



WEST AUSTIN
P R O P E R T I E S

August 2021 Austin Real Estate Market Report

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

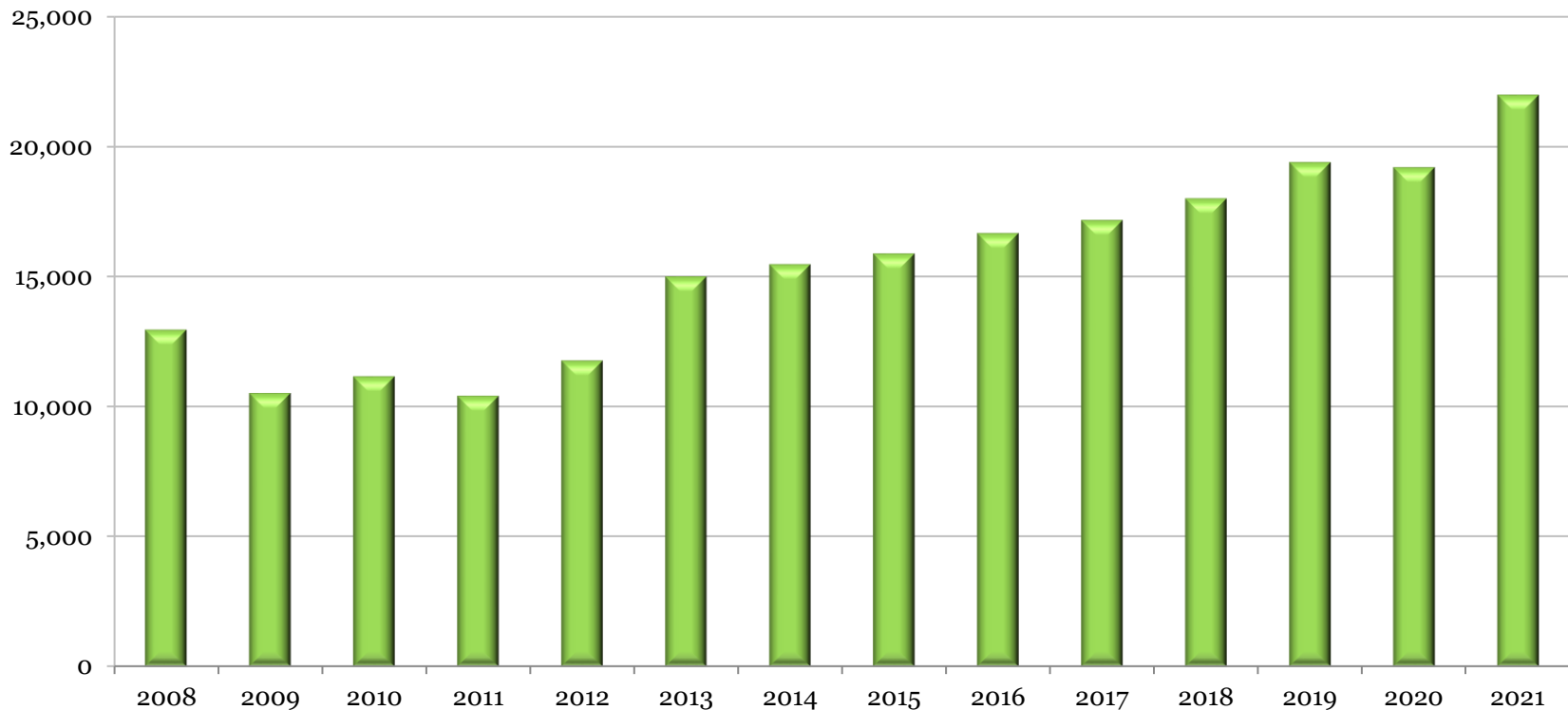
Volume 8, Issue XVI



Year to Date Sales – August 2021

1

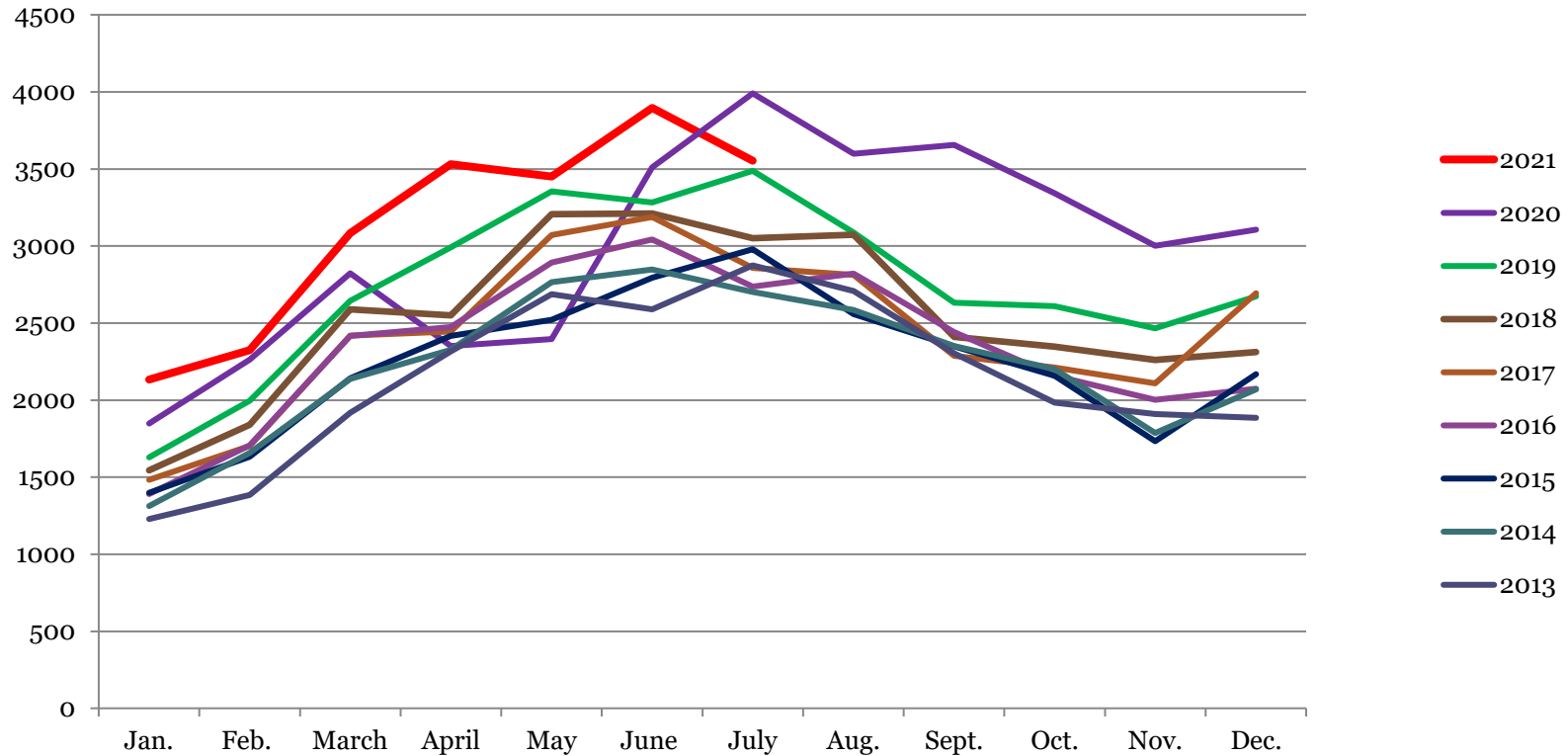
Total year to date sales have steadily increased every year since 2012 . Sales to date are reflecting a continuous growing demand as more people move into the Austin area, interest rates remain low, and the recent impact of the quarantine.



Homes Sold per Month - July 2021

2

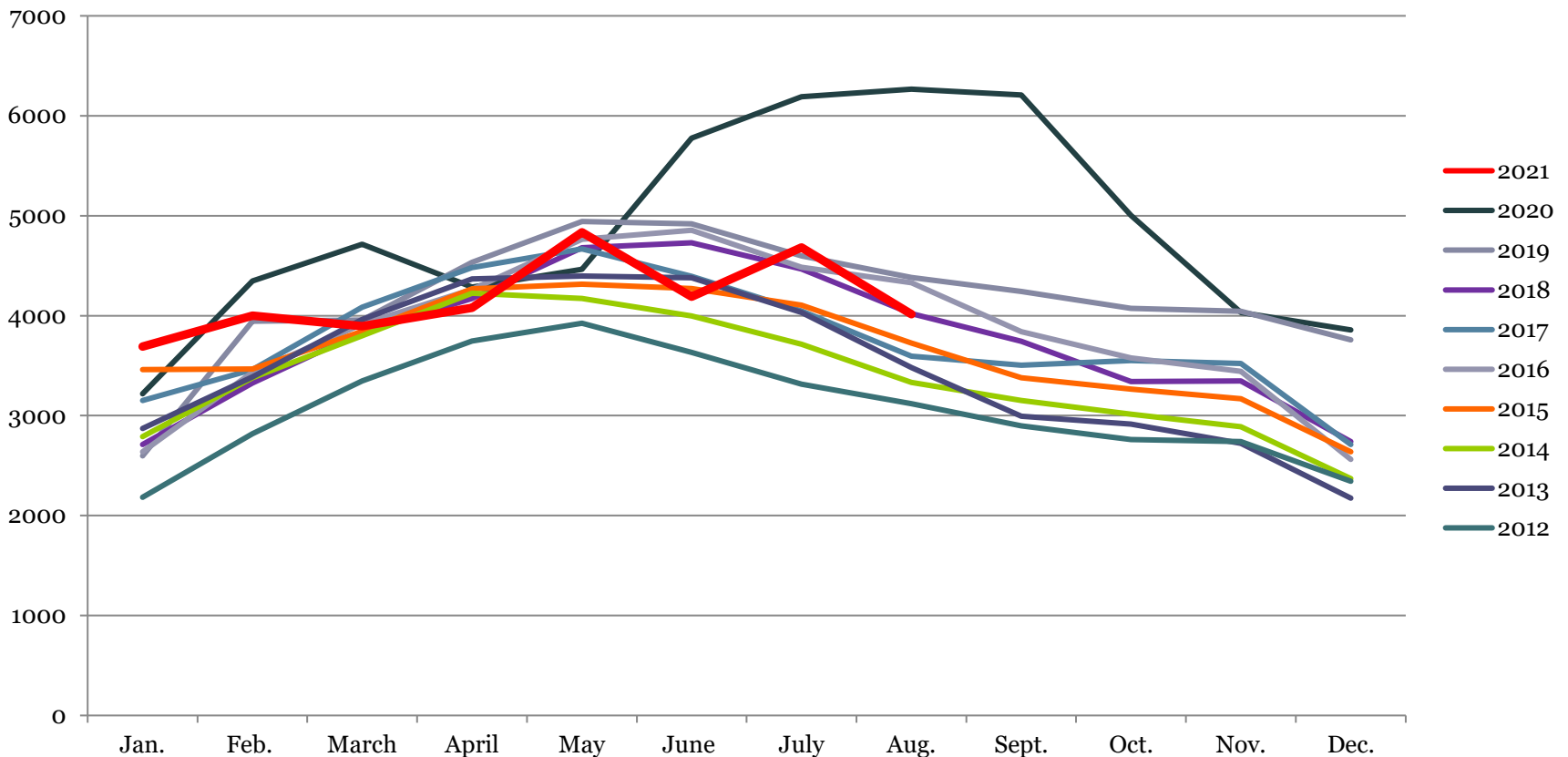
The chart below follows the trends of numbers of homes sold during any given month. Last month there were 3,554 homes sold in Austin, Texas. This represents a 10.95% decrease in homes sold last month compared to one year ago.



Pending Sales per Month – August 2021

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 4,014 homes Pending in Austin, Texas.



Home Sales by Price Band- July 2021



5

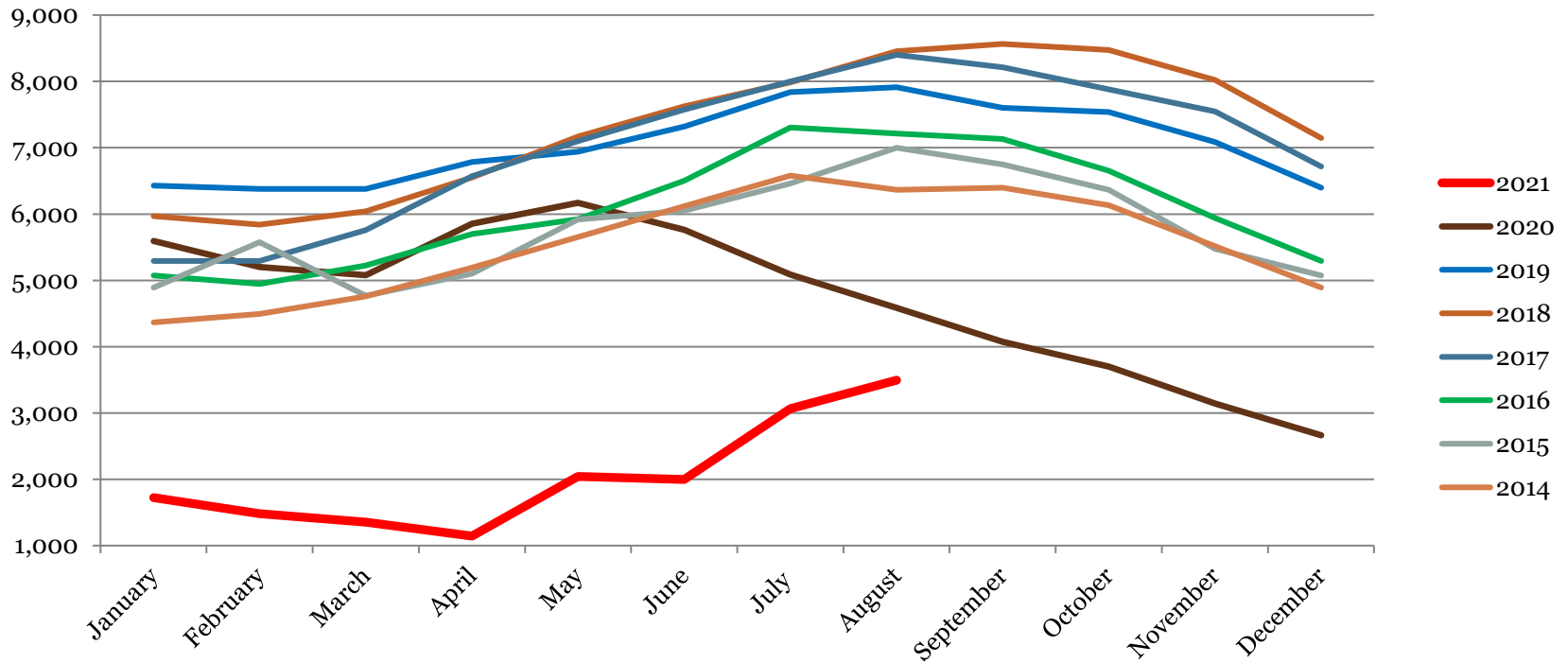
Overall we are in an Extreme Seller's Market with 0.58 months of inventory. On average, home prices are showing High Appreciation for the year. However, the Market is different based on demand and the number of homes for sale in each price range. Homes valued under \$3,000,000 are in an Extreme Seller's Market.

Price Range	# of Solds	Active Listings	Months of Inventory	Sold % of List	Market
\$0-\$200k	70	71	1.01	100.00%	Extreme Sellers Market
\$200-\$300k	342	178	0.52	102.00%	Extreme Sellers Market
\$300-\$400k	762	559	0.73	104.00%	Extreme Sellers Market
\$400k-\$500k	691	659	0.95	106.00%	Extreme Sellers Market
\$500-\$600k	481	518	1.08	106.00%	Extreme Sellers Market
\$600-\$700k	353	332	0.94	106.00%	Extreme Sellers Market
\$700-\$800k	247	302	1.22	106.00%	Extreme Sellers Market
\$800-\$900k	165	185	1.12	107.00%	Extreme Sellers Market
\$900-\$1M	106	156	1.47	106.00%	Extreme Sellers Market
\$1-\$2M	260	371	1.43	108.00%	Extreme Sellers Market
\$2-\$3M	54	86	1.59	107.00%	Extreme Sellers Market
\$3-\$4M	10	38	3.80	103.00%	Normal Seller's market
\$4M<	7	45	6.43	97.00%	Balanced Market
Overall MKT	3548	3500	0.99	104.46%	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

Homes For Sale – August 2021

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The chart below follows the trends of the number of homes for sale during any given month. At the beginning of August there were 4,014 homes for sale in Austin, Texas. **There are 23.79% LESS homes for sale than last year at this time.**



Home Sales by Zip Code- July 2021



WEST AUSTIN
PROPERTIES

Zip Code	# of Solds	Active Listings	Months of Inventory	Median Sales price	Sold % of List	Avg DOM
78701	36	46	1.28	\$ 600,000	101.00%	36
78703	11	24	2.18	\$ 1,450,013	121.00%	16
78704	46	50	1.09	\$ 998,550	108.00%	11
78705	9	5	0.56	\$ 1,365,000	105.00%	8
78717	43	37	0.86	\$ 680,000	109.00%	9
78722	4	7	1.75	\$ 773,200	101.00%	13
78723	34	65	1.91	\$ 665,330	106.00%	9
78727	24	27	1.13	\$ 554,125	112.00%	7
78730	16	5	0.31	\$ 1,320,500	106.00%	12
78731	30	28	0.93	\$ 1,132,500	110.00%	7
78732	33	25	0.76	\$ 840,000	106.00%	11
78733	8	8	1.00	\$ 1,102,500	106.00%	7
78734	48	59	1.23	\$ 783,200	104.00%	15
78735	17	18	1.06	\$ 950,000	102.00%	15
78738	63	82	1.30	\$ 930,000	105.00%	24
78739	34	26	0.76	\$ 812,500	107.00%	10
78746	26	31	1.19	\$ 2,450,000	103.00%	30
78749	58	47	0.81	\$ 642,500	109.00%	6
78750	38	33	0.87	\$ 797,500	107.00%	10
78751	12	14	1.17	\$ 651,500	106.00%	9
78757	38	22	0.58	\$ 773,521	106.00%	10
78758	27	34	1.26	\$ 515,000	106.00%	8
78759	40	22	0.55	\$ 845,000	107.00%	10
78613	138	86	0.62	\$ 541,000	109.00%	8
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
78704
78705

West Austin/Westlake

78703
78733
78735
78746

Northwest Austin

78717
78727
78731
78750
78759
78613

North Austin

78751
78757
78758

Southwest Austin

78739
78749

East Austin

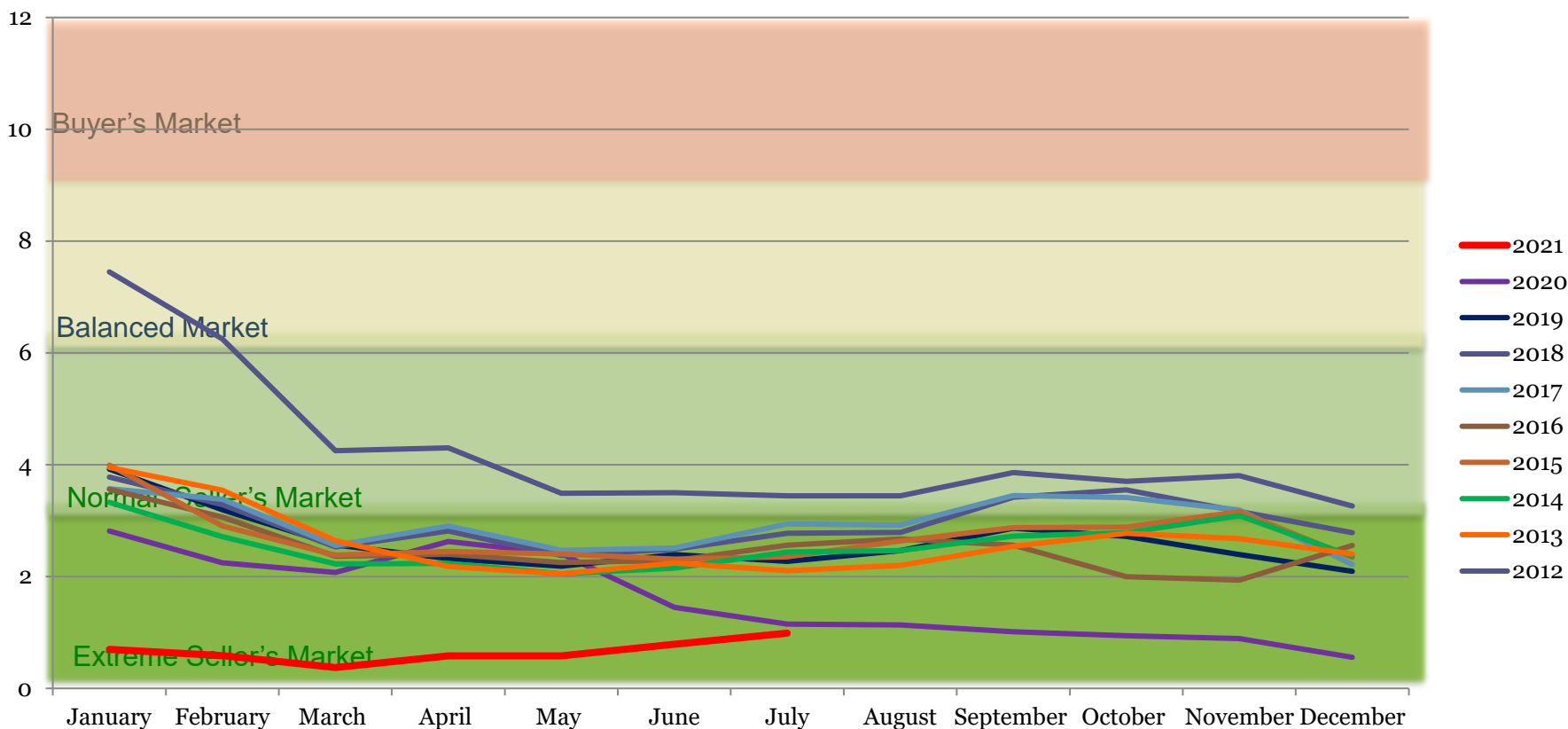
78722
78723

Northwest Travis Co.

78730
78732
78734
78738

Absorption Rate: Months of Inventory in Austin 2012-2021

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 - 20 Year Summary

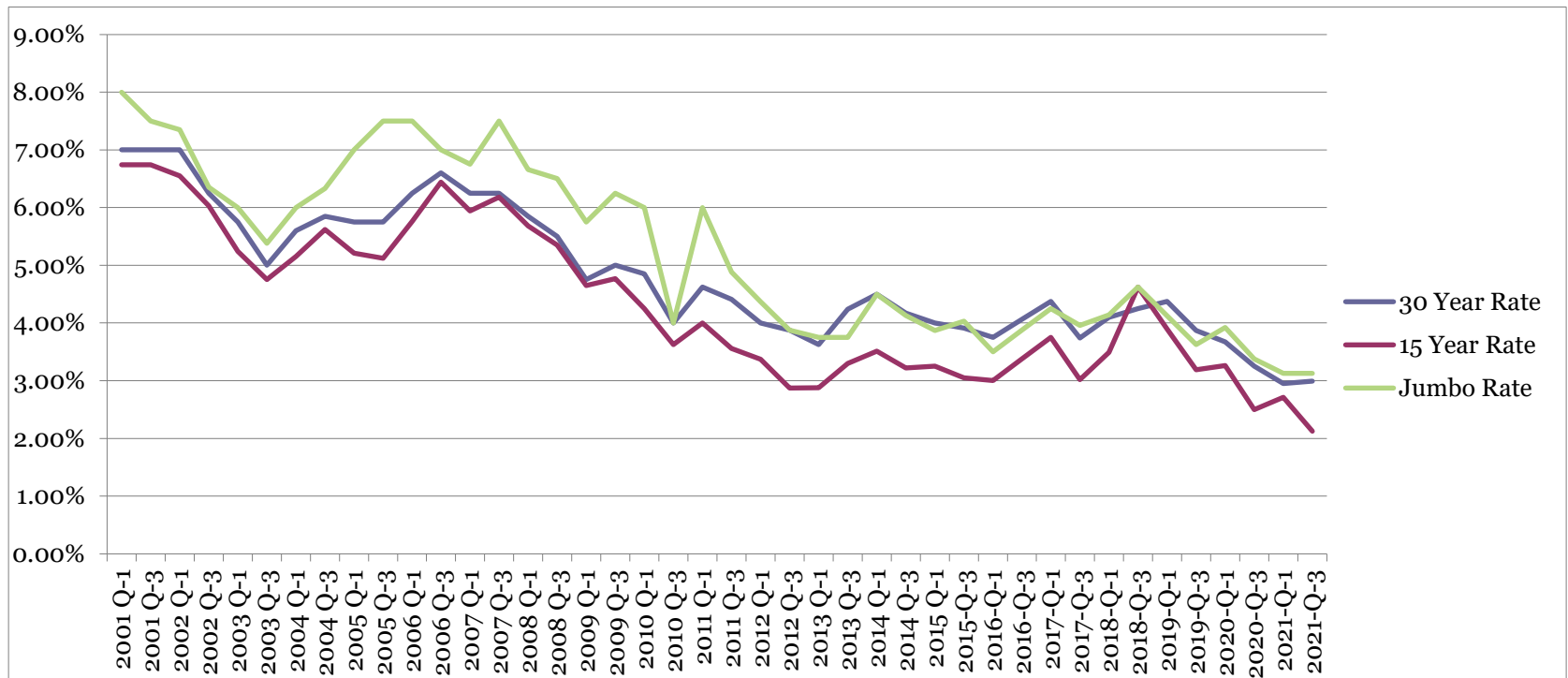


We monitor interest rates because they directly affect buying power. The higher the rate, the more it costs for a buyer to buy. When interest rates rise, it has the same effect as a seller raising his price and fewer homes sell because mortgage payments are higher. Conversely, when rates decrease more buyers qualify to purchase and home sales usually increase. The chart below tracks mortgage rates for the past 19 years.

Current Rates

Conforming 30 yr: 2.875%
 Conforming 15 yr: 2.125%

Jumbo* 30 yr: 2.875%
 *(over \$548,250 loan amount)



Average and Median Sold 19 Year Summary



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The chart below follows the trend of average and median sales price per year. Last month the average sales price was \$457,516. The median sold price was \$385,000 last month. The average sales price in July is down 0.21% and the median sales price is up 6.97% from one year ago.

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

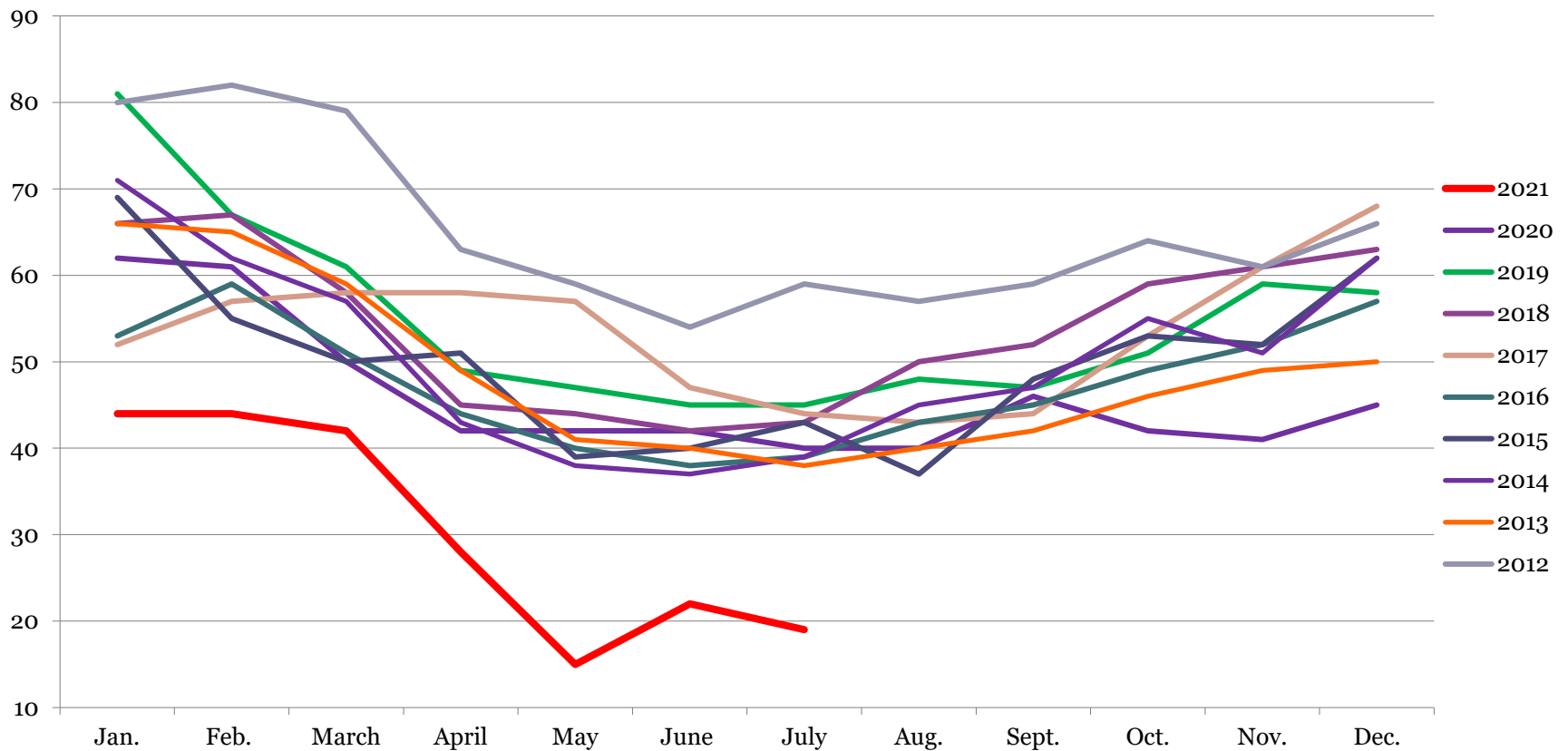


Average Days on Market 2012-2021



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Of the homes that sold last month, the average amount of days they had been on the market was 19 days. This is 21 days LESS than 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.