



WEST AUSTIN
PROPERTIES

January 2016 Austin Real Estate Market Report

A comprehensive report on the
Austin and Central Texas real estate market.

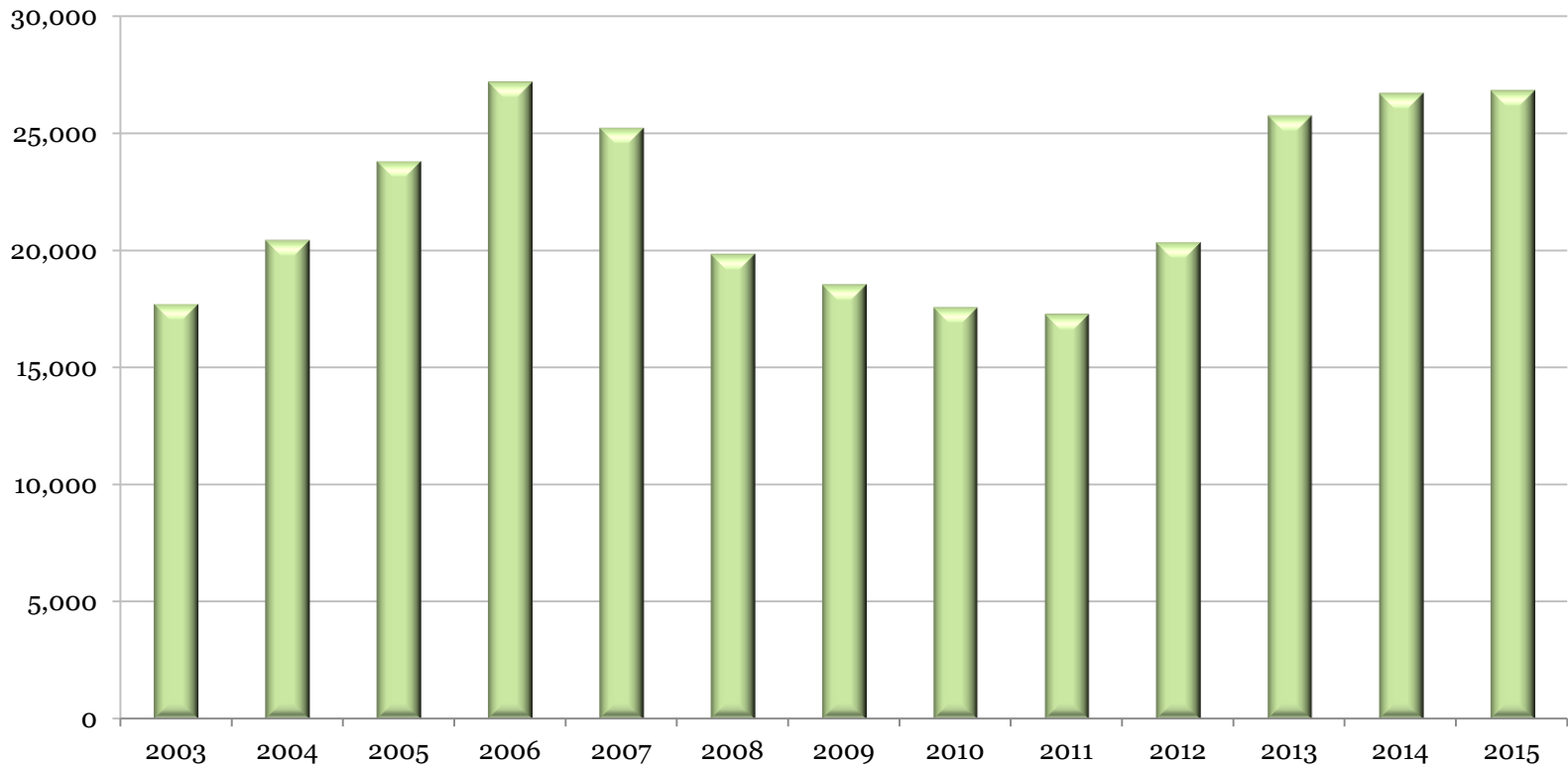
Volume 11, Issue I



Year to Date Sales – January 2016

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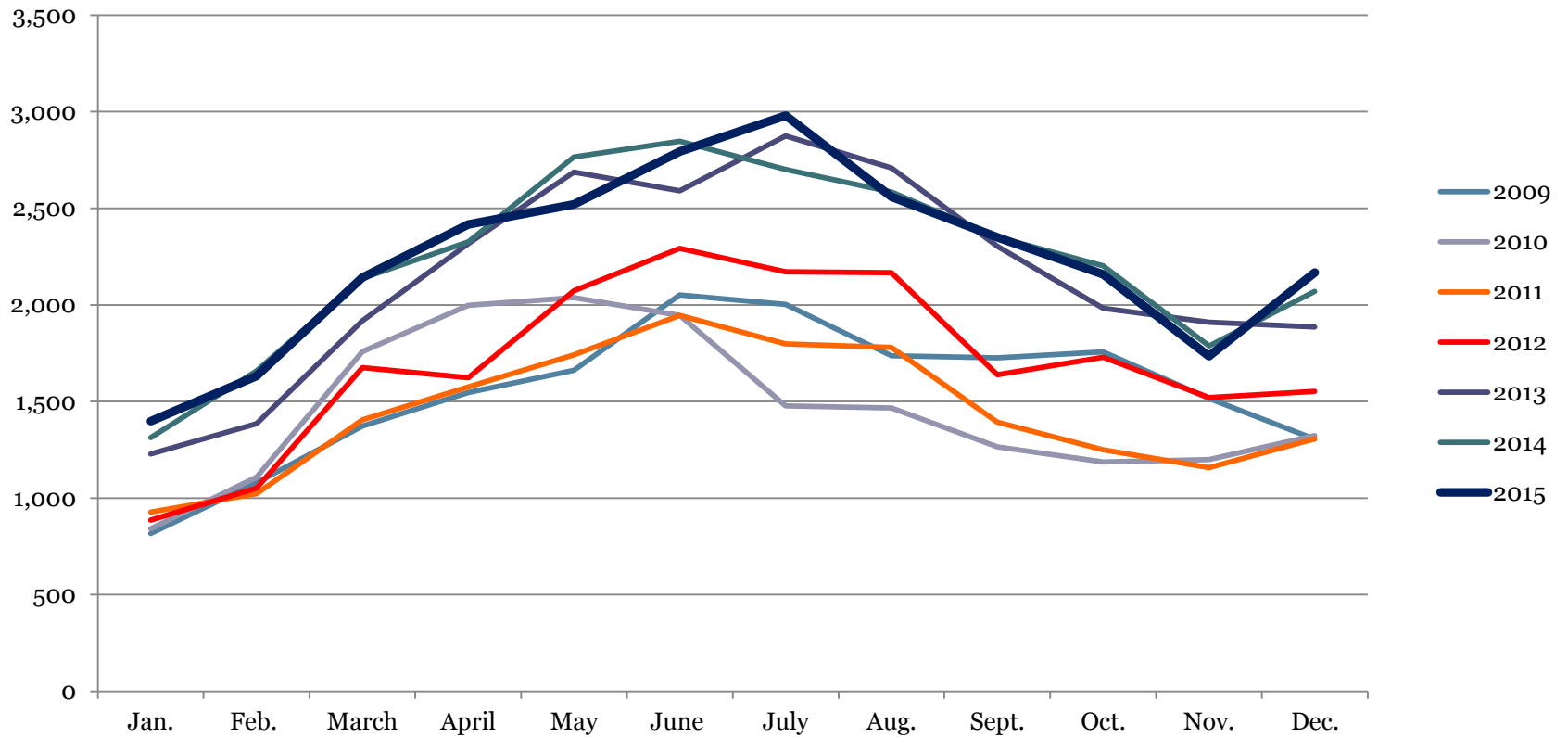
Year-to-date sales in Austin are higher than in previous eight years, showing increasing demand and an improving market.



Homes Sold per Month – December 2015

2

The chart below follows the trends of numbers of homes sold during any given month. Last month there were 2,168 homes sold in Austin, Texas.

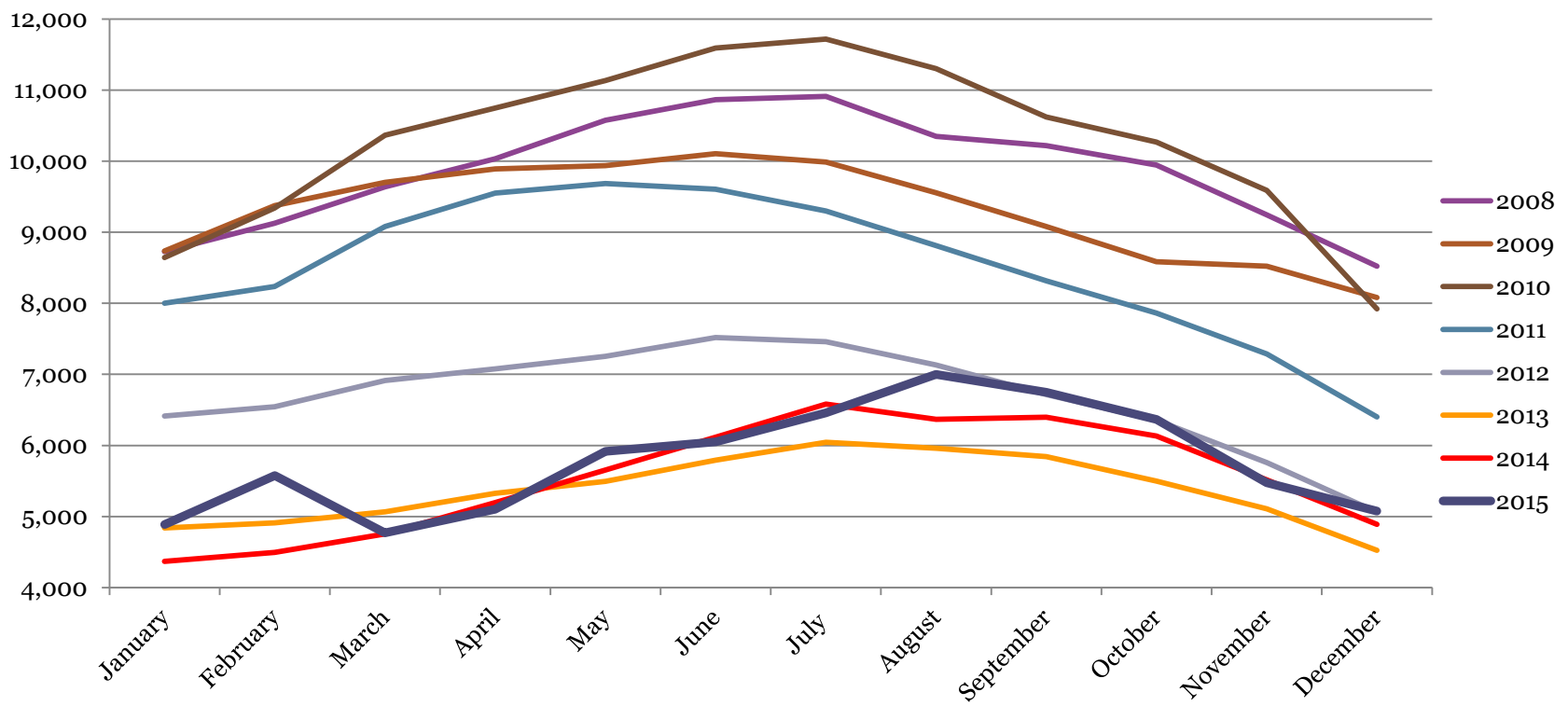


Homes For Sale – January 2016



3

The chart below follows the trends of the number of homes for sale during any given month. At the beginning of January, there were 5,075 homes for sale in Austin, Texas. **There are 3.67% more homes for sale than last year at this time.**

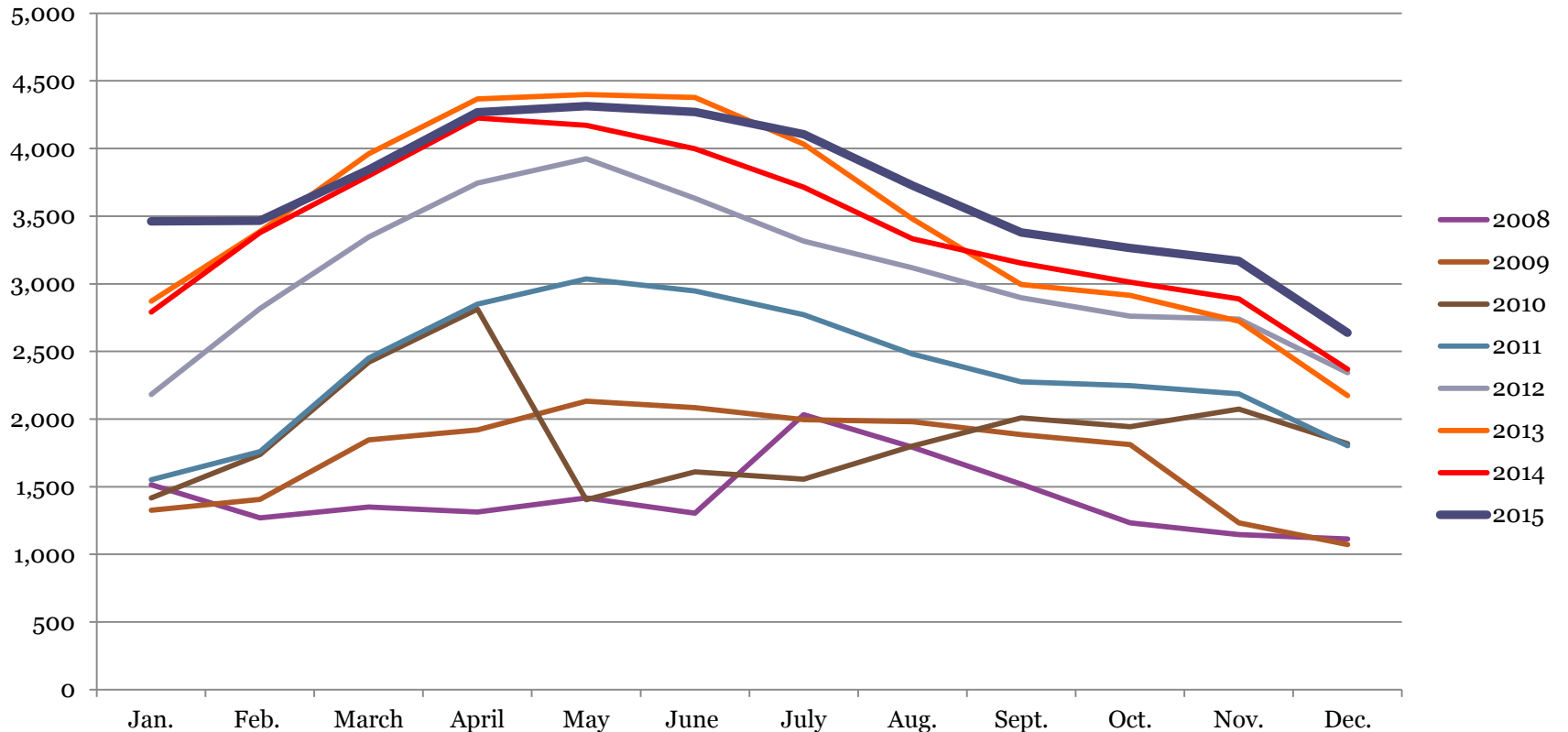


Pending Sales per Month – January 2016



4

The chart below tracks the number of Pending Sales in the market. These are homes that are Under Contract that have yet to close. This month there are 2,638 homes Pending in Austin, Texas. **This is the highest number of January pendings in the last 7 years.** Because of qualifying, mortgage and approval rates it is taking longer to go from contract to close.



Home Sales by Price Band- December 2015

Overall we are in an Extreme Seller's Market with 2.34 months of inventory. On average, home prices are showing High Appreciation for the year. However, the Market is different based on demand and the number of homes for sale in each price range. Homes valued under \$800,000 are in a Normal or Extreme Seller's Market.

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Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$100k	20	153	7.65	90.45%	Balanced Market
\$100-\$200k	523	429	0.82	99.95%	Extreme Sellers Market
\$200-\$300k	712	1235	1.73	99.14%	Extreme Sellers Market
\$300-\$400k	373	1001	2.68	97.89%	Extreme Sellers Market
\$400k-\$500k	224	705	3.15	97.69%	Normal Seller's market
\$500-\$600k	123	385	3.13	98.01%	Normal Seller's market
\$600-\$700k	62	280	4.52	97.80%	Normal Seller's market
\$700-\$800k	37	165	4.46	97.82%	Normal Seller's market
\$800-\$900k	20	127	6.35	96.47%	Balanced Market
\$900-\$1M	11	91	8.27	97.99%	Balanced Market
\$1-\$2M	47	300	6.38	95.61%	Balanced Market
\$2-\$3M	11	113	10.27	96.33%	Normal Buyer's Market
\$3M<	2	79	39.50	90.77%	Extreme Buyer's Market
Overall MKT	2165	5063	2.34	97.80%	Extreme Sellers Market
12+ Months of Inventory		Extreme Buyer's Market			High Depreciation
9-12 Months of Inventory		Normal Buyer's Market			Moderate Depreciation
6-9 Months of Inventory		Balanced Market			Flat/Moderate Depreciation
3-6 Months of Inventory		Normal Seller's Market			Moderate Appreciation
0-3 Months of Inventory		Extreme Sellers Market			High Appreciation

Home Sales by Zip Code- December 2015



7 The chart below provides details on how well each Zip Code is currently selling and the impact on home values. 15 out of 19 zip codes have less than 3 months of inventory and are defined as in an Extreme Seller's Market.

Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	20	58	2.90	\$400,500	97.73%	71
78702	23	80	3.48	\$409,000	96.99%	52
78703	20	55	2.75	\$1,040,000	95.55%	73
78704	38	89	2.34	\$607,500	97.34%	66
78705	1	7	7.00	\$935,000	93.55%	39
78717	26	55	2.12	\$390,988	98.01%	42
78722	11	11	1.00	\$499,900	100.00%	8
78727	23	33	1.43	\$270,000	100.00%	12
78730	18	22	1.22	\$693,750	96.75%	74
78731	25	36	1.44	\$675,000	97.13%	39
78732	29	87	3.00	\$450,000	98.01%	61
78733	7	25	3.57	\$795,000	98.72%	82
78734	27	158	5.85	\$375,130	97.12%	85
78735	19	52	2.74	\$1,035,000	96.71%	121
78739	43	52	1.21	\$450,000	97.49%	79
78746	35	96	2.74	\$900,000	96.47%	88
78749	40	19	0.48	\$312,500	99.20%	34
78750	21	18	0.86	\$429,000	98.28%	17
78759	27	31	1.15	\$470,000	98.39%	56
12+ Months of Inventory		Extreme Buyer's Market			High Depreciation	
9-12 Months of Inventory		Normal Buyer's Market			Moderate Depreciation	
6-9 Months of Inventory		Balanced Market			Flat/Moderate Depreciation	
3-6 Months of Inventory		Normal Seller's Market			Moderate Appreciation	
0-3 Months of Inventory		Extreme Sellers Market			High Appreciation	

Central Austin

78701
78702
78703
78704
78705
78722
78731

Northwest Travis Co.

78730
78732
78734

Southwest Austin

78739
78749

Northwest Austin

78717
78727
78750
78759

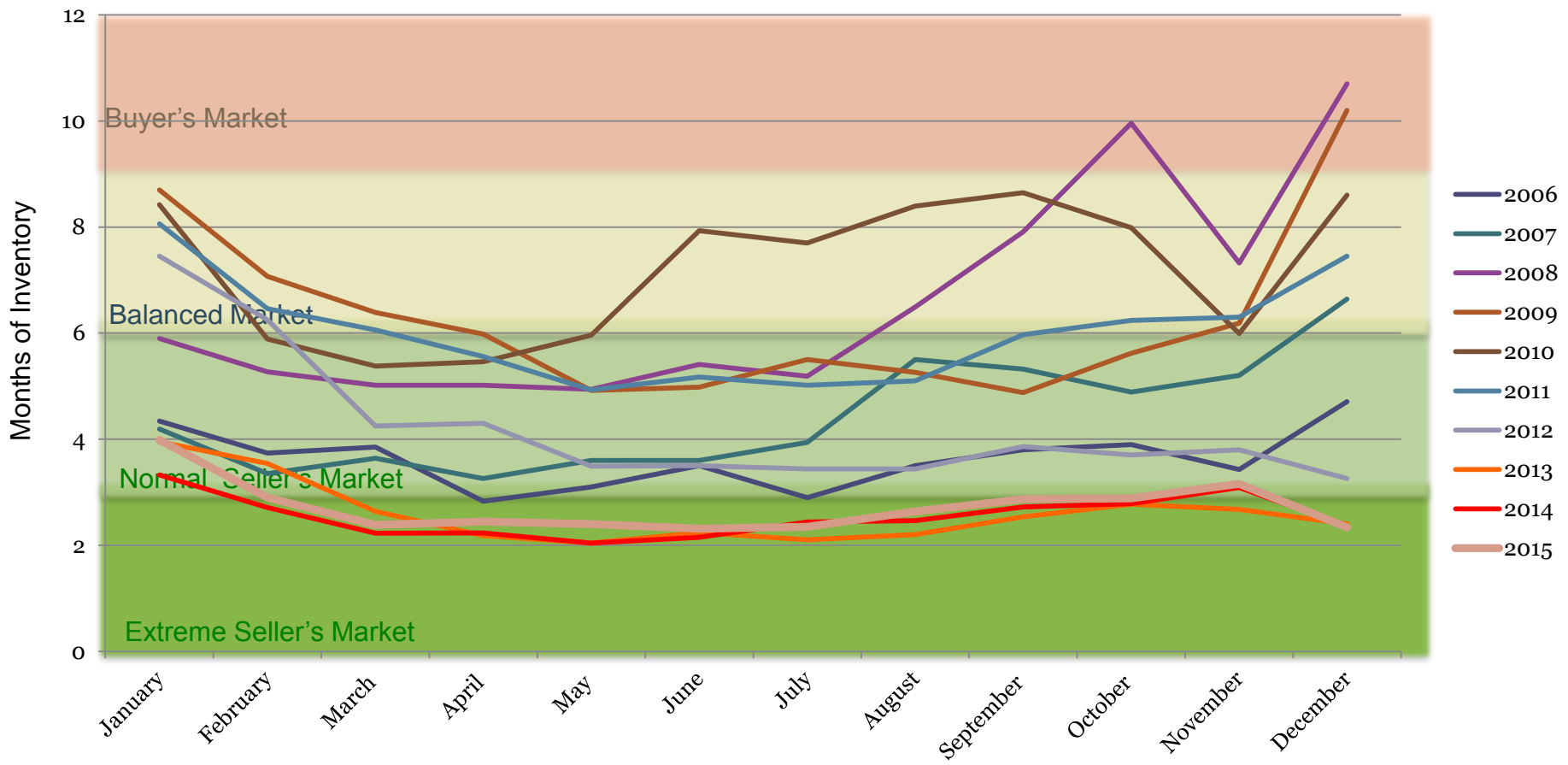
West Austin/Westlake

78733
78735
78746

Absorption Rate: Months of Inventory in Austin 2006-2015



The **Absorption Rate**, also called “Months of Inventory,” is the best indicator of how fast or slow home values are moving up or down. The formula is the number of homes on the market divided by the number of homes sold in the prior month. With 6 to 9 months of inventory, the market is called **Balanced**, and home values remain stable with slight decreases or increases possible. Below 6 months is called a **Seller’s Market**, as home prices slightly increase due to demand.



Mortgage Rates - 15 Year Summary

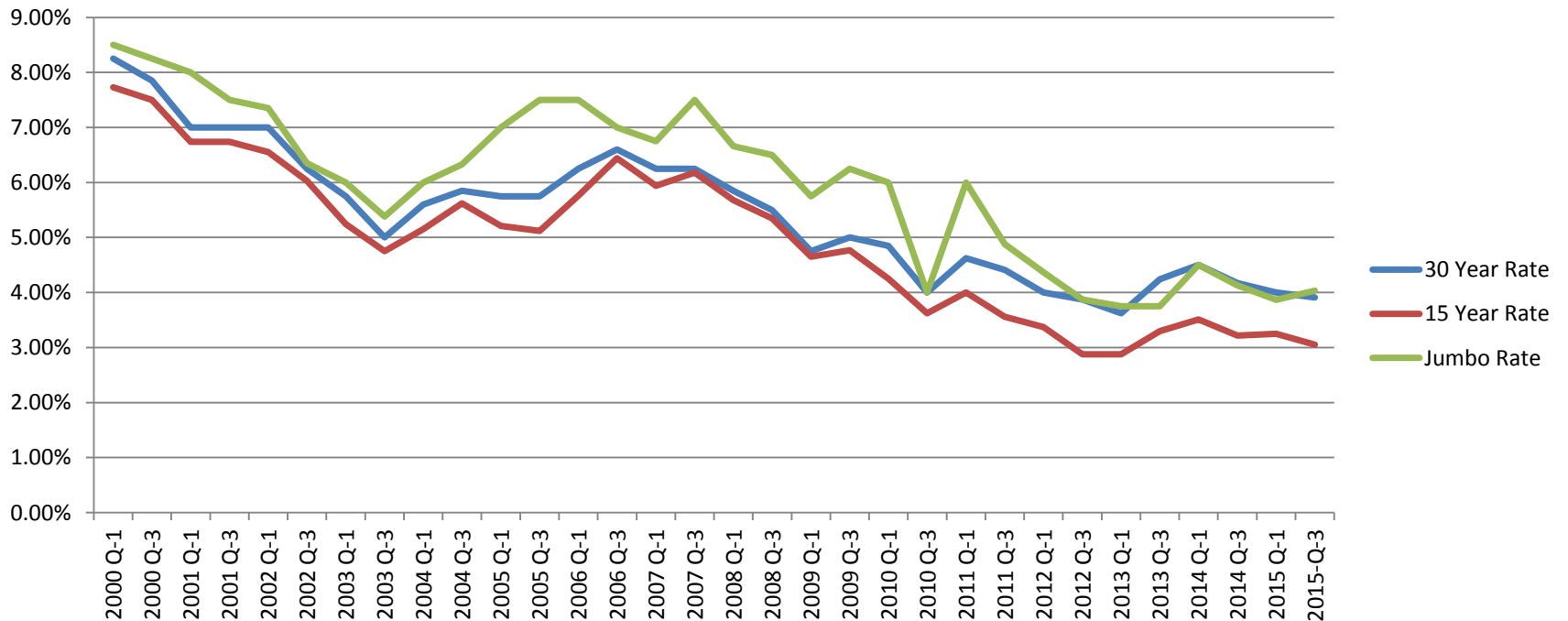


We monitor interest rates because they directly affect buying power. The higher the rate, the more it costs for a buyer to buy. When interest rates rise, it has the same effect as a seller raising his price and fewer homes sell because mortgage payments are higher. Conversely, when rates decrease more buyers qualify to purchase and home sales usually increase. The chart below tracks mortgage rates for the past 14 years. As you can see, mortgage rates are at close to their lowest levels.

Current Rates

Conforming 30 yr: 3.91%
 Conforming 15 yr: 3.05%

Jumbo* 30 yr: 4.03%
 *(over \$417K loan amount)



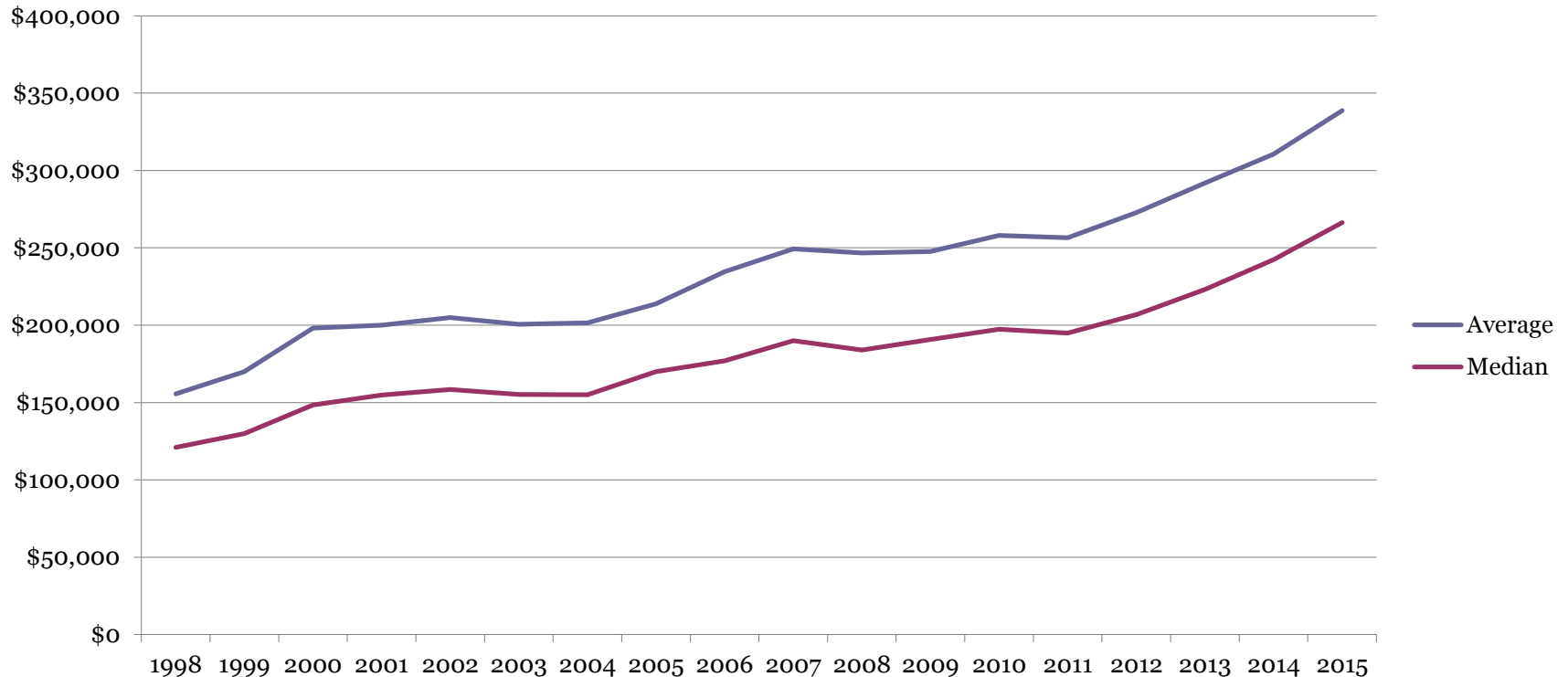
Average and Median Sold 17 Year Summary



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The chart above follows the trend of average and median sales price per year. Last month the average sales price was \$352,033 The median sold price was \$272,408 last month. The average sales price in December is up 12.4% and the median sales price is up 9.0% from one year ago.

The chart below shows the annual average and median Austin home sold.

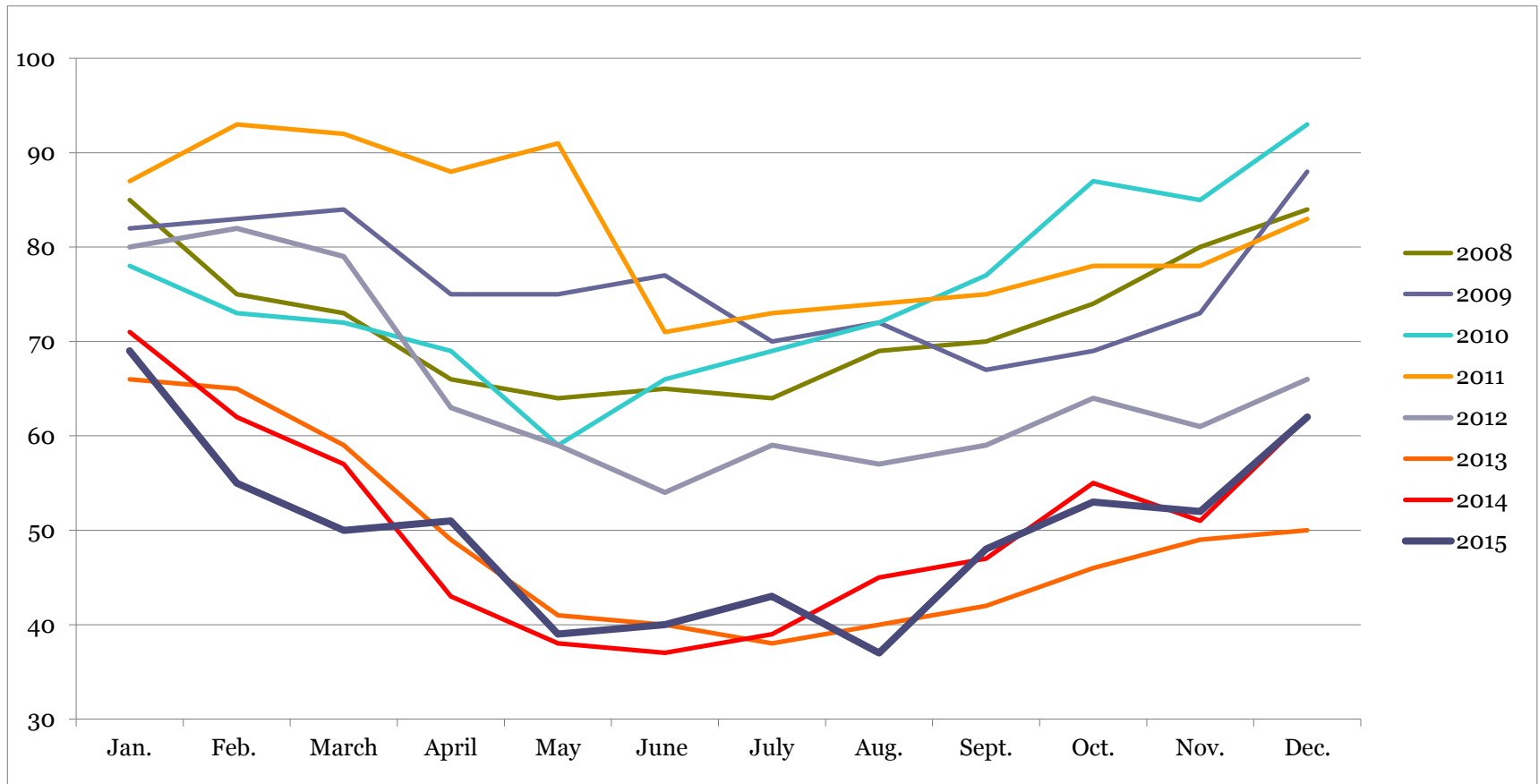


Average Days on Market 2008-2015



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Of the homes that sold last month, the average amount of days they had been on the market was 62 days. This is same number of days as a year ago.





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- Highest integrity in every relationship.
- Unsurpassed knowledge of Austin and the ever changing real estate market.
- Educating and empowering our clients so that they can make decisions that best meet their unique needs.
- Focus on the people and not the real estate; the quality of our service not the volume of our business.
- Build on the strengths and talents of our team's generational blend.
- Improving our community through service and mentorship.