

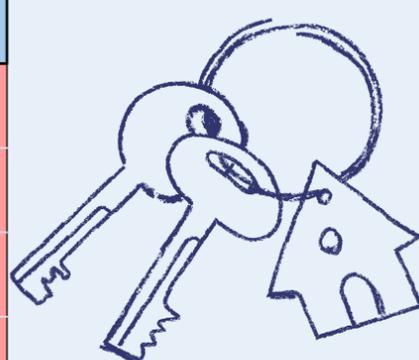
Austin January 2026 Statistics

Austin MLS

Information on single family residential homes provided by MLS, as of 2/9/2026

Market Comparison: December 2025 vs January 2026

Data	Dec 2025	Jan 2026	Change %
Total Sales	2,523	1,639	-35.04%
Median Sales Price	\$435,000.00	\$399,995.00	-8.05%
Median SQ FT	2,138	2,042	-4.49%
Median Price per SQ Ft	\$203	\$197	-2.96%
ADOM	90	89	-1.00%
CP/LP Ratio	98%	98%	No Change
CP/OLP Ratio	92%	93%	1.00%



Market Comparison: January 2025 vs January 2026

Data	Jan 2025	Jan 2026	Change %
Total Sales	1,727	1,639	-5.10%
Median Sales Price	\$403,288.00	\$399,995.00	-0.82%
Median SQ FT	2,024	2,042	0.89%
Median Price per SQ Ft	\$207	\$197	-4.83%
ADOM	85	89	4.71%
CP/LP Ratio	98%	98%	No Change
CP/OLP Ratio	94%	93%	-1.00%



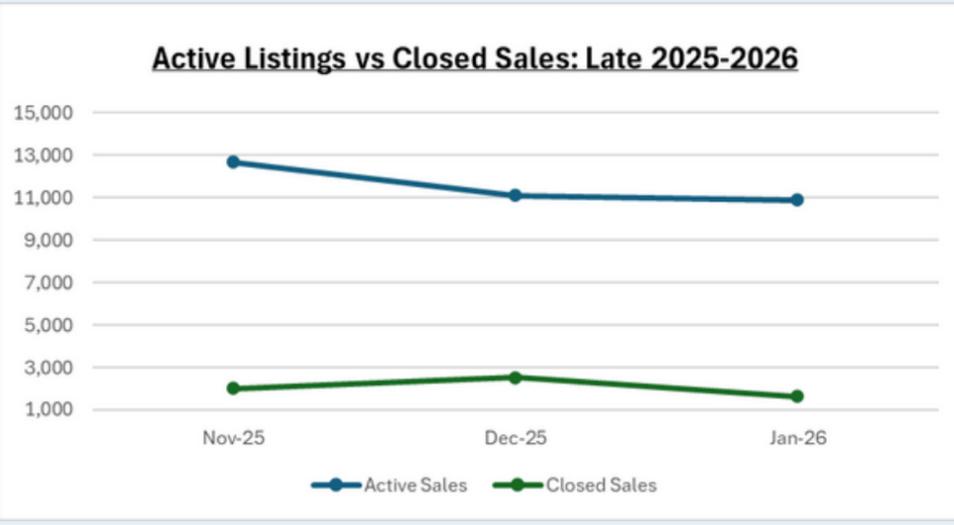
Closed Sales Per County: January 2025 vs January 2026

County	Jan 2025	Jan 2026	% Change
Travis	659	596	-9.56%
Williamson	601	505	-15.97%
Hays	271	226	-16.61%
Bastrop	89	68	-23.60%
Caldwell	30	32	6.67%



Active Listings vs Closed Sales: Late 2025-2026

January Active Listings: 10,902
January Closed Sales: 1,639

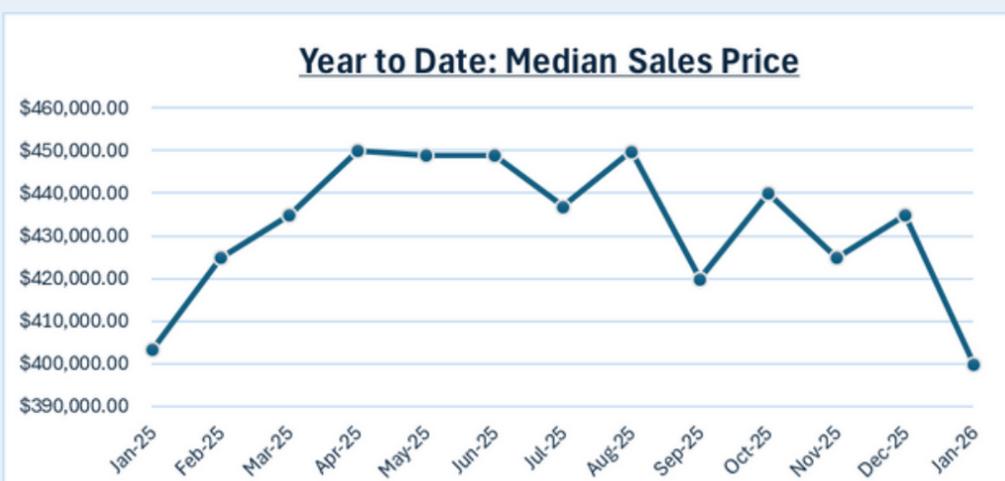
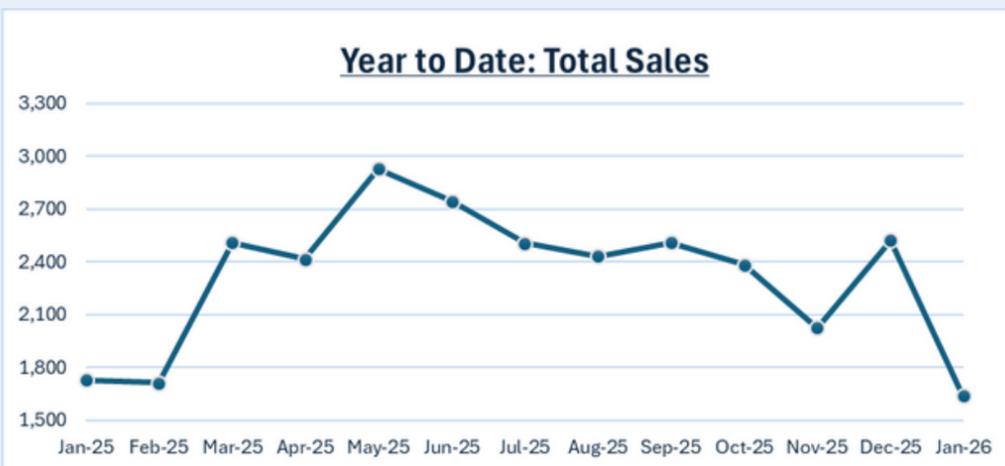


Original Listing Price vs Sold Price: Late 2025-2026

January Median OLP: \$429,990.00
January Median Sold Price: \$399,995.00



Year to Date Market Comparisons



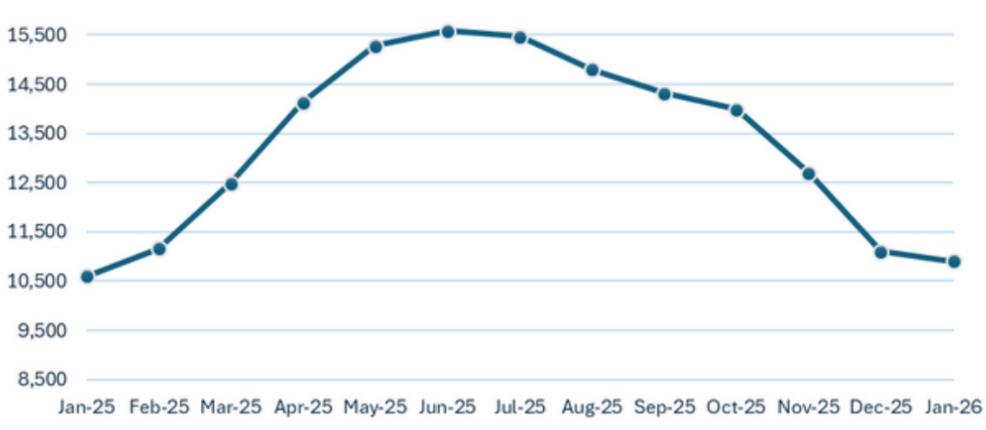
Year to Date: Median Square Footage



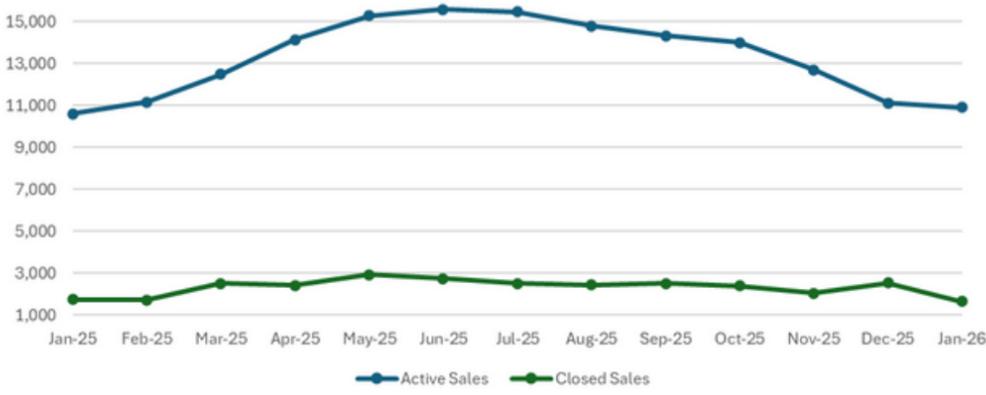
Year to Date: ADOM



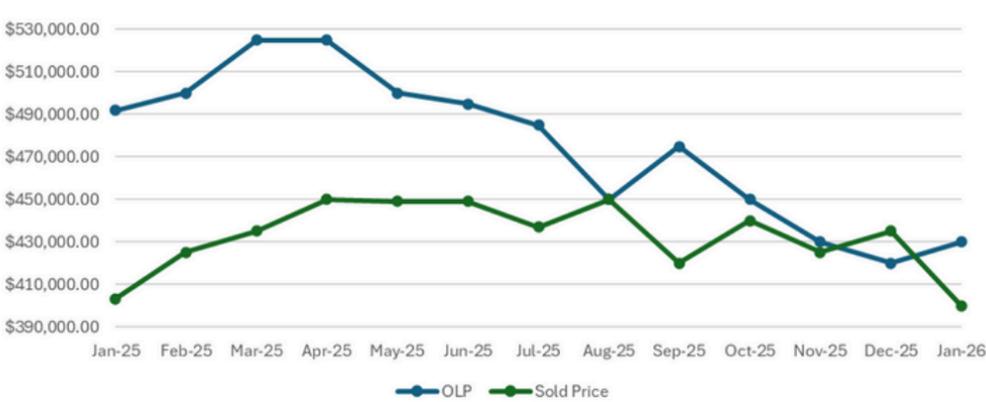
Year to Date: Active Listings



Year to Date: Active Listings vs Closed Sales



Year to Date: Original Listing Price vs Sold Price



Year to Date: CP/LP Ratio vs CP/OLP Ratio

