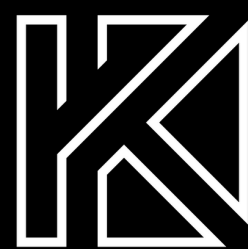


COMPASS

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