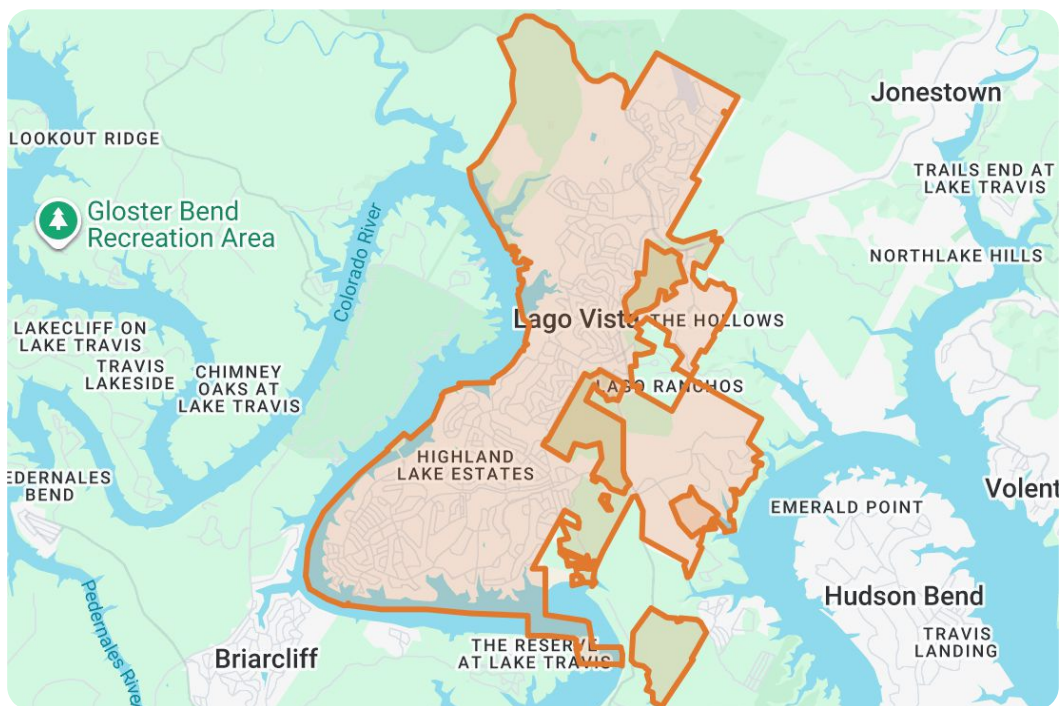




Market Activity

Lago Vista, Texas



Ronda Doxey

Broker | ABR®

Texas Real Estate License #0652449

Texas Appraisal License #652449

📞 Work (281) 858-3654

✉️ rondadoxey@realhaven.com

🌐 www.realhaven.com



Real Haven Realty LLC

821 W New Hope Dr STE 102

Cedar Park, TX 78613



Lago Vista, Texas

Market Trends

Market Trends for Lago Vista, Texas

Single Family Residence

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

Sold to List Price %

Median Days in RPR

Median Sold Price

6.23

96.6%

40

\$391,950

↓ 6.17% MoM

↑ 0.15% MoM

↓ 55.56% MoM

↓ 15.25% MoM

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.

Lago Vista, Texas

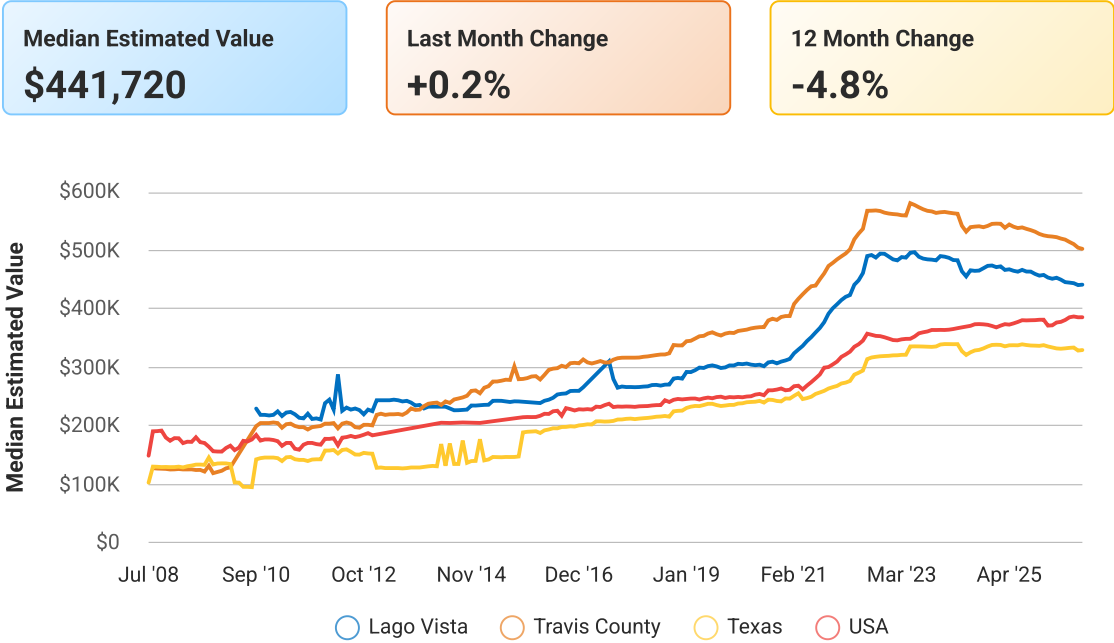
September 2026 Median Estimated Property Value

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



September 2026 Active Listings

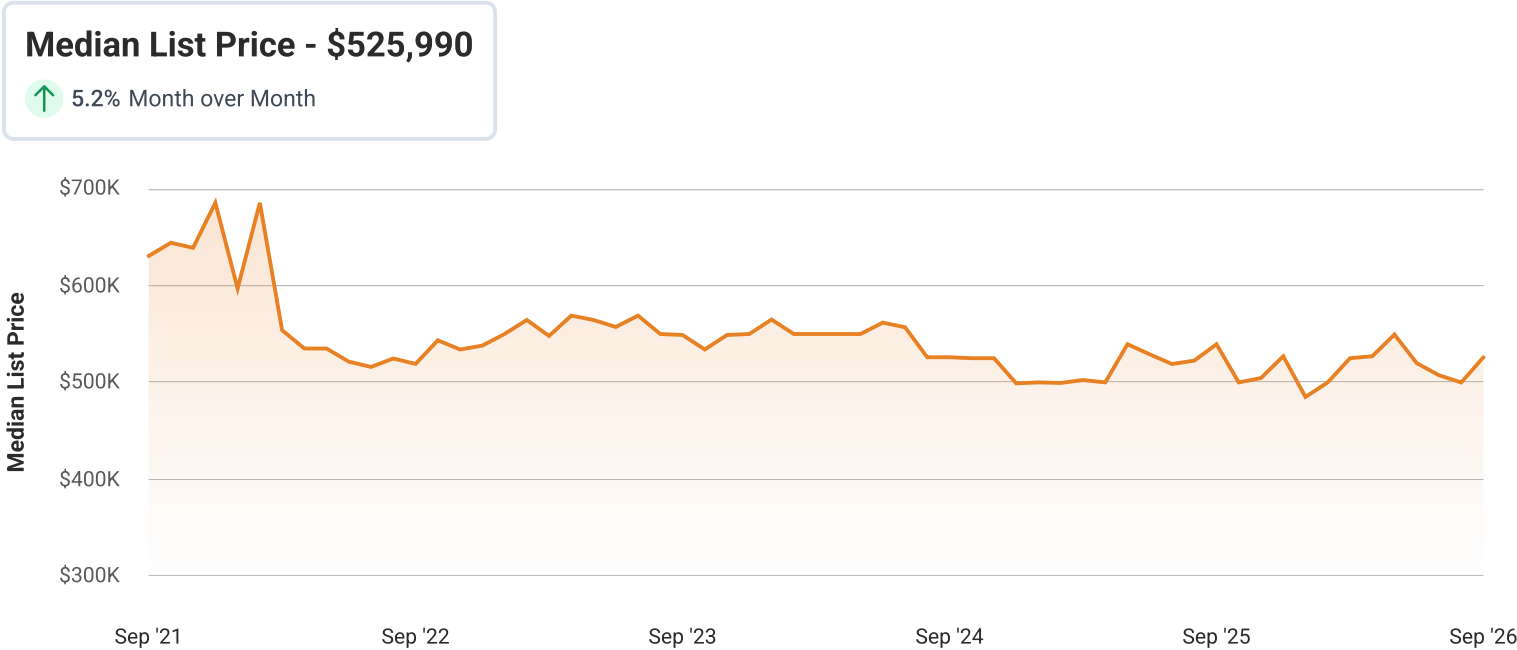
Lago Vista, Texas

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





Lago Vista, Texas

September 2026 Pending Listings

Lago Vista, Texas

Single Family Residence

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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$402,450

↓ 3% Month over Month



Lago Vista, Texas

September 2026 Sold Listings

Lago Vista, Texas

Single Family Residence

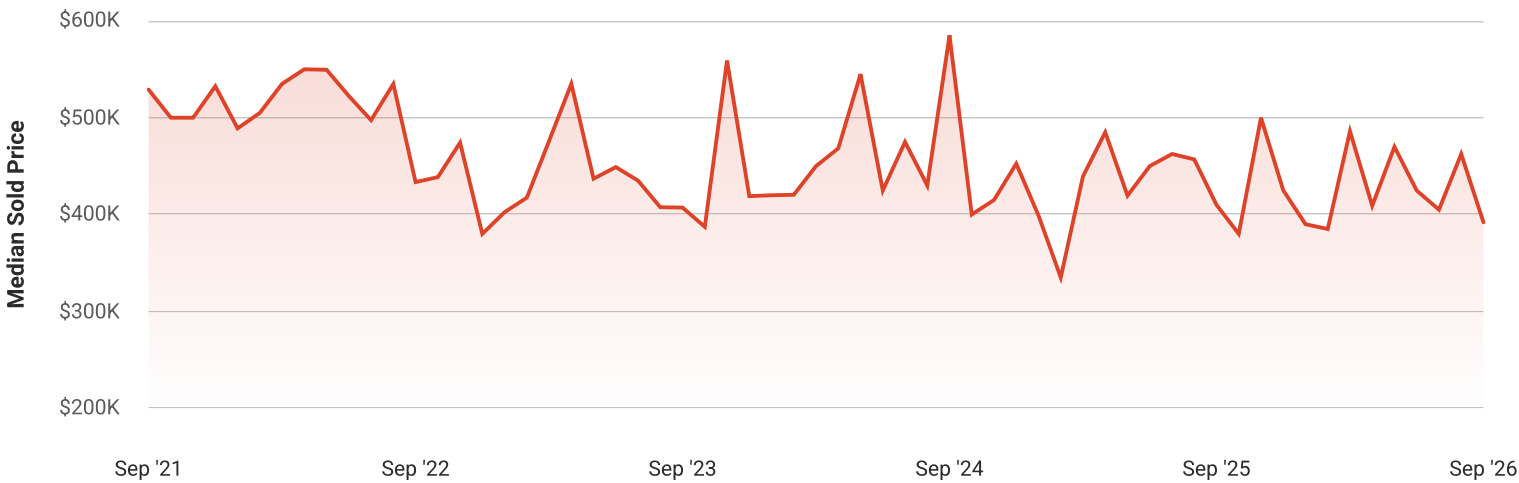
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$391,950

↓ 15.3% Month over Month



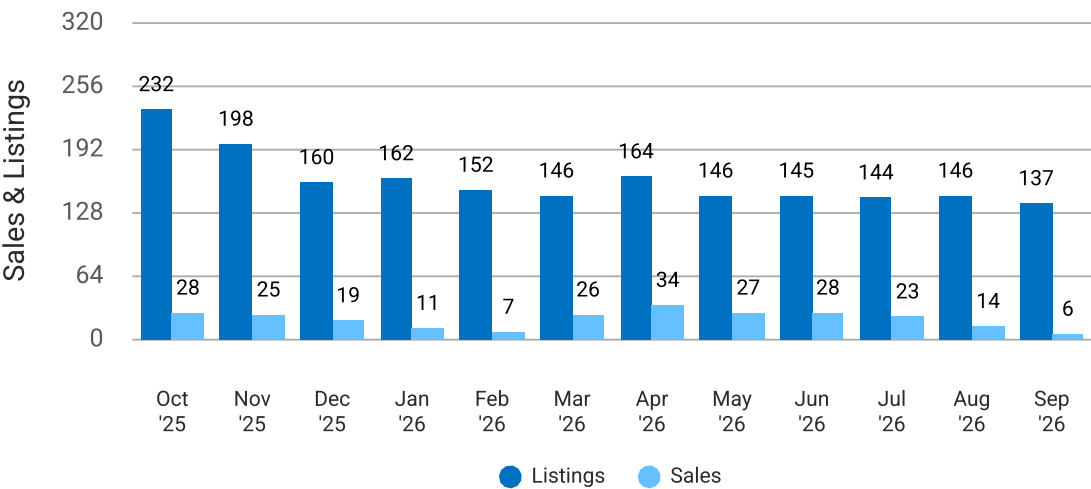
Total Sales and Active Listings in Lago Vista, Texas

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



Lago Vista, Texas

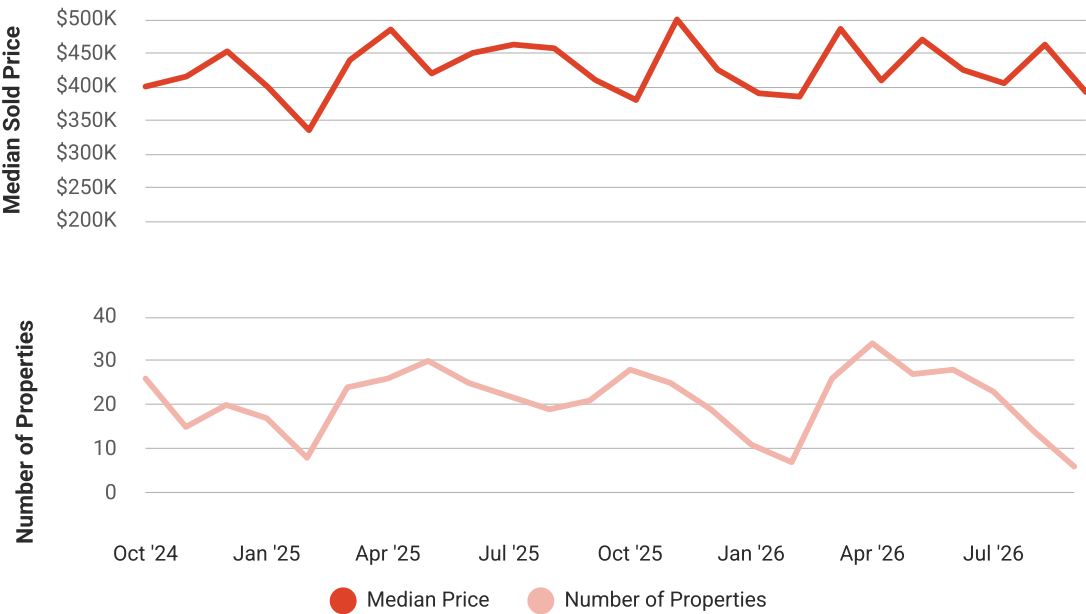
Median Sold Price vs Sold Listings in Lago Vista, Texas

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



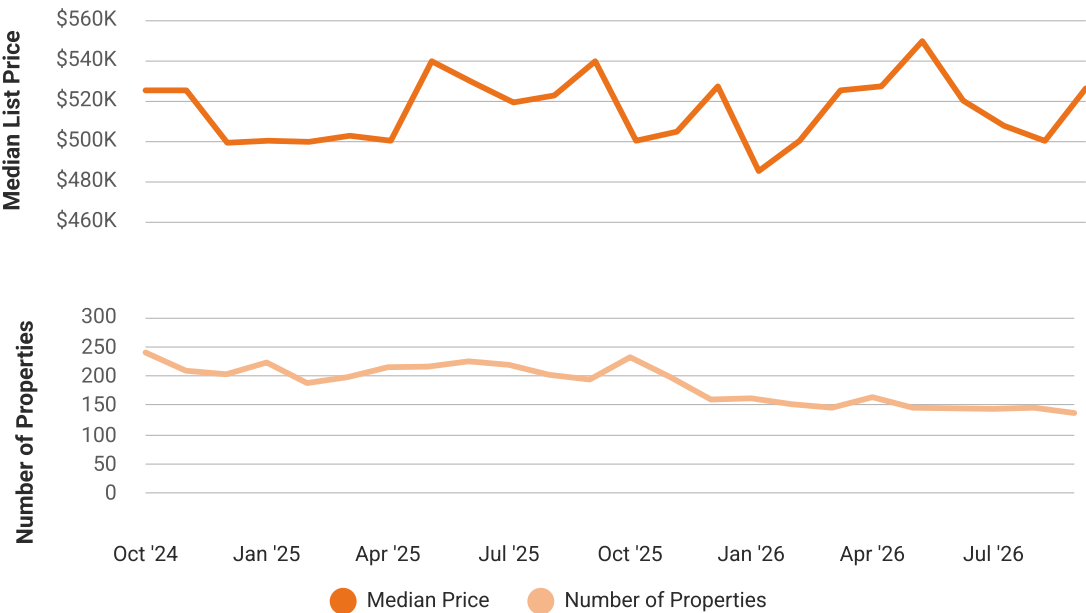
Median List Price vs Active Listings in Lago Vista, Texas

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



List ID	Area	Address	Subdivision																	
List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM

Listings: Closed

1396450	3	5112 Ravensdale Ln	Manor Hills Sec 08	1	3	2	0	1	1	No	1956	0.20	1,506	\$255.64	\$385,000	\$242.36	\$365,000	04/21/2026	4	4
7544272	3	6510 Betty Cook Dr	Lakeside University Hills	1	4	2	0	1	2	No	1971	0.19	1,403	\$270.85	\$380,000	\$282.62	\$396,510	02/27/2026	2	2
8082245	3	1611 Cloverleaf Dr	Delwood 04 Sec B	1	2	1	0	1	0	No	1954	0.17	1,465	\$235.49	\$345,000	\$208.19	\$305,000	01/12/2026	6	6
8364478	3	1513 Cloverleaf Dr	Delwood 04 Sec B	1	3	2	0	1	0	No	1954	0.17	1,080	\$277.69	\$299,900	\$260.19	\$281,000	09/10/2025	15	15
4				Total Closed Listings	Min	2	1	0	1	0	1954	0.17	1,080	\$235.49	\$299,900	\$208.19	\$281,000		2	2
				Max	4	2	0	1	2	1971	0.20	1,506	\$277.69	\$385,000	\$282.62	\$396,510		15	15	
				Avg	3	2	0	1	1	1959	0.18	1,364	\$259.92	\$352,475	\$248.34	\$336,878		7	7	
				Med	3	2	0	1	1	1955	0.18	1,434	\$263.25	\$362,500	\$251.28	\$335,000		5	5	
4				Total Residential Listings	Average for all:	3	2	0	1	1	1959	0.18	1,364	\$259.92	\$352,475	\$248.34	\$336,878		7	7
				Median for all:	3	2	0	1	1	1955	0.18	1,434	\$263.25	\$362,500	\$251.28	\$335,000		5	5	

Quick Statistics		Min	Max	Avg	Med
	List Price	\$299,900	\$385,000	\$352,475	\$362,500
	Close Price	\$281,000	\$396,510	\$336,878	\$335,000
	Close / List	88.4%	104.3%	95.3%	94.3%

How to read Quick Statistics chart: The statistics listed from left to right in a row (High, Low, Average, Median) do not correspond with or reference each other as you read left to right. **Each stat shown is referring to the highest/lowest/average/median of all listings selected for the Quick CMA.** Ex. The Median column is showing the Median List Price, the Median Close Price, and the Median Close/List ratio of all listings selected for the Quick CMA.

This search was narrowed to a specific set of Properties. **Property Type** is 'Residential' **Status** is 'Closed' 08/10/2026 to 08/15/2025 **Zip Code** is '78723' **Syndication Remarks** is like '*as-is*', '*fixer upper*', '*TLC*', '*investor*'

Presented by: Ronda Doxey

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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.

Days on Market

Asking Price: \$550,000

30 Days

\$0

Interest

\$937

Taxes

\$311

Insurance

\$0

Utilities

\$0

HOA

60 Days

\$0

Interest

\$1,875

Taxes

\$623

Insurance

\$0

Utilities

\$0

HOA

90 Days

\$0

Interest

\$2,813

Taxes

\$935

Insurance

\$0

Utilities

\$0

HOA

120 Days

\$0

Interest

\$3,751

Taxes

\$1,246

Insurance

\$0

Utilities

\$0

HOA

Total
Holding Costs

\$1,249

Total
Holding Costs

\$2,499

Total
Holding Costs

\$3,748

Total
Holding Costs

\$4,998



Ronda Doxey
Real Haven Realty
5900 Balcones Dr. #165
Austin, TX 78731
- - - - -

Mr. Faulk,

Homes that have sold in the area over the last year that were "As - Is -Where -Is" sales had an average 248.34 pp sq. ft. sale price. Using that number, it would put your home at just under 500K. See below for those numbers.

Additionally, I purchased 2 homes off market in your exact neighborhood. One home was in very bad condition, and I purchased at 187.56 per sq. ft. The other well maintained but needing a full remodel like your home. I purchased that property for 239.23 per sq. ft. With my experience in full remodels, I used a conservative number that it would take to upgrade your home as an adjustment in the comps of fully remodeled homes. The home next to yours that we finished, we spent \$267,000 on the remodel. This home was in similar condition to yours but smaller. The \$267,000 does not include holding costs, insurance, taxes or permits - that is straight cost for materials and labor. I imagine due to the size differential of the home that cost would go up another 5-10%.

In the following pages you will find an estimated net sheet if the property is listed on the MLS with a Realtor and sells in the next month. The following page shows the cost of continuing to hold the property.

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 Last Updated: 9/30/2026	\$441,720	\$441,000 +0.16%	\$445,220 -0.79%	\$464,060 -4.81%	\$465,790 -5.17%	\$485,000 -8.92%
Median Sold Price Last Updated: 9/30/2026	\$391,950	\$462,500 -15.25%	\$424,750 -7.72%	\$410,000 -4.4%	\$585,000 -33%	\$407,155 -3.73%
Median List Price Last Updated: 9/30/2026	\$525,990	\$499,925 +5.21%	\$519,900 +1.17%	\$539,450 -2.5%	\$525,975 0%	\$549,000 -4.19%

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.

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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