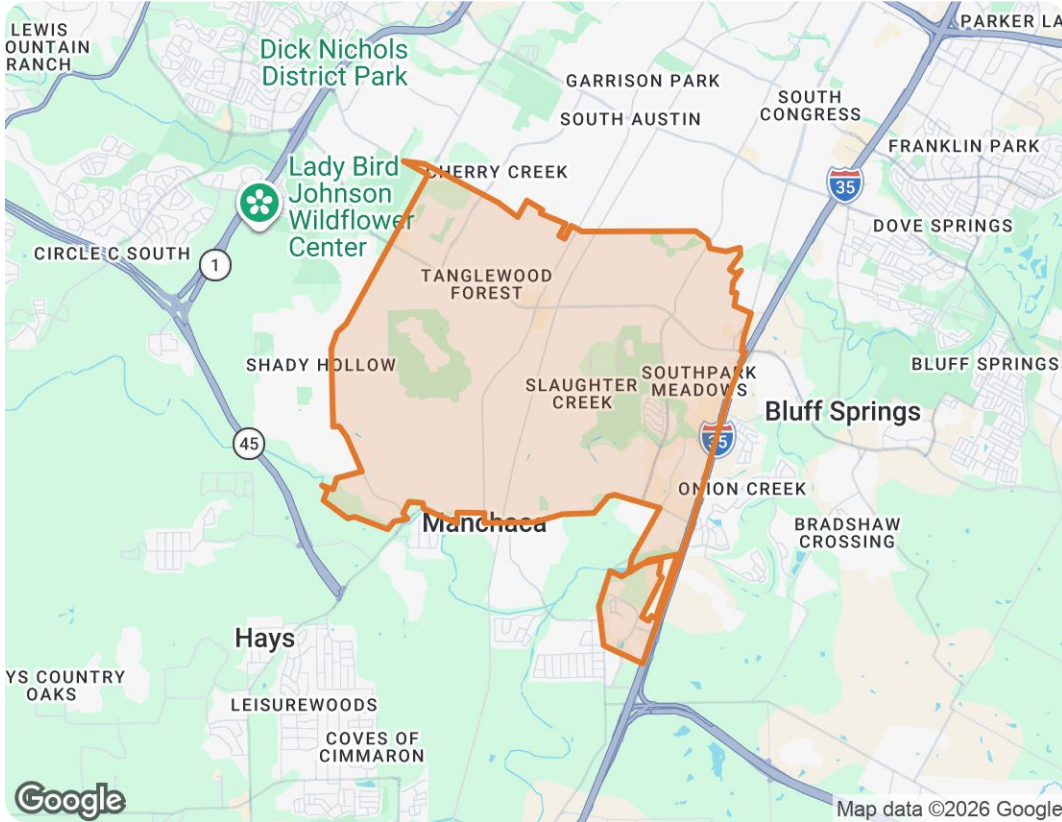


Austin, TX 78748



Hello!

You will see a lot of numbers in this report. Please do not hesitate to call or text me at 512.487.9242 with any of your questions.

Fully understanding the market is my job, and I am happy to discuss your options with you.



Brandon Holley

Broker

Texas Real Estate License #665512

✉ brandon@holleyhomesrealty.com

🌐 holleyhomesrealty.com



Market Trends

Market Trends for Austin, TX 78748

Single Family Residence

February 2026

Market Type

Market Type	Percentage
Seller's Market	~55%
Balanced Market	~25%
Buyer's Market	~20%

Key Details

Metric	Value	MoM Change
Months of Inventory	1.81	↓ 3.72%
Sold to List Price %	99%	↑ 2.47%
Median Days in RPR	31	↓ 40.38%
Median Sold Price	\$427,500	↑ 6.54%

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



Austin, TX 78748

February 2026 Median Estimated Property Value

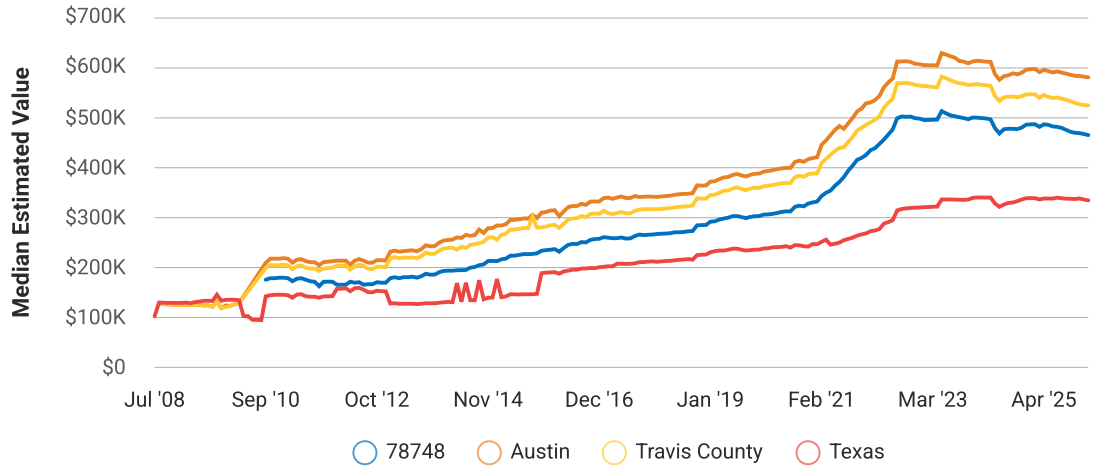
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value \$464,560	Last Month Change -0.5%	12 Month Change -4.4%
---------------------------------------------------	------------------------------------------	----------------------------------------



February 2026 New Listings

Austin, TX 78748

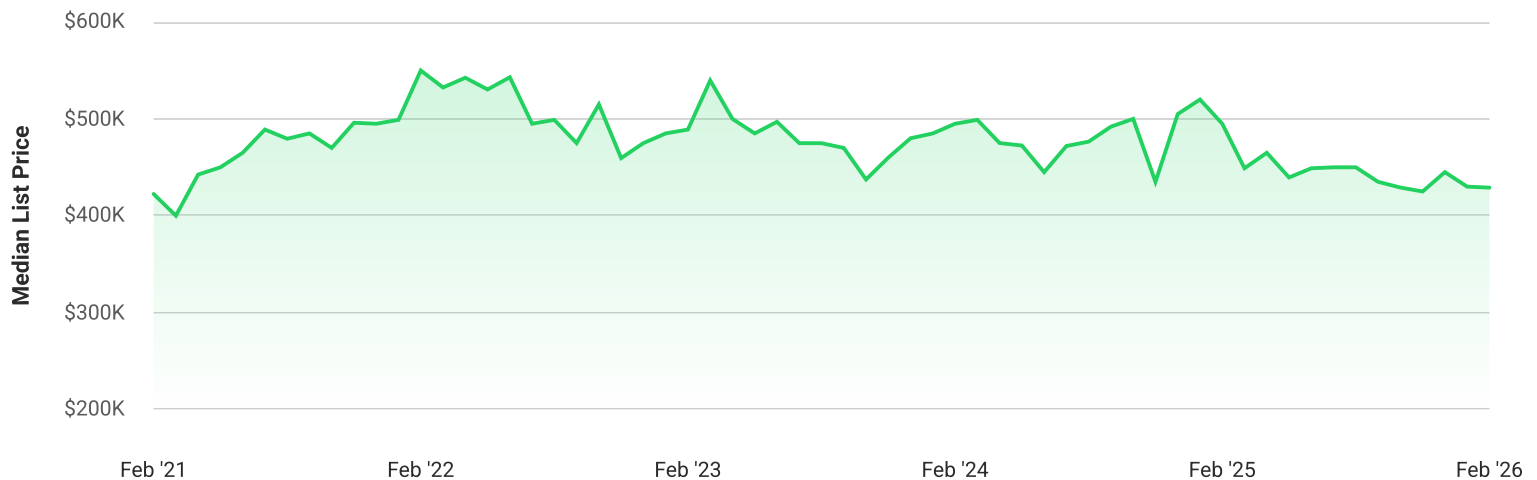
Single Family Residence

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$429,000 ↓ 0.2% Month over Month



Austin, TX 78748

February 2026 Active Listings

Austin, TX 78748

Single Family Residence

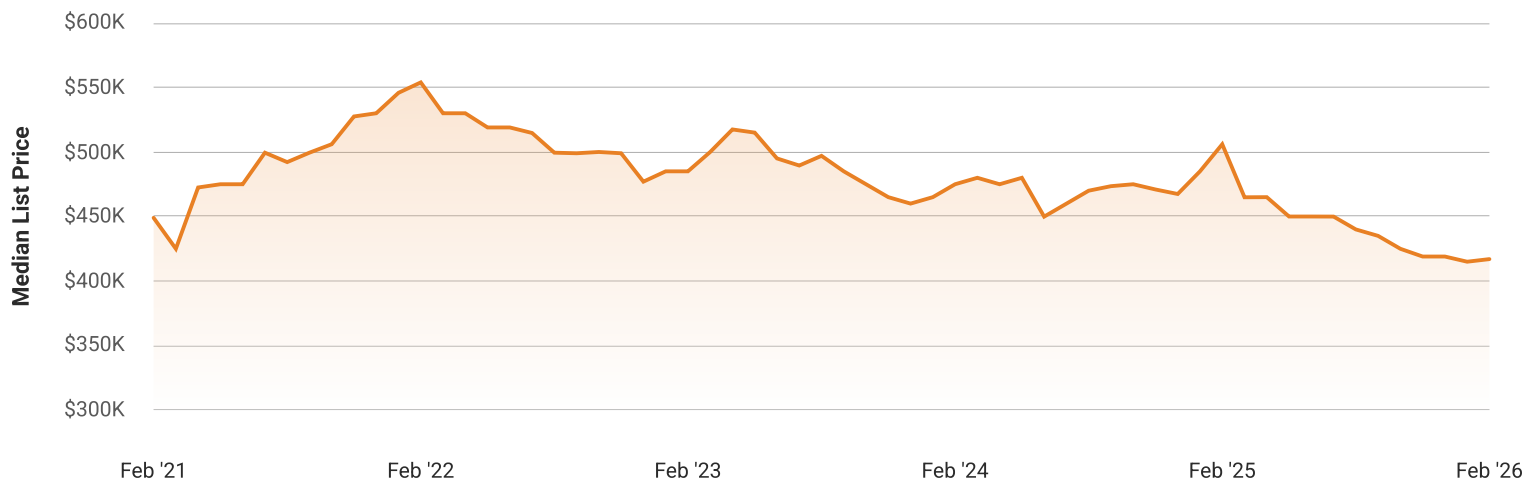
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$417,000

↑ 0.5% Month over Month



Austin, TX 78748

February 2026 Sold Listings

Austin, TX 78748

Single Family Residence

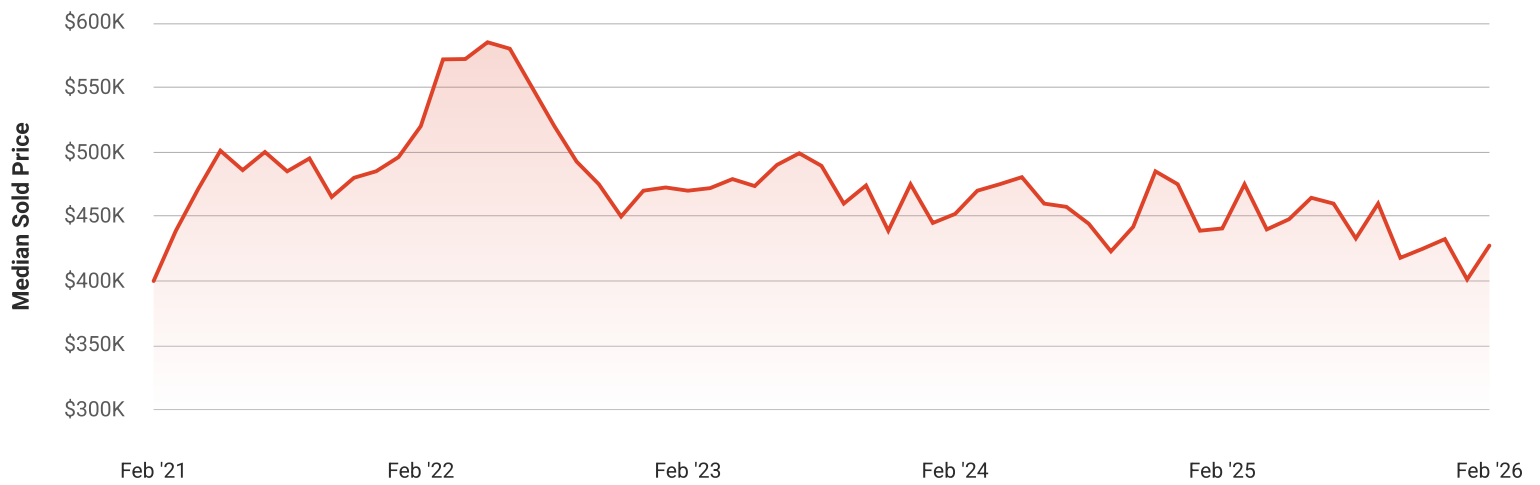
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$427,500

↑ 6.5% Month over Month



Austin, TX 78748

February 2026 Months Supply of Inv.

Austin, TX 78748

Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year.

Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv. 1.81	Last Month Change -3.7%	12 Month Change -10.4%
---------------------------------------------	------------------------------------------	-----------------------------------------

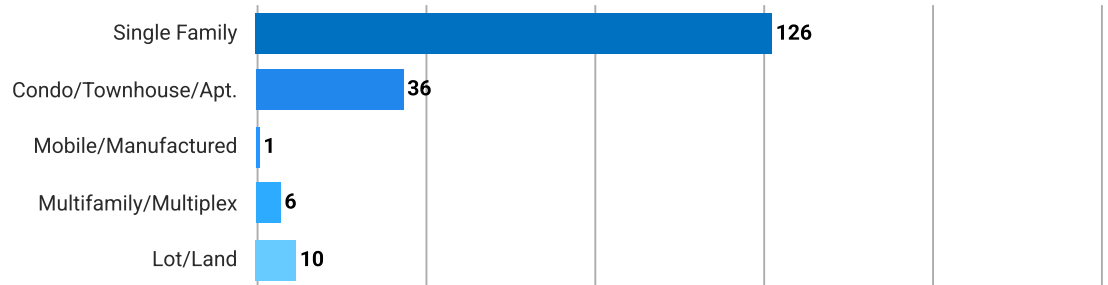


Listing Inventory in Austin, TX 78748

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Source: On- and off-market listings sources

Update Frequency: Daily



Austin, TX 78748

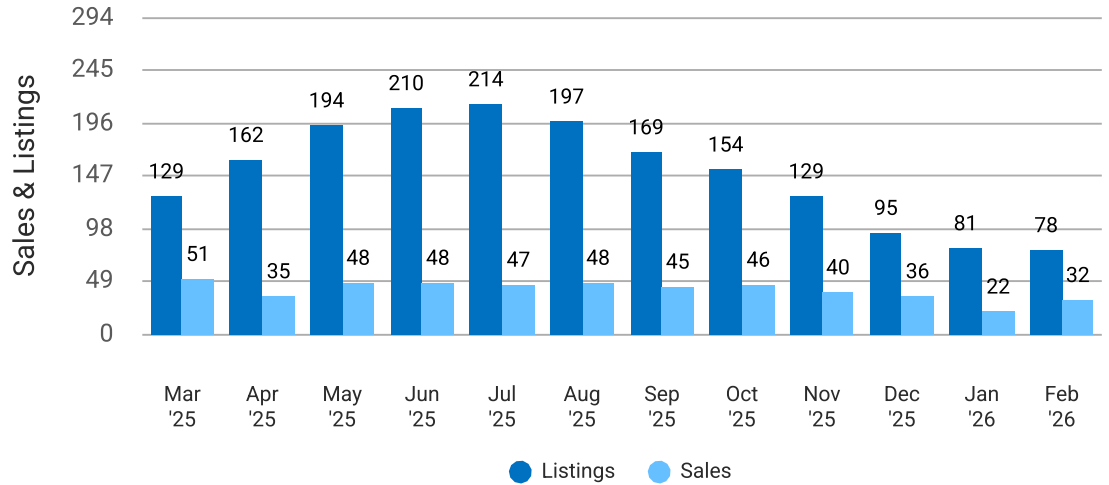
Total Sales and Active Listings in Austin, TX 78748

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



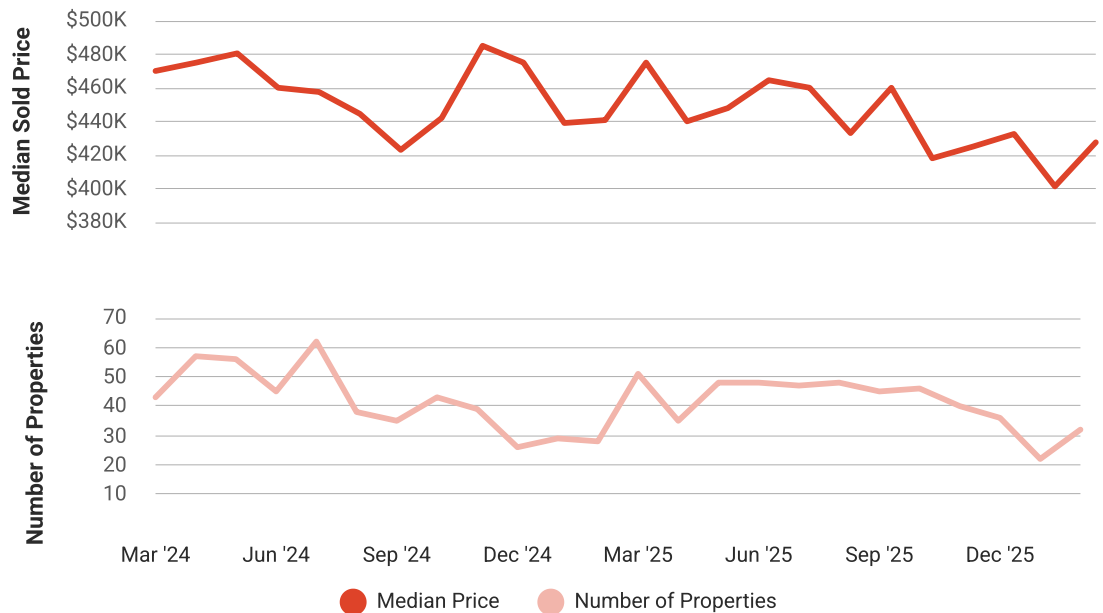
Median Sold Price vs Sold Listings in Austin, TX 78748

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



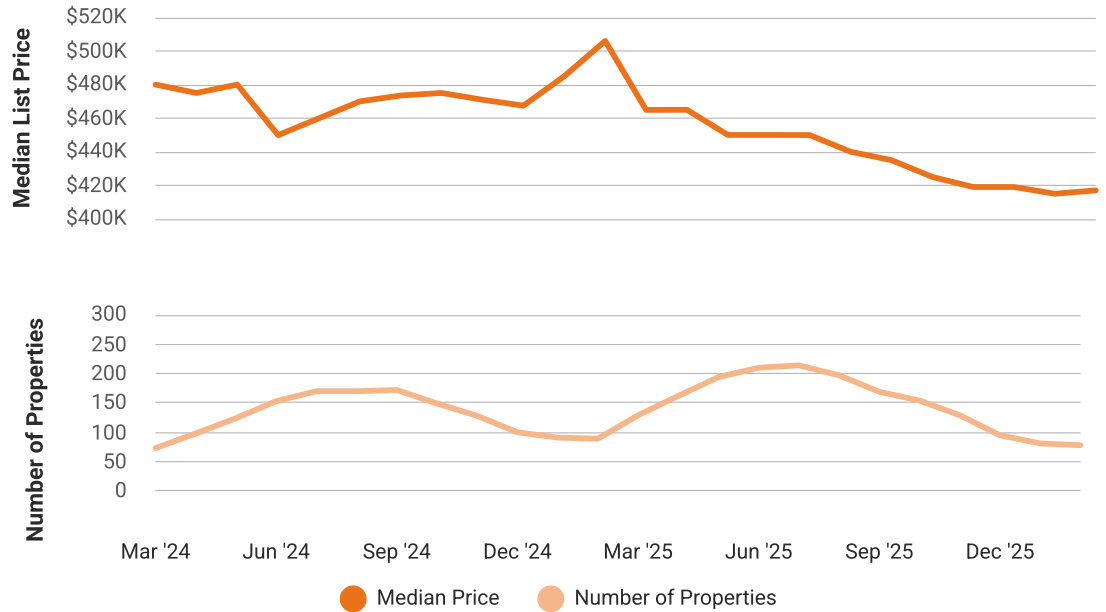
Median List Price vs Active Listings in Austin, TX 78748

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value <small>Last Updated: 2/28/2026</small>	\$464,560	\$466,740 -0.47%	\$469,250 -1%	\$486,140 -4.44%	\$498,610 -6.83%	\$494,850 -6.12%
Median Sold Price <small>Last Updated: 2/28/2026</small>	\$427,500	\$401,250 +6.54%	\$425,000 +0.59%	\$440,750 -3.01%	\$452,000 -5.42%	\$470,000 -9.04%
Median List Price <small>Last Updated: 2/28/2026</small>	\$417,000	\$414,990 +0.48%	\$419,000 -0.48%	\$506,000 -17.59%	\$475,000 -12.21%	\$485,000 -14.02%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect Residential Single Family properties data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

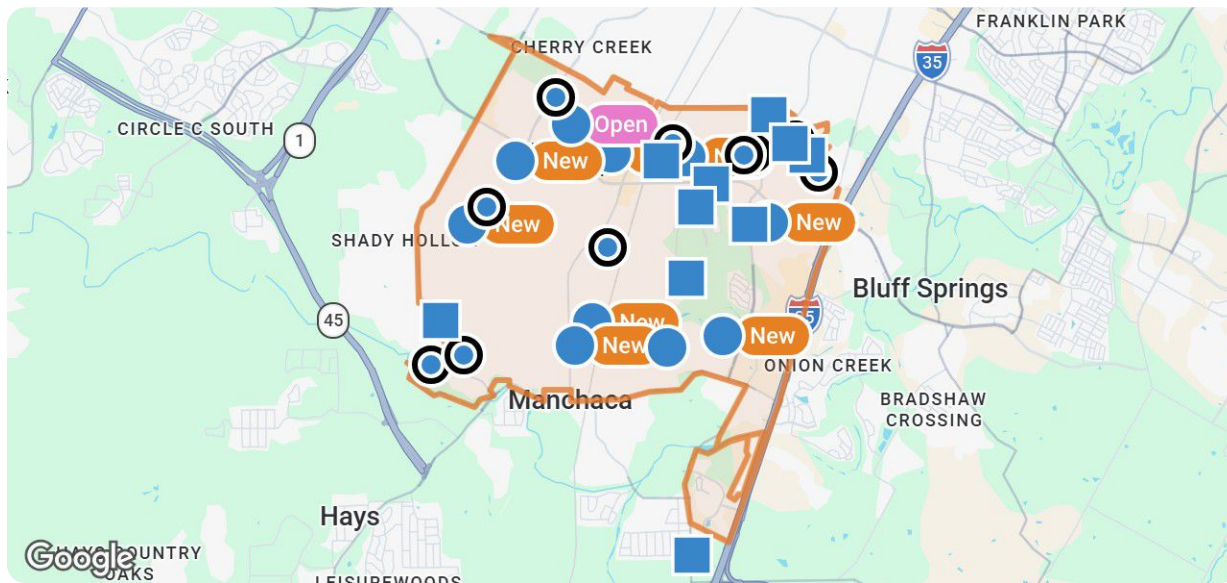
Change Types: New Listings, Pending, Closed

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last Month



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est. Value	\$295,000	\$290,000	\$300,000
Median Listing Price / Est. Value	\$449,900	\$387,000	\$417,500
Highest Listing Price / Est. Value	\$620,000	\$979,000	\$651,000
Average Price / sqft	\$276	\$236	\$299
Median Price / sqft	\$256	\$240	\$286
Average Days in RPR	9	62	32
Median Days in RPR	7	21	14
Total Volume	\$4,495,234	\$4,451,600	\$4,404,000
Source	Listings	Listings	Public Records & Listings



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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