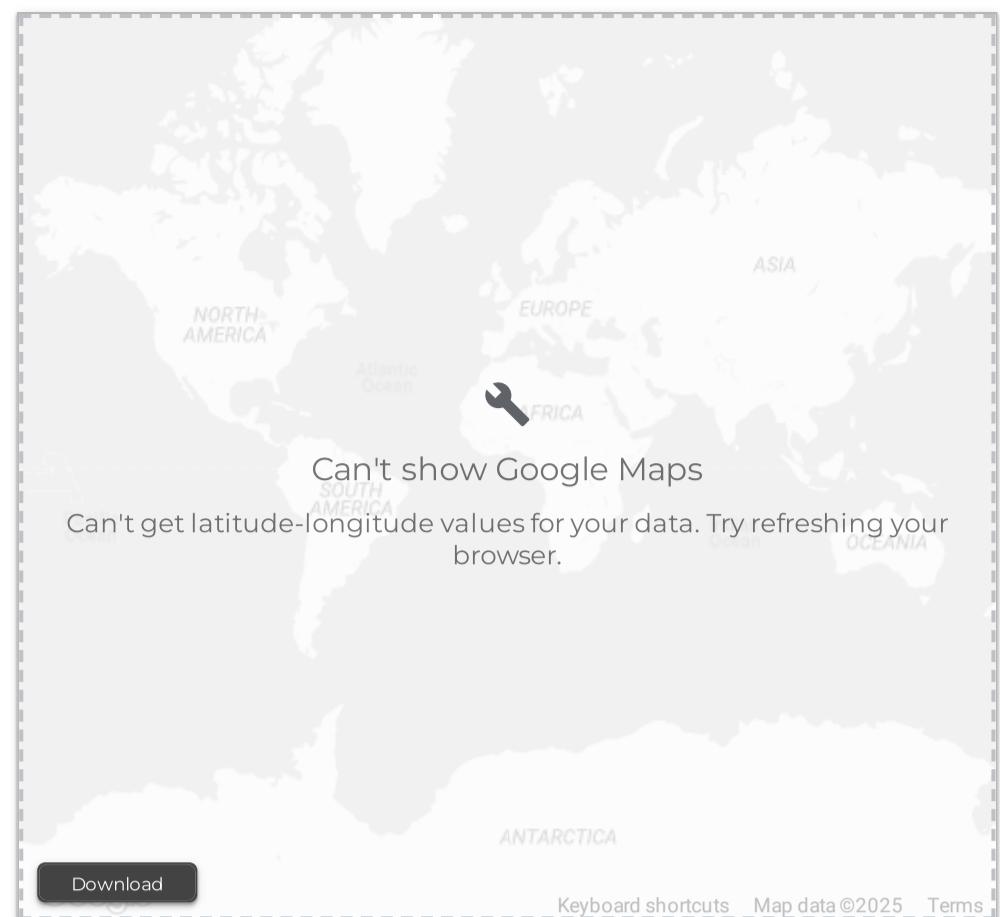
**Sales By Week****Days on Market By Week (median)****Average % Over or Under Asking By Week**

WEEKLY Inventory**Unlock MLS® Residential Market Snapshot**

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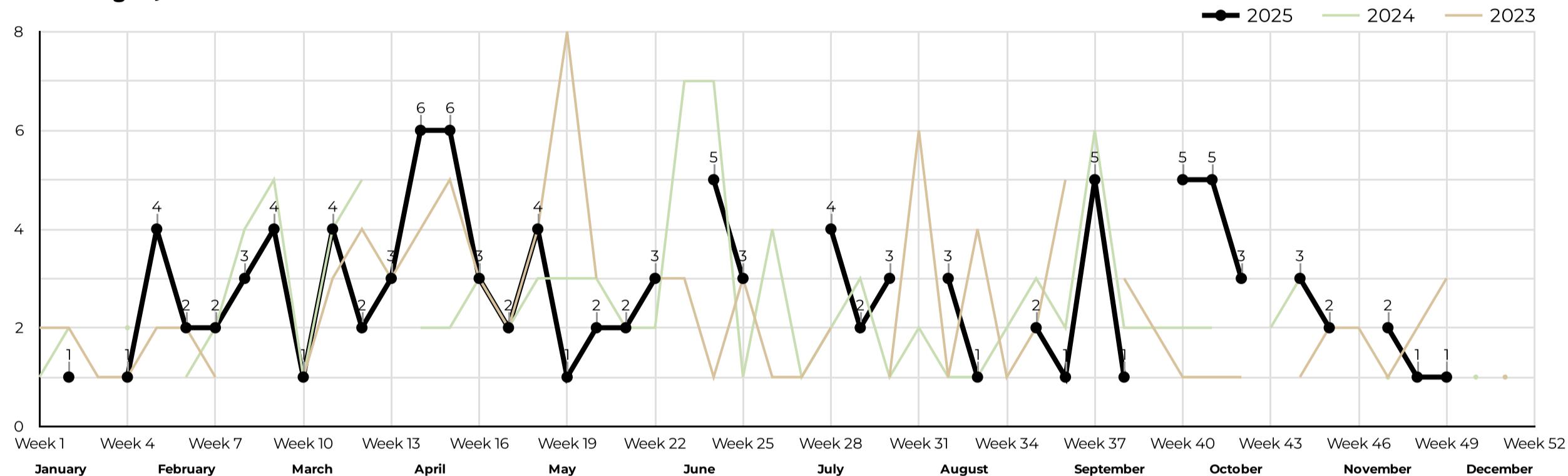
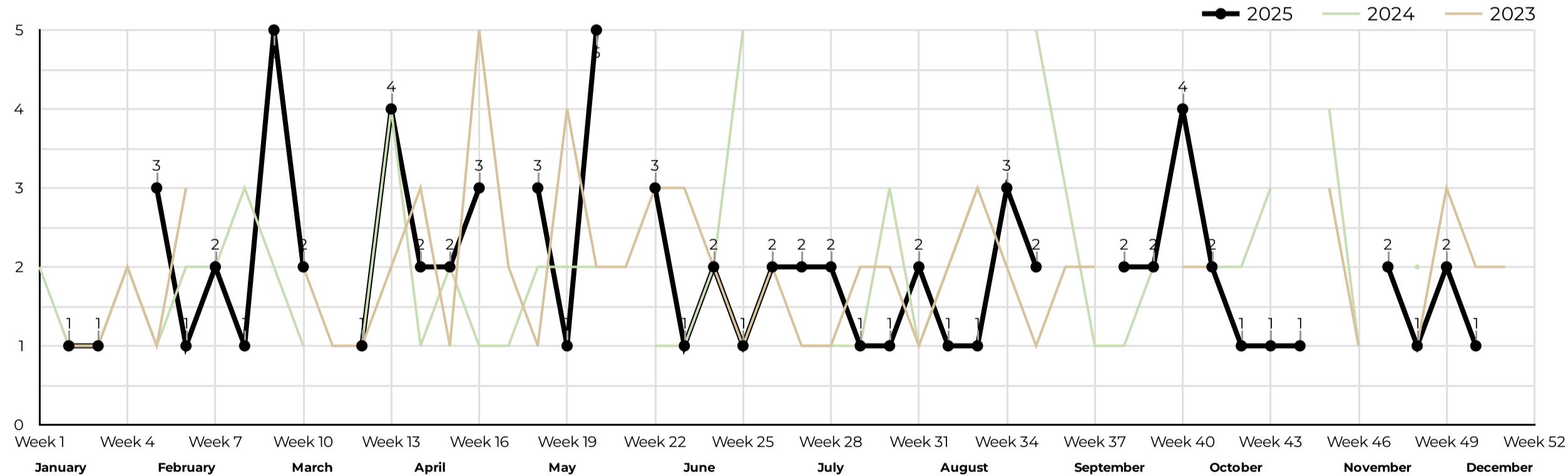
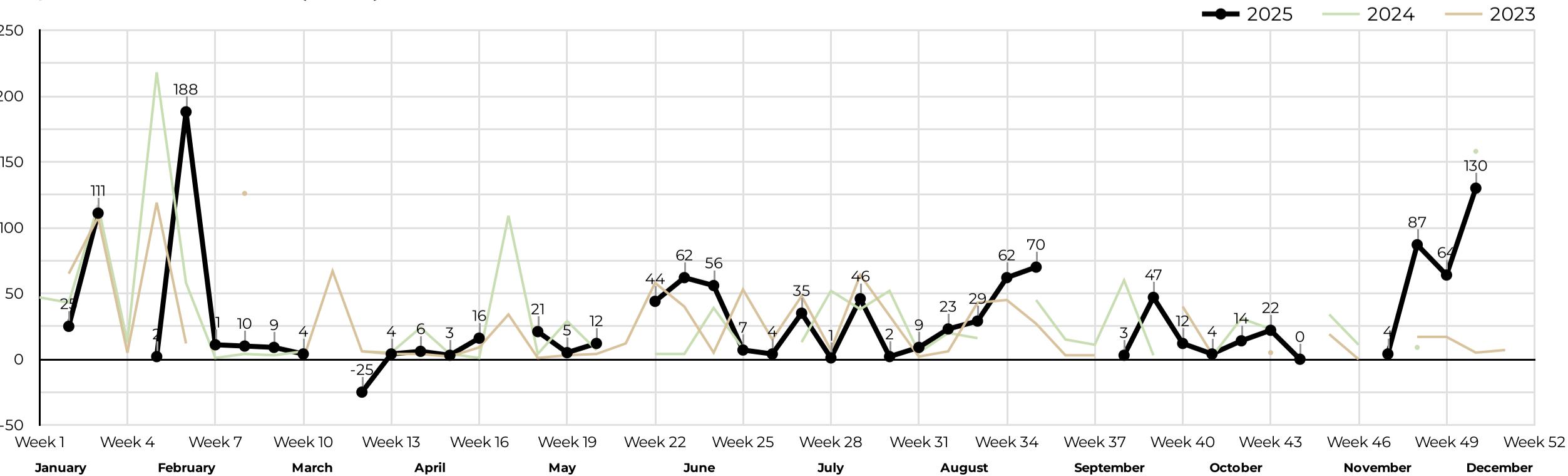
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**Year-to-Date**

Dec 17, 2025

Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales 75 ↓ -7.4% from last year YTD	Median Sale \$775,000 0.0% from last year YTD	Median DOM 14 ↓ -2 from last year YTD	# of New Listings 108 ↑ 0.9% from last year YTD
Total Volume \$58.06M ↓ -6.9% from last year YTD	\$/sqft \$445.11 ↓ -1.8% from last year YTD	% List to Close 95.1% ↓ -0.14% from last year YTD	# of Pending 80 ↓ -1.2% from last year YTD

New Listings By Week**New Under Contracts By Week****Days Until Contract By Week (median)**

MONTHLY Data Tables**Unlock MLS® Residential Market Snapshot**

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Month-to-Date

Dec 17, 2025

Use this report to gather MTD/monthly stats for these top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

Market Activity**Market Pricing****Buyer Demand****Inventory**

of Sales

0

↓ -100.0% from last year MTD

Median Sale

No data

No data from last year MTD

Median DOM

No data

No data from last year MTD

of New Listings

1

0.0% from last year MTD

Total Volume

No data

\$/sqft

No data

No data from last year MTD

% List to Close

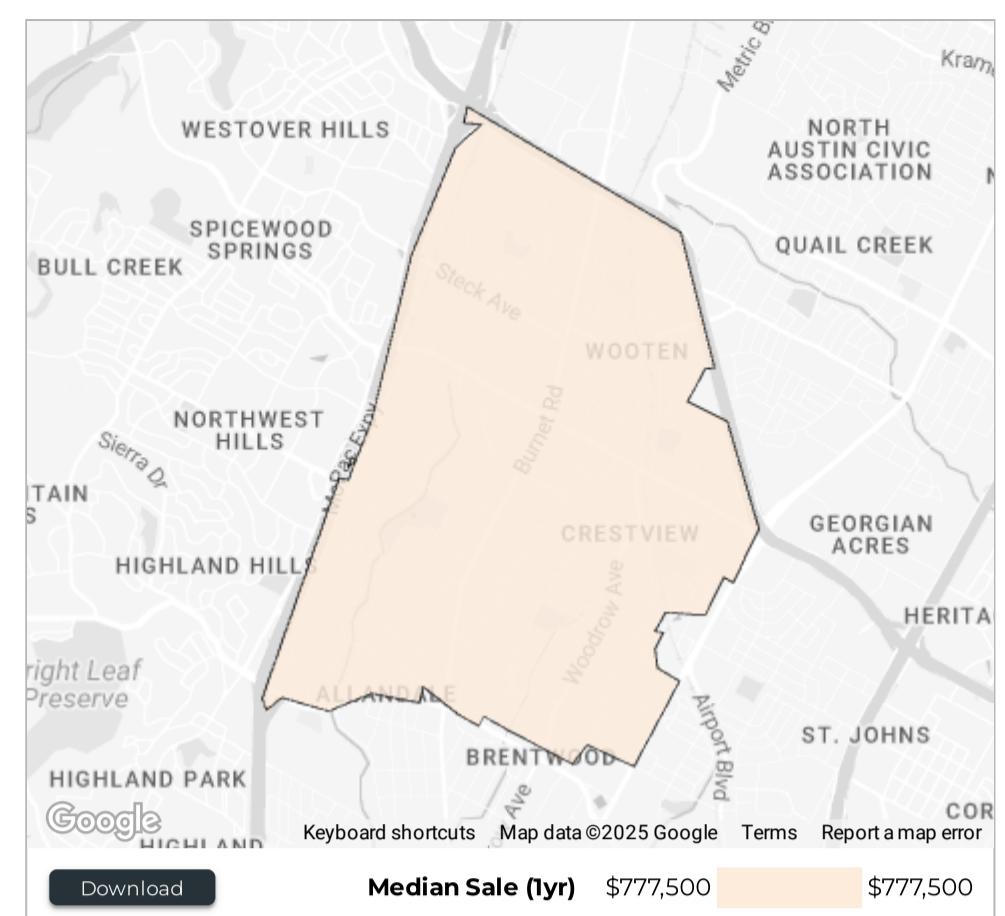
No data

No data from last year MTD

of Pending

3

↑ 200.0% from last year MTD

**# of Sales / Count**

	2022	2023	2024	2025
January	8	2	5	-
February	11	4	8	5
March	9	6	8	8
April	12	6	7	9
May	17	13	6	8
June	13	8	7	9
July	15	9	7	9
August	10	8	8	8
September	5	6	7	6
October	5	8	6	6
November	2	3	9	7
December	6	7	7	-

Sale Price / Median

	2022	2023	2024	2025
January	\$750,000	\$699,000	\$782,000	-
February	\$739,500	\$685,000	\$643,000	\$695,000
March	\$865,000	\$653,000	\$715,000	\$799,000
April	\$857,000	\$815,000	\$860,000	\$751,000
May	\$875,000	\$799,000	\$810,000	\$690,000
June	\$892,650	\$786,050	\$815,000	\$830,000
July	\$849,000	\$783,000	\$747,700	\$775,000
August	\$780,000	\$742,500	\$750,000	\$730,000
September	\$967,000	\$723,500	\$815,000	\$750,000
October	\$810,000	\$765,000	\$700,000	\$836,550
November	\$640,000	\$875,000	\$740,000	\$755,000
December	\$783,000	\$740,000	\$800,000	-

New Listings / Count

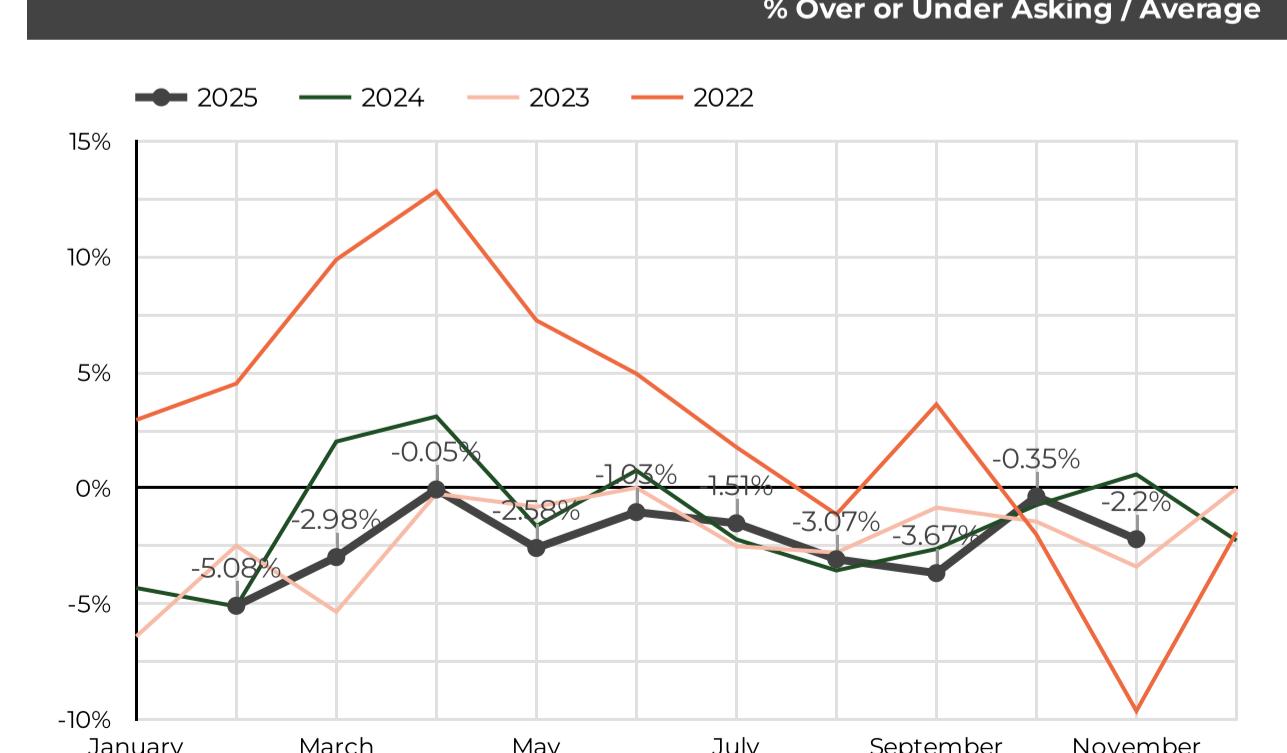
	2022	2023	2024	2025
January	8	7	5	6
February	5	4	10	11
March	20	10	12	11
April	18	15	10	17
May	20	17	12	11
June	25	9	19	8
July	16	4	7	9
August	16	13	9	6
September	14	11	12	10
October	6	3	7	13
November	3	8	3	5
December	3	4	1	-

Days on Market / Median

	2022	2023	2024	2025
January	18	1	83	-
February	5	6	117	25
March	4	87	4	10
April	4	5	6	6
May	6	6	4	21
June	6	4	9	9
July	5	48	13	44
August	10	33	20	29
September	4	16	32	62
October	13	18	60	3
November	46	29	27	22
December	38	17	15	-

New Pending / Count

	2022	2023	2024	2025
January	10	5	6	4
February	8	4	9	8
March	13	6	7	9
April	14	11	6	8
May	15	11	6	10
June	15	9	8	8
July	12	6	7	5
August	5	9	10	9
September	4	4	7	4
October	6	5	7	9
November	5	5	7	3
December	2	7	1	-

% Over or Under Asking / Average

MARKET CYCLES Market Temperature & Pricing

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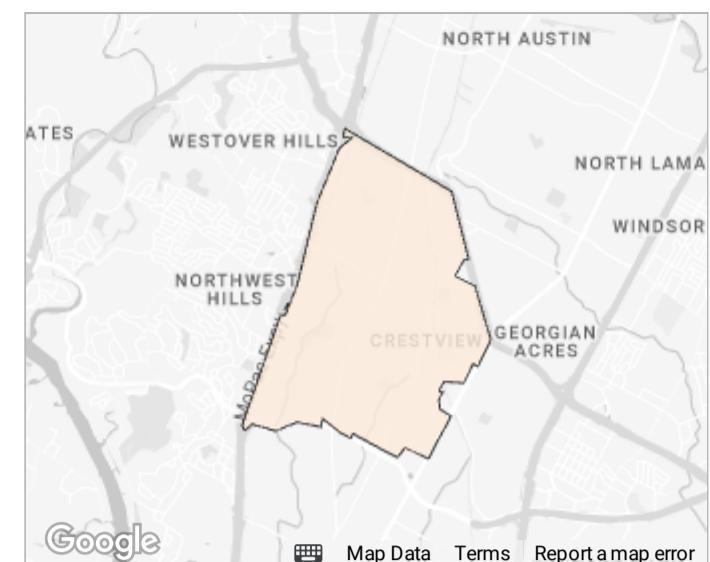
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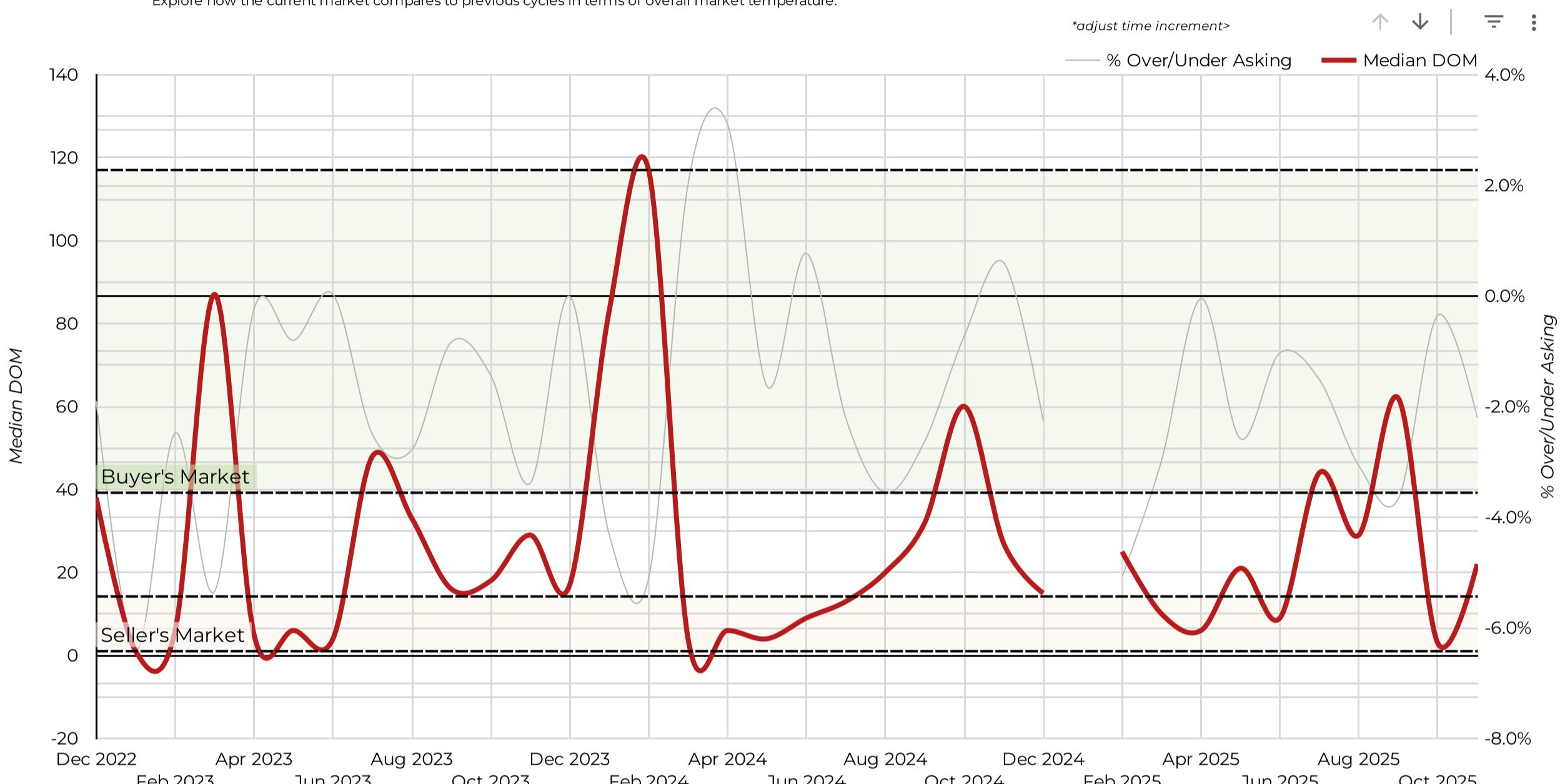
\$ Between \$650,000.00 and \$950,000.00 Size Between Enter a value and Enter a value

Dec 1, 2022 - Nov 30, 2025



Market Temperature

Explore how the current market compares to previous cycles in terms of overall market temperature.



Market Pricing

Explore how the current market compares to previous cycles in terms of overall market temperature.

