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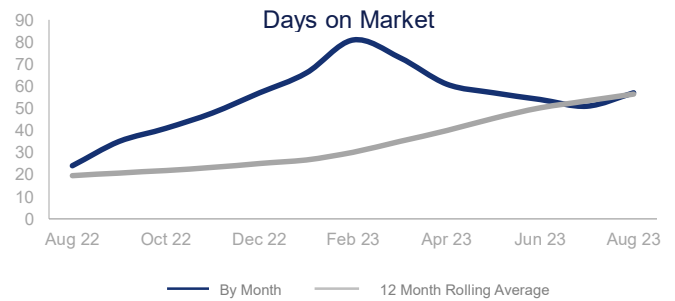
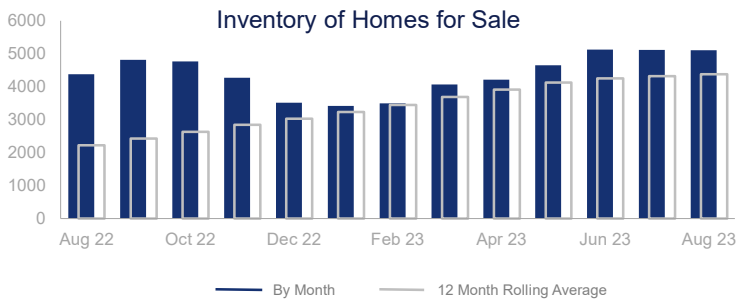
Market Report | August 2023

TRAVIS COUNTY

Highlights:

- Median Sales Price is down 7.0% over a 12 month rolling average and down 8.5% from the same month last year.
- Inventory of Homes for Sale is holding the past few months at the highest level seen in the past 3 years. It is up 97% over a 12 month rolling average and up 16.5% from the same month last year.
- Days on Market of 57 days is greater than two times (2x) what it was the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	3.2%	-0.2%	-0.2%
Same Month Last Year	1.4%	4.8%	16.5%



	August 2022		August 2023	+ / -	12 Month Avg	+ / -
New Listings	1893		1920	1.4%	1751	-9%
Closed Sales	1216		1274	4.8%	1103	-26%
Median Sales Price	\$575,000		\$525,880	-8.5%	\$528,172	-7%
Average Sales Price	\$757,905		\$689,588	-9.0%	\$696,686	-4%
List to Sale Price Ratio	98.7%		97.3%	-1.4%	94.5%	3%
Days on Market	24		57	137.5%	56	189%
Inventory of Homes for Sale	4378		5100	16.5%	4378	97%
Months Supply of Inventory	3.6		4.0	11.1%	4.1	160%

% Change in Median Price

