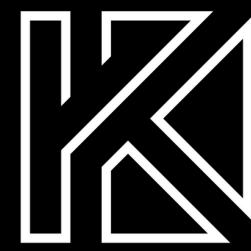


COMPASS

Source: Texasrealestate.com, MLS



TEXAS

*Austin
Market Report
Q2 2022*



COMPASS

Austin Market Overview



Austin sets housing records as the city experiences immense growth. Homes across the Austin area continue to sell for record-breaking prices in the second quarter of 2022, despite a historically low level of inventory.

Compass agents are experts on the intricacies of Austin and its surrounding areas. The importance of being guided by an agent with deep market knowledge and expertise on every street, neighborhood, and community is more essential now than ever before.

WEST LAKE HILLS

14

Q2 2021 Number of Sales

11

Q2 2022 Number of Sales

-27%

Percent change

\$1.95M

Q2 2021 Median Close Price

\$2.2M

Q2 2022 Median Close Price

+11%

Percent change

59

Q2 2021 Average Days to Sell

35

Q2 2022 Average Days to Sell

-68%

Percent change



West Lake Hills

Incorporated as an independent suburb in 1953, West Lake Hills, with its hilly terrain and tranquil residential streets, only feels far-flung from Austin's bustling core. A mere six miles west of downtown, this family-friendly pocket is a sought-after community.





TRAVIS HEIGHTS, SOCO, BOULDIN

32

*Q2 2021 Number
of Sales*

29

*Q2 2022 Number
of Sales*

-10%

Percent change

\$1.0M

*Q2 2021 Median
Close Price*

\$1.50M

*Q2 2022 Median
Close Price*

+33%

Percent change

52

*Q2 2021 Average
Days to Sell*

36

*Q2 2022 Average
Days to Sell*

-44%

Percent change

Travis Heights, SoCo, Bouldin



An elegant, advantageously located homebase. Fashioned after the “garden suburbs” popular during the City Beautiful Movement, Travis Heights has always benefited from its close proximity to downtown and to now-bustling I-35. But this elegant respite has never absorbed the hectic pace of life just beyond its comfortable borders.

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Barton Creek

Located in the rolling hills of West Austin, Barton Creek is one of Austin's largest and oldest neighborhoods. Just 20 minutes from downtown, the exclusive neighborhood offers picturesque views, spacious homes, and is surrounded by two of Austin's most popular parks.

TARRYTOWN

29

*Q2 2021 Number
of Sales*

23

*Q2 2022 Number
of Sales*

-26%

Percent change

\$1.13M

*Q2 2021 Median
Close Price*

\$2.2M

*Q2 2022 Median
Close Price*

+48%

Percent change

61

*Q2 2021 Average
Days to Sell*

70

*Q2 2022 Average
Days to Sell*

+12%

Percent change



Tarrytown

A traditional, tight-knit enclave just west of the city's core. What was once farmland is now one of the most desirable neighborhoods in Austin, located just a few minutes away from downtown.

Devoted residents, who love the community solidarity and the quiet, tree-lined streets, tend to put down deep roots here, so when homes become available, they're snapped up fast.

BARTON CREEK

30

Q2 2021 Number of Sales

15

Q2 2022 Number of Sales

-100%

Percent change

\$2.28M

Q2 2021 Median Close Price

\$1.87M

Q2 2022 Median Close Price

-21.5%

Percent change

46

Q2 2021 Average Days to Sell

12

Q2 2022 Average Days to Sell

-283%

Percent change

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Barton Hills

An established, but ever-changing neighborhood in the heart of the action.

Considered the epicenter of cool, this South Austin neighborhood benefits from its proximity to oodles of cool shops and hot restaurants (many along nearby South Lamar), a spectacular string of trails and refreshing waterways, and easy access to downtown.

ROUND ROCK

549

*Q2 2021 Number
of Sales*

411

*Q2 2022 Number
of Sales*

-33%

Percent change

\$435K

*Q2 2021 Median
Close Price*

\$512K

*Q2 2022 Median
Close Price*

+15%

Percent change

42

*Q2 2021 Average
Days to Sell*

51

*Q2 2022 Average
Days to Sell*

+17%

Percent change



Round Rock

Round Rock is home to the international HQ of Dell Technologies, which has changed the city from an Austin bedroom community to a suburban utopia showcasing the best of Texas hospitality.

BARTON HILLS

41

*Q2 2021 Number
of Sales*

39

*Q2 2022 Number
of Sales*

-5%

Percent change

\$650K

*Q2 2021 Median
Close Price*

\$1.39M

*Q2 2022 Median
Close Price*

+53%

Percent change

79

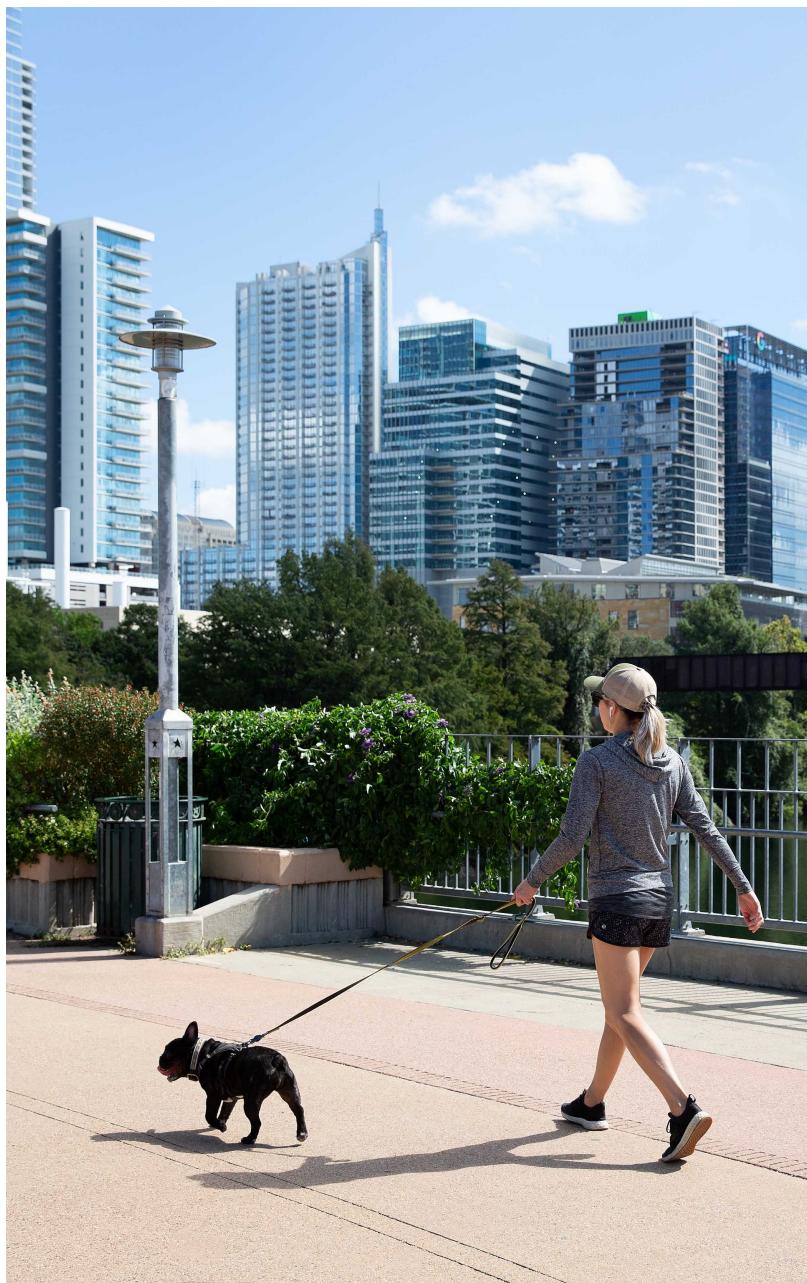
*Q2 2021 Average
Days to Sell*

9

*Q2 2022 Average
Days to Sell*

-64.6%

Percent change



Downtown

Where Austin's dynamic past and sky's-the-limit future converge. It's no wonder that an increasing number of residents are so drawn to the city's energetic hub.

Downtown is dotted with historic reminders of the enterprising frontier town Austin once was (see the built-for-a-cattle-baron Driskill Hotel) and is abuzz with the creative energy of the start-ups and tech companies that have been relocating here.

PFLUGERVILLE

346

*Q2 2021 Number
of Sales*

301

*Q2 2022 Number
of Sales*

-15%

Percent change

\$410K

*Q2 2021 Median
Close Price*

\$490K

*Q2 2022 Median
Close Price*

+16%

Percent change

70

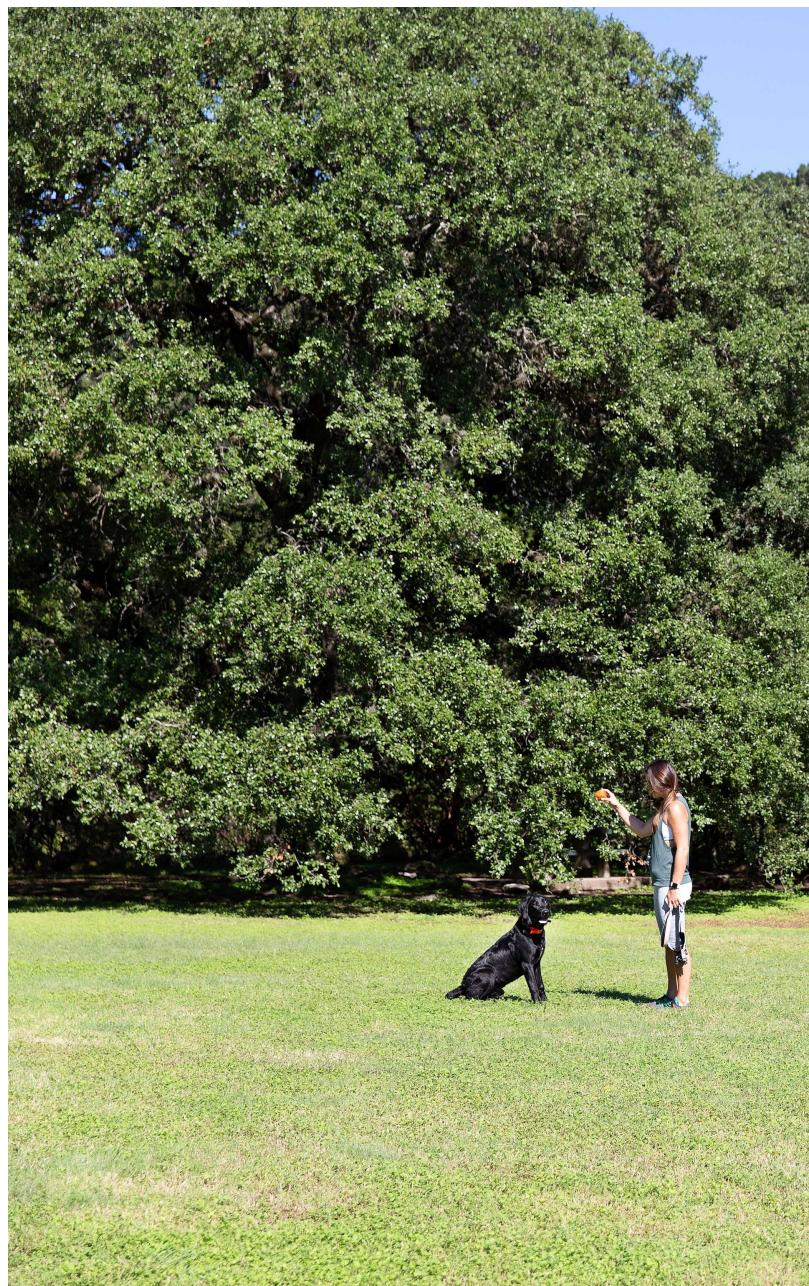
*Q2 2021 Average
Days to Sell*

91

*Q2 2022 Average
Days to Sell*

+23%

Percent change



Pflugerville

Located between Austin and Round Rock, the German community of Pflugerville is now one of the fastest growing areas in Central Texas. The city celebrates its claim to fame as the filming site for the popular TV show, *Friday Night Lights*.

DOWNTOWN

157

*Q2 2021 Number
of Sales*

81

*Q2 2022 Number
of Sales*

-93.8%

Percent change

\$710K

*Q2 2021 Median
Close Price*

\$810K

*Q2 2022 Median
Close Price*

+12.1%

Percent change

94

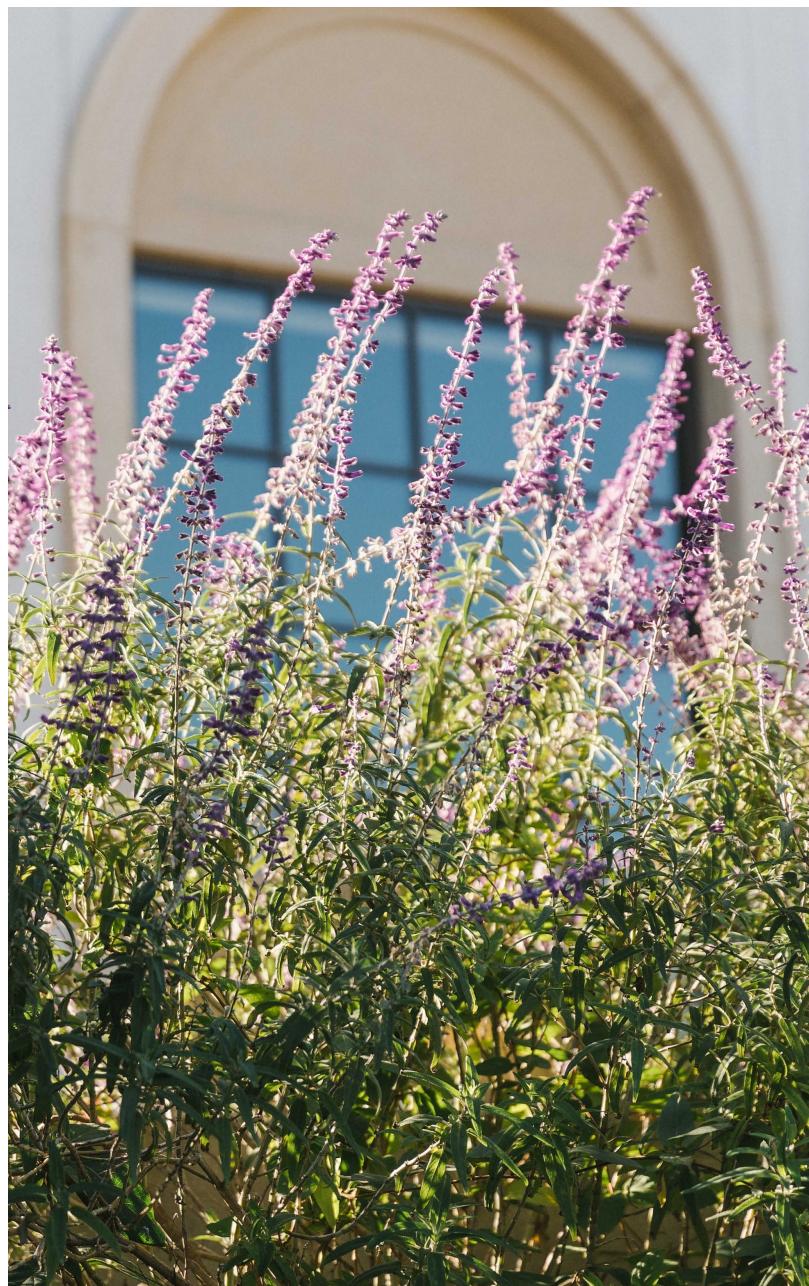
*Q2 2021 Average
Days to Sell*

47

*Q2 2022 Average
Days to Sell*

-100%

Percent change



Dripping Springs

Often noted as the gateway to the Texas Hill Country, Dripping Springs features rolling hills and plenty of space to spread out. Dripping Springs is home to many excellent parks and recreation areas as well as award-winning wineries and the Deep Eddy Distillery.

NORTHWEST HILLS

14

*Q2 2021 Number
of Sales*

11

*Q2 2022 Number
of Sales*

-27%

Percent change

\$1.30M

*Q2 2021 Median
Close Price*

\$1.58M

*Q2 2022 Median
Close Price*

+17%

Percent change

50

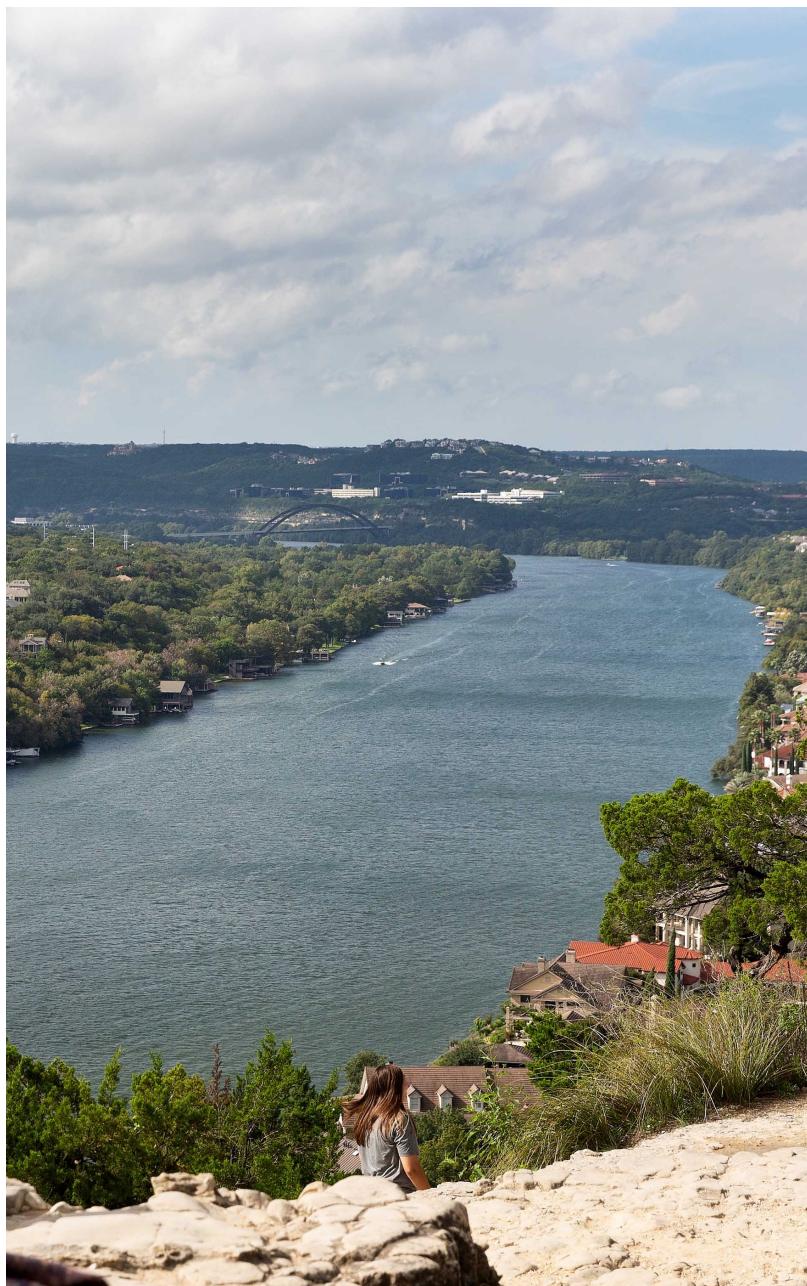
*Q2 2021 Average
Days to Sell*

38

*Q2 2022 Average
Days to Sell*

-31%

Percent change



Northwest Hills

A serene, mostly residential haven worth the short commute. The dozen of subdivisions tucked into the limestone mesas and glens between Mopac and Lake Austin sprang up between the fifties and the eighties, solidifying this neighborhood as a commuter's paradise. With breathtaking panoramas and peaceful green spaces, it has become a densely populated residential refuge.

DRIPPING SPRINGS

163

*Q2 2021 Number
of Sales*

156

*Q2 2022 Number
of Sales*

-4.5%

Percent change

\$704K

*Q2 2021 Median
Close Price*

\$840K

*Q2 2022 Median
Close Price*

+16%

Percent change

21

*Q2 2021 Average
Days to Sell*

35

*Q2 2022 Average
Days to Sell*

0%

Percent change



Georgetown

Located 30 miles north of downtown Austin, Georgetown is the perfect choice for those who want some distance from big city life in a more traditional, suburban city. Georgetown is best known for its charming Main Street Historic District and being home to Southwestern University, Texas' oldest university.

MUELLER

37

Q2 2021 Number of Sales

35

Q2 2022 Number of Sales

-5%

Percent change

\$870K

Q2 2021 Median Close Price

\$920K

Q2 2022 Median Close Price

+5%

Percent change

41

Q2 2021 Average Days to Sell

108

Q2 2022 Average Days to Sell

+62%

Percent change



Mueller

A master-planned utopia for those who seek peak livability. Dreamed up as a New Urbanist village with more than 6,200 homes, Mueller is still expanding, adding new residents, restaurants, and retailers every week. As it keeps growing, Mueller's mixed-use community continues to be the epitome of thoughtful, sustainable urban design.

GEORGETOWN

584

*Q2 2021 Number
of Sales*

423

*Q2 2022 Number
of Sales*

-38%

Percent change

\$391K

*Q2 2021 Median
Close Price*

\$485K

*Q2 2022 Median
Close Price*

+19%

Percent change

52

*Q2 2021 Average
Days to Sell*

49

*Q2 2022 Average
Days to Sell*

-6%

Percent change



East Austin

Often noted as the fastest growing neighborhood in Austin, the eclectic and trendy eastside area has a new, robust restaurant scene and has become a popular home choice for many Austinites. East Austin is often referred to as an “authentic” view of Austin due to its unique vibe and culture.

LEANDER & CEDAR PARK

1409

*Q2 2021 Number
of Sales*

1082

*Q2 2022 Number
of Sales*

-30%

Percent change

\$500K

*Q2 2021 Median
Close Price*

\$600K

*Q2 2022 Median
Close Price*

+16%

Percent change

58

*Q2 2021 Average
Days to Sell*

70

*Q2 2022 Average
Days to Sell*

+17%

Percent change

Leander & Cedar Park



The once quiet towns of Leander and Cedar Park have become two of the hottest Austin suburbs to buy a home in recent years. Both towns boast all the advantages of being close to city attractions and jobs while offering its residents a small-town lifestyle

EAST AUSTIN

179

*Q2 2021 Number
of Sales*

132

*Q2 2022 Number
of Sales*

-35%

Percent change

\$615K

*Q2 2021 Median
Close Price*

\$799K

*Q2 2022 Median
Close Price*

+23%

Percent change

61

*Q2 2021 Average
Days to Sell*

51

*Q2 2022 Average
Days to Sell*

-19%

Percent change