

CENTRAL TEXAS HOUSING MARKET REPORT

July 2019

Provided by Austin Board of REALTORS®

EXECUTIVE SUMMARY | JULY 2019

Austin-area home sales set an all-time high for any July on record, as sales last month increased 11.7% to 3,439 home sales. Despite the record, home sales within the city of Austin remained flat due to limited housing inventory.

"Regional single-family home sales posted strong gains this July, indicating the summer selling season is likely to remain active and steady throughout August," Kevin P. Scanlan, 2019 president of the Austin Board of REALTORS®, said. "It's a sellers' market right now. Even though we saw an increase in new listings, inventory remains low. Homes located inside city limits are spending less than one month on the market, on average."

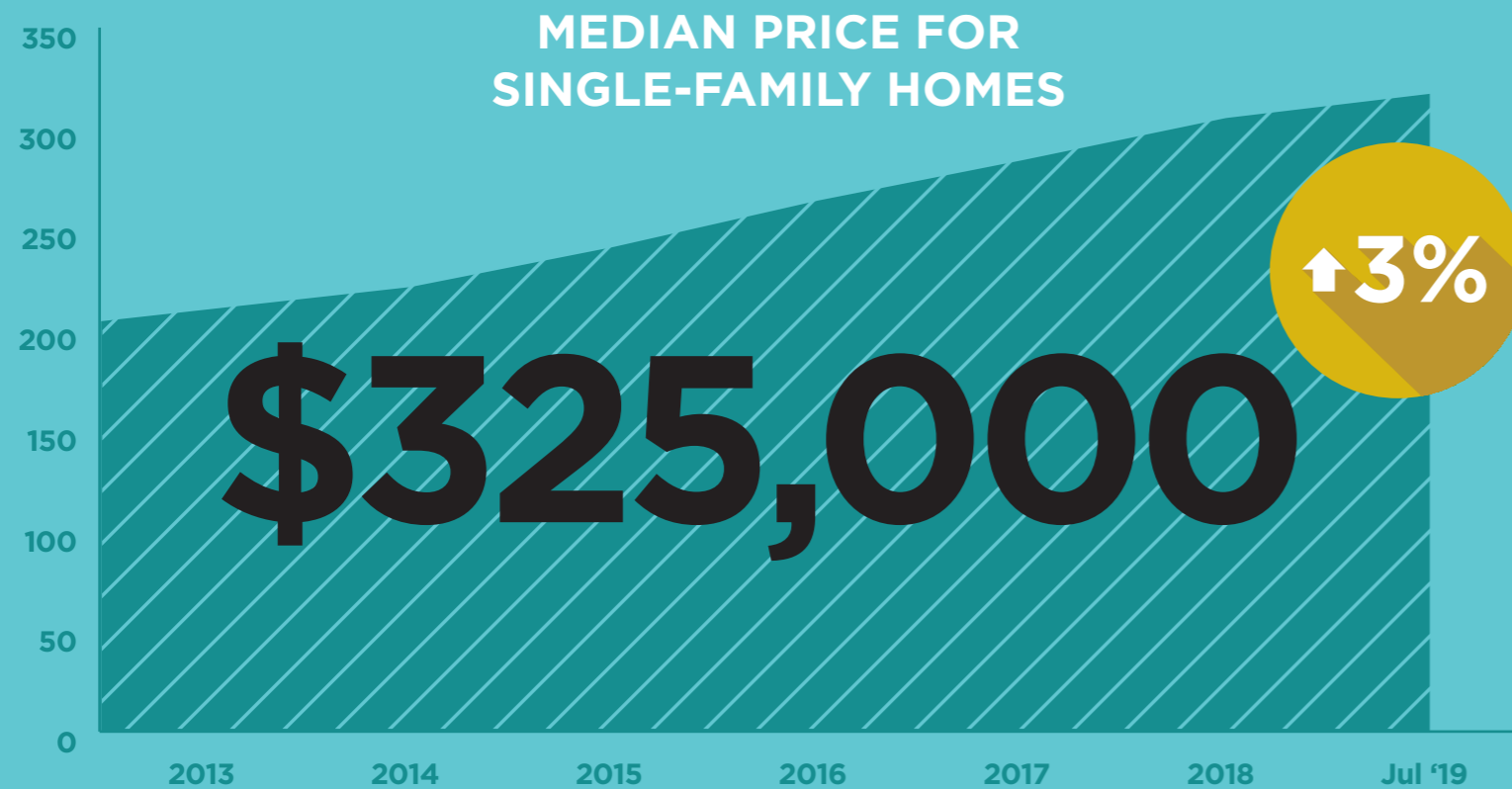
Jim Gaines, chief economist at the Real Estate Center at Texas A&M University, said despite stagnant sales in Austin, the overall market "is still very strong."

"Due to the lack of affordable options and tight inventory in the city of Austin, home sales are declining within the city limits but increasing in the surrounding areas," he said. "The good news is, we're seeing home prices begin to stabilize."

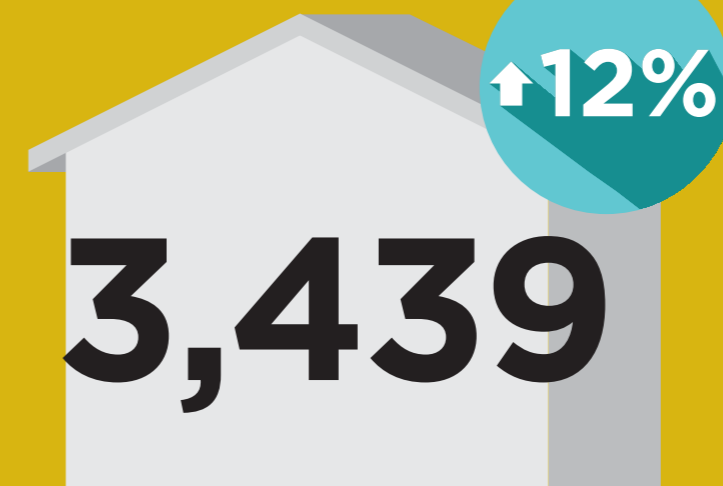
In the Austin-Round Rock MSA, single-family home sales dollar volume experienced a double-digit increase of 15.4% to \$1,407,009,110. The median price for single-family homes rose slightly by 3.2% to \$325,000. During the same period, new listings increased 4% to 3,841 listings, while active listings decreased 3.5% to 7,197 listings. Pending sales jumped 17.4% to 3,385 pending sales.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit [ABoR.com/statsjul19](https://www.abor.com/statsjul19) for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

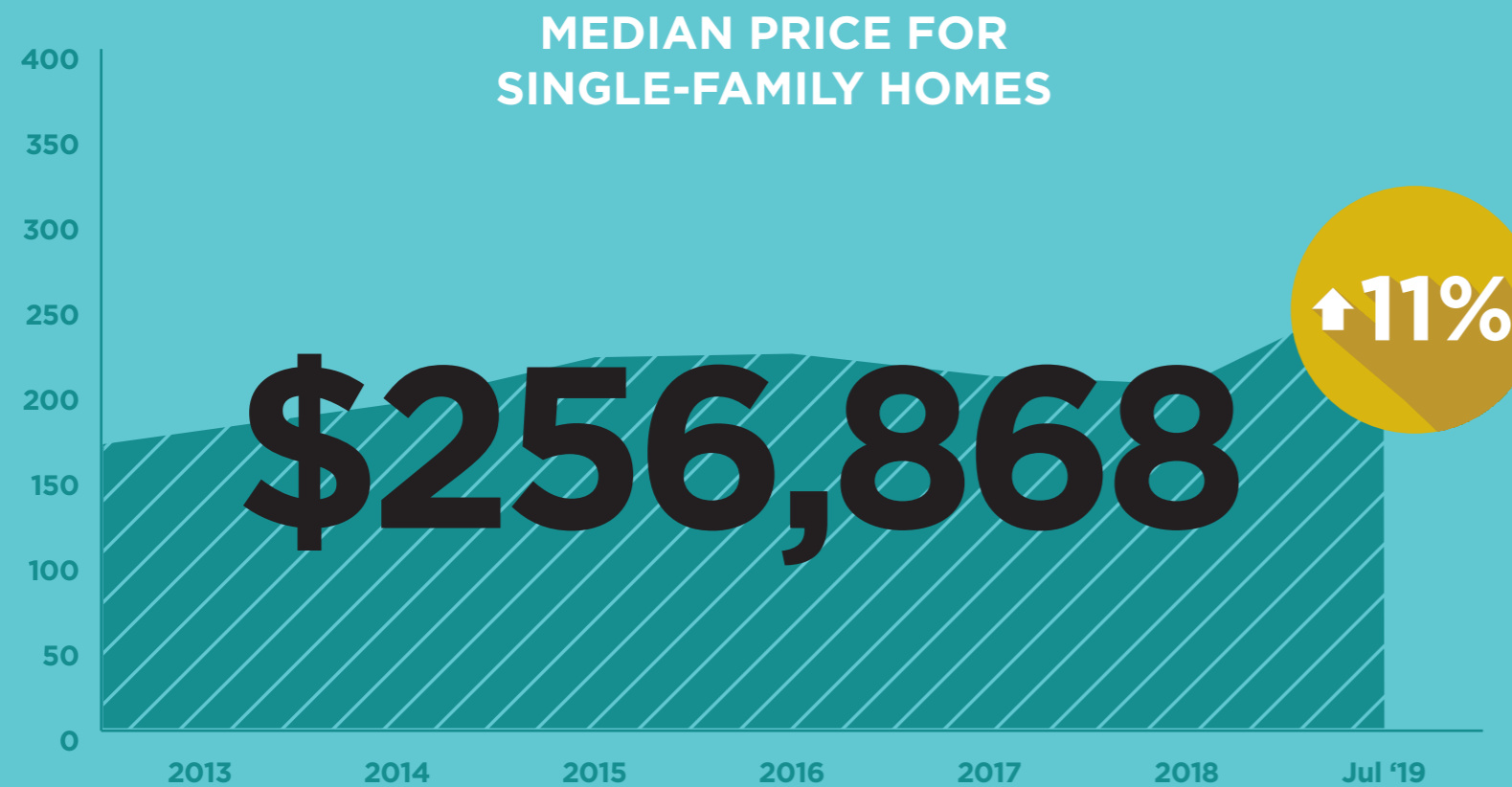


According to the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

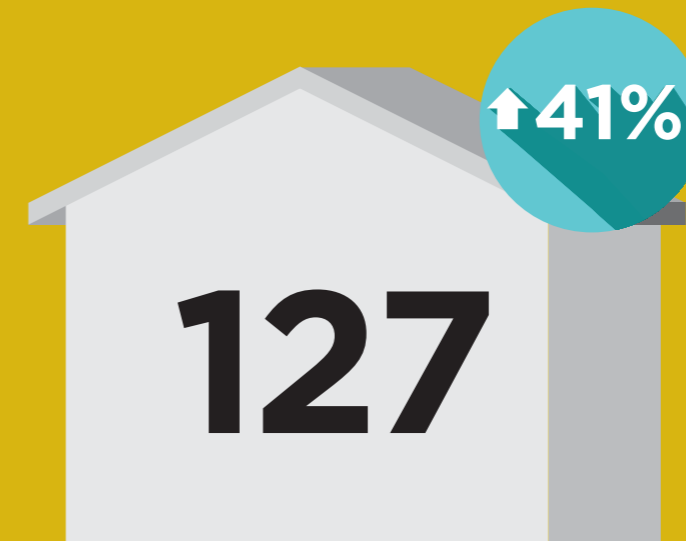
© 2019 Austin Board of REALTORS®. All rights reserved.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit [ABoR.com/statsjuly19](https://www.austinsboardofrealtors.com/statsjuly19) for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

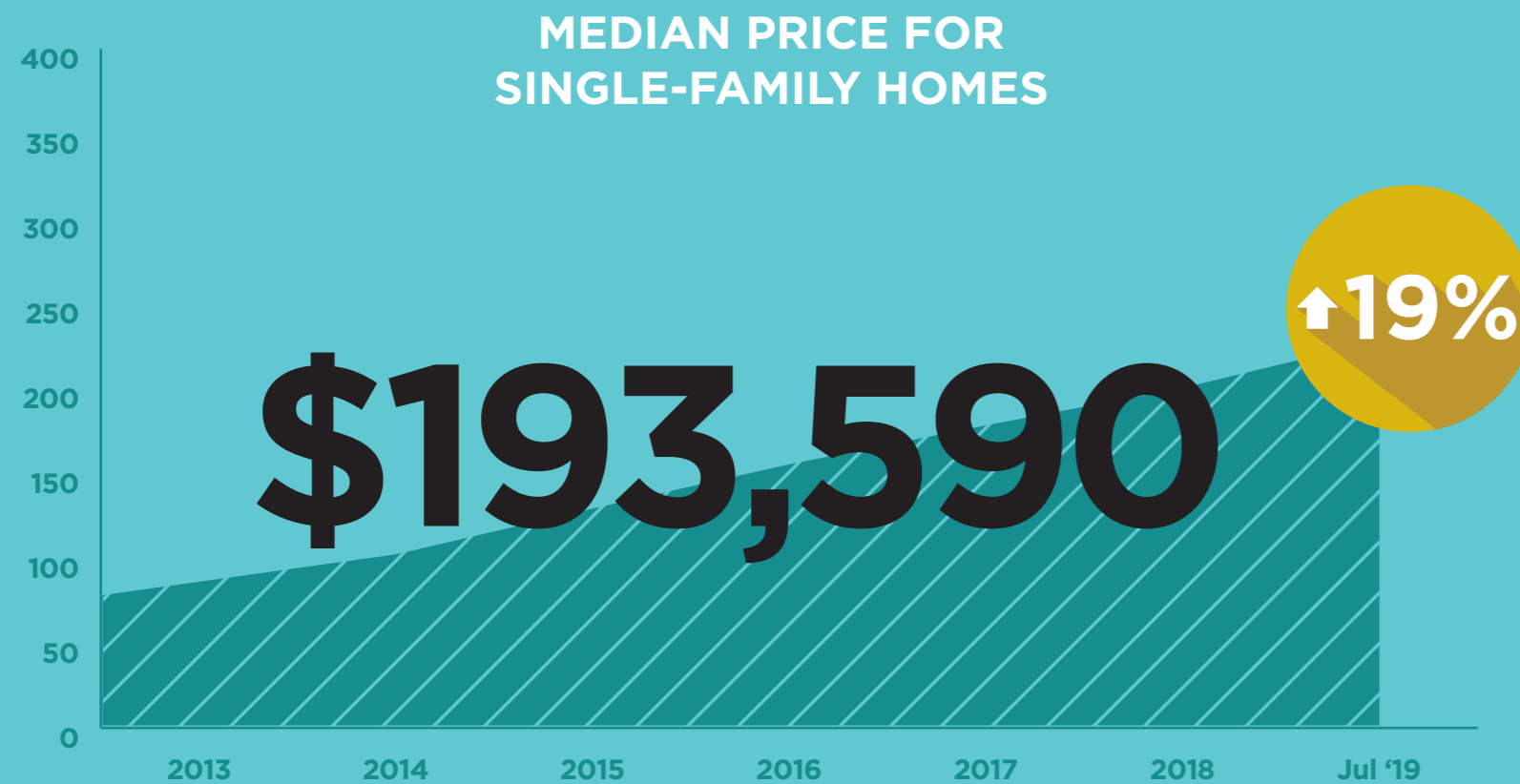


According to the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

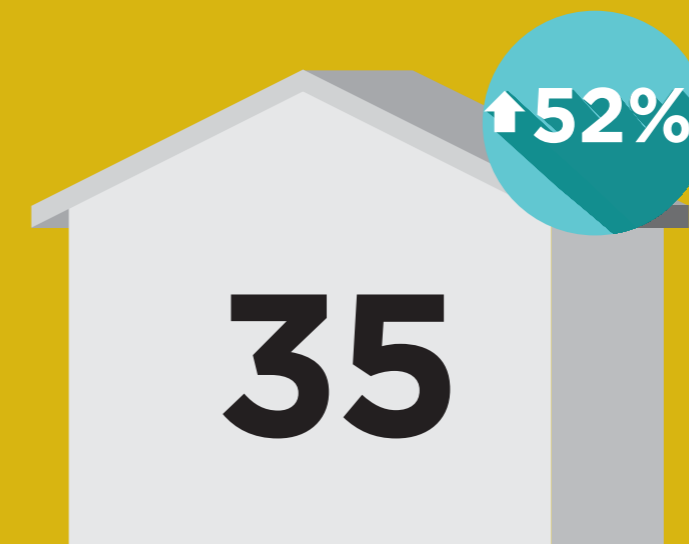
© 2019 Austin Board of REALTORS®. All rights reserved.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsjul19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY



According to the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

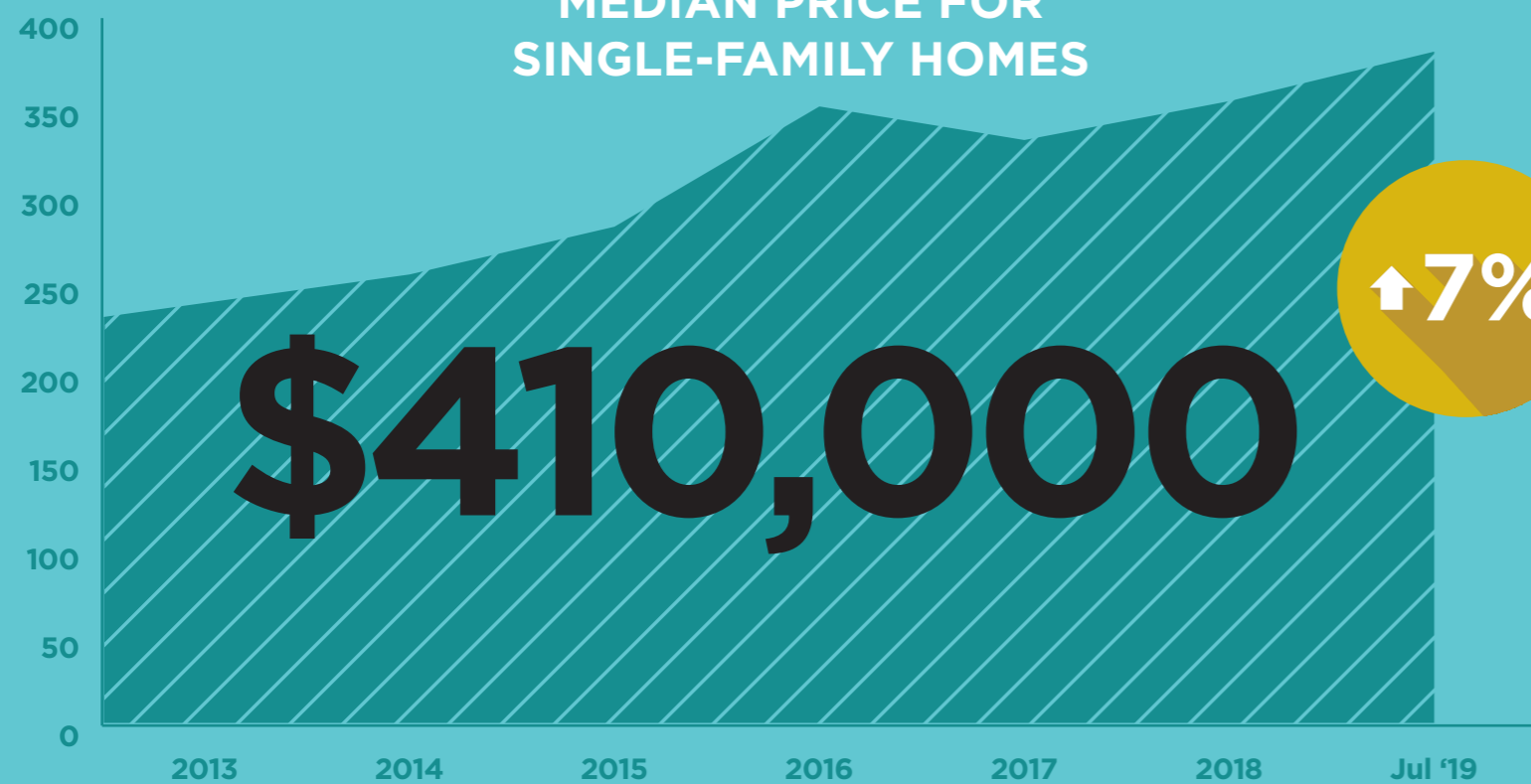
© 2019 Austin Board of REALTORS®. All rights reserved.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit [ABoR.com/statsjuly19](https://www.austinsboard.com/statsjuly19) for the full press release and other area-specific infographics.



MEDIAN PRICE FOR
SINGLE-FAMILY HOMES



SINGLE-FAMILY
HOMES SOLD



AVERAGE NUMBER OF
DAYS HOMES SPENT ON
THE MARKET



SINGLE-FAMILY HOME
LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME
OF SINGLE-FAMILY
PROPERTIES SOLD



MONTHS OF
INVENTORY

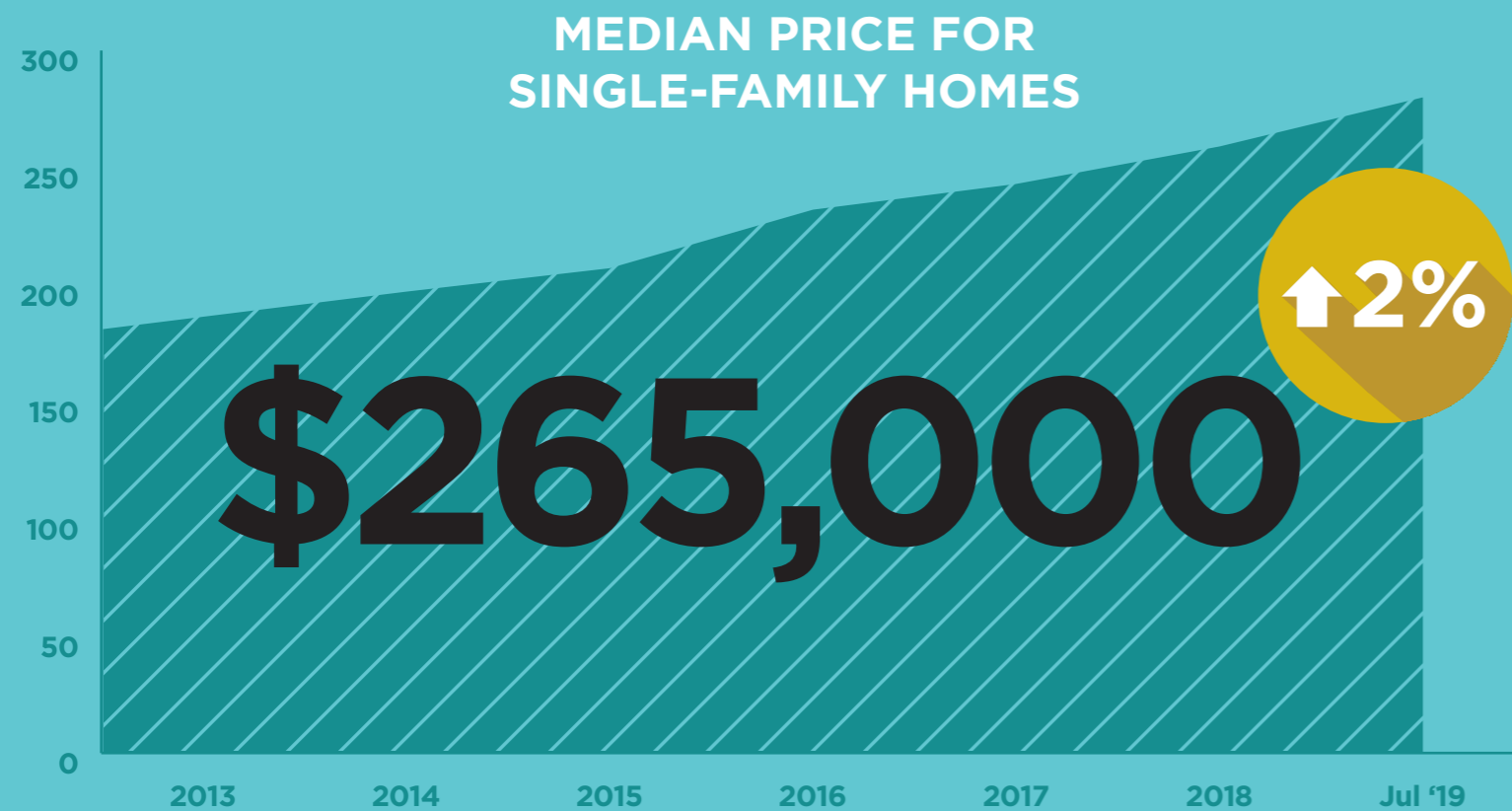


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

© 2019 Austin Board of REALTORS®. All rights reserved.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit [ABoR.com/statsjuly19](https://www.austinsboardofrealtors.com/statsjuly19) for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

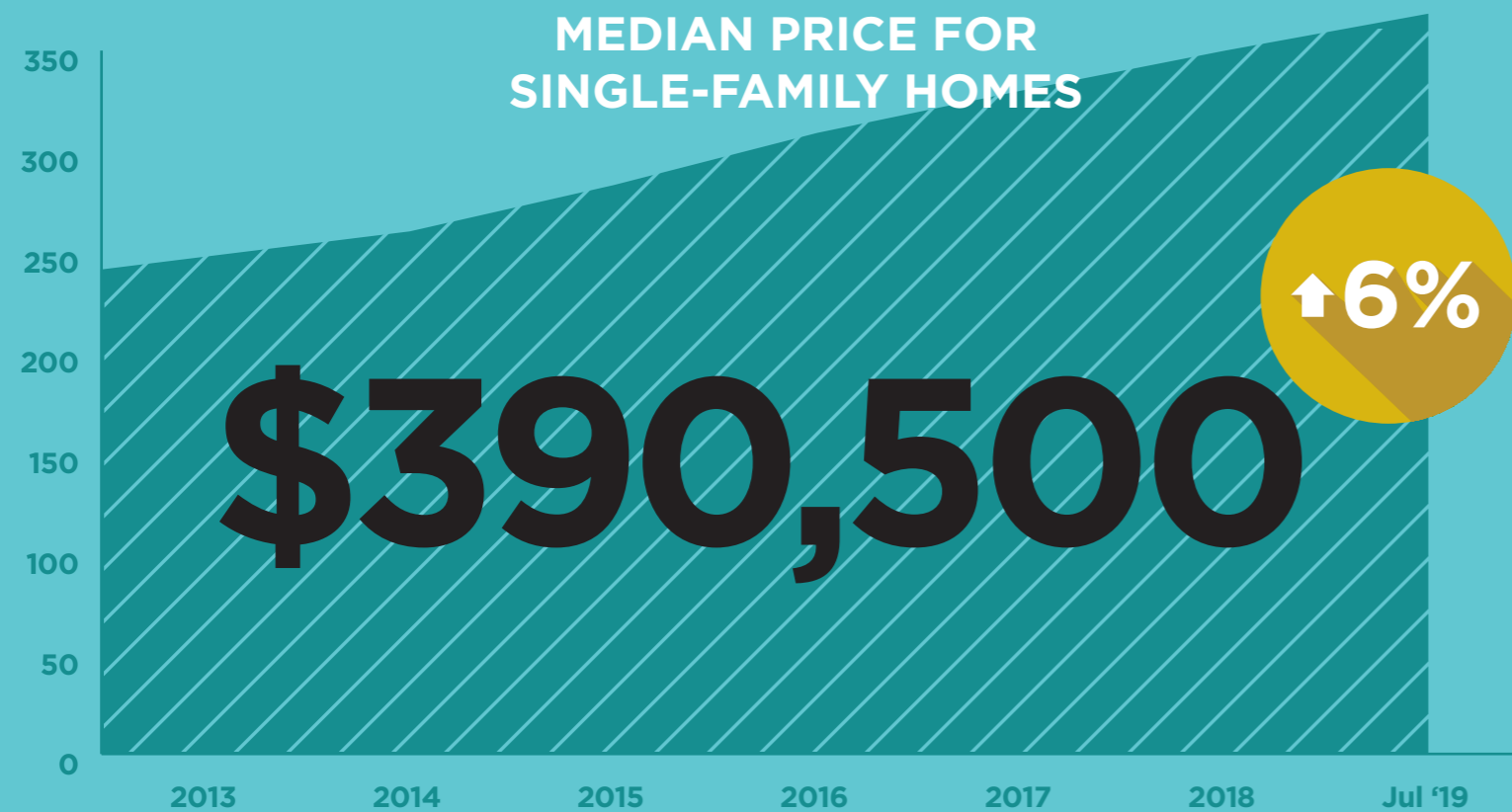


According to the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

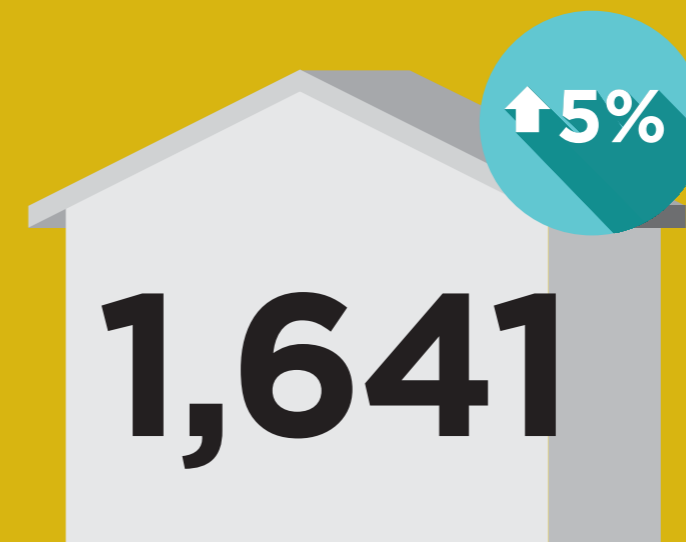
© 2019 Austin Board of REALTORS®. All rights reserved.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsjul19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

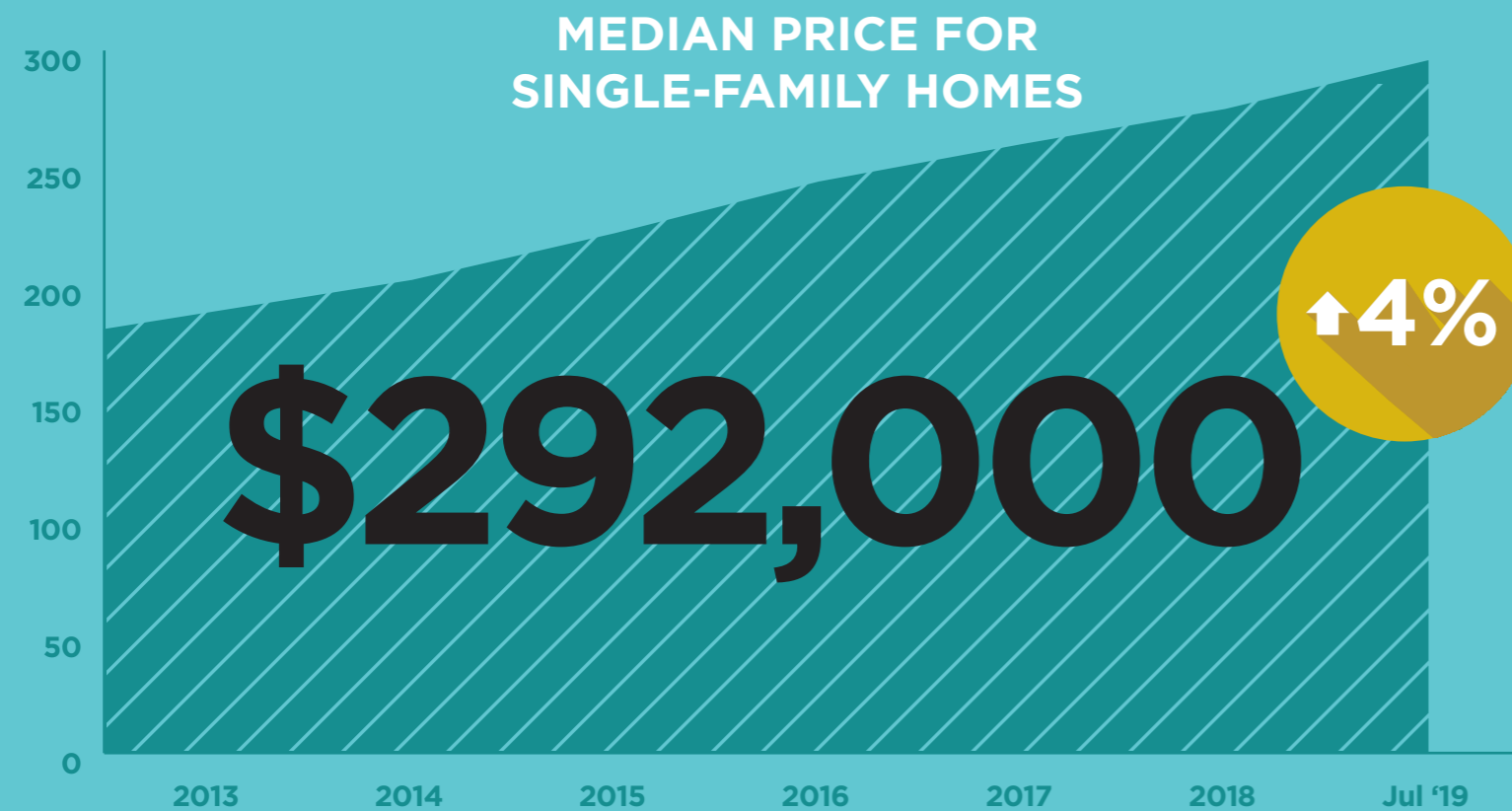


According to the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

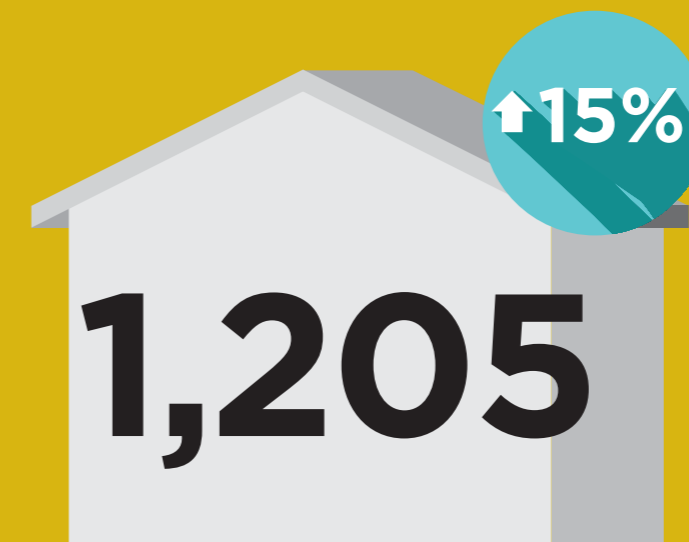
© 2019 Austin Board of REALTORS®. All rights reserved.

JULY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsjul19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY



According to the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

© 2019 Austin Board of REALTORS®. All rights reserved.