

Market Report | January 2026

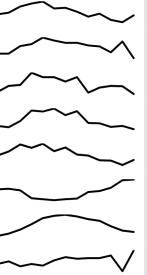
WILLIAMSON COUNTY

Highlights:

- Median Sales Price is down 1.9% over a 12 month rolling average and down 0.6% from the same month last year.
- Inventory of Homes for Sale is up 25.4% over a 12 month rolling average and up 12.2% from the same month last year.
- Days on Market is up 15.6% over a 12 month rolling average and up 20.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	61.7%	-41.9%	-3.0%
Same Month Last Year	-5.3%	-16.5%	12.2%



	January 2025	January 2026	+ / -	12 Month Avg	+ / -	
New Listings	1123		1064	-5.3%	1269	6.6%
Closed Sales	630		526	-16.5%	806	-4.5%
Median Sales Price	\$407,776		\$405,500	-0.6%	\$418,351	-1.9%
Average Sales Price	\$466,525		\$462,401	-0.9%	\$476,020	-1.7%
List to Sale Price Ratio	93.0%		91.9%	-1.2%	93.6%	-5.2%
Days on Market	89		107	20.2%	83	15.6%
Inventory of Homes for Sale	2897		3251	12.2%	3974	25.4%
Months Supply of Inventory	4.6		6.2	34.8%	5.0	32.1%

% Change in Median Price

