



BROKERS • COLONIAL • DONAHOE

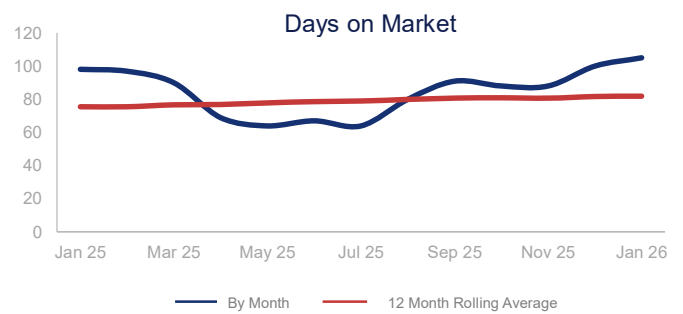
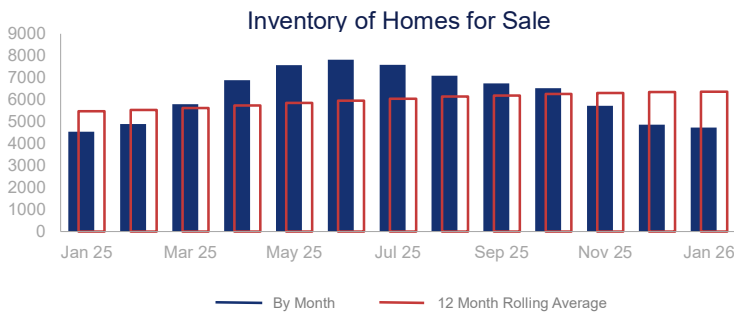
Market Report | January 2026

TRAVIS COUNTY

Highlights:

- Median Sales Price is down 0.6% over a 12 month rolling average and down 6.8% from the same month last year.
- Inventory of Homes for Sale is up 16.0% over a 12 month rolling average and up 4.3% from the same month last year.
- Days on Market is up 8.6% over a 12 month rolling average and up 7.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	90.9%	-39.8%	-2.8%
Same Month Last Year	-10.4%	-9.4%	4.3%



	January 2025		January 2026	+ / -	12 Month Avg	+ / -
New Listings	1805		1617	-10.4%	1957	5.6%
Closed Sales	764		692	-9.4%	1072	-1.3%
Median Sales Price	\$477,275		\$445,000	-6.8%	\$511,137	-0.6%
Average Sales Price	\$660,149		\$702,113	6.4%	\$710,259	1.6%
List to Sale Price Ratio	91.8%		90.0%	-2.0%	92.9%	-6.5%
Days on Market	98		105	7.1%	82	8.6%
Inventory of Homes for Sale	4544		4738	4.3%	6355	16.0%
Months Supply of Inventory	5.9		6.8	15.3%	6.0	17.4%

% Change in Median Price

