

# CENTRAL TEXAS HOUSING MARKET REPORT

*August 2019*

Provided by Austin Board of REALTORS®

## EXECUTIVE SUMMARY | AUGUST 2019

As the summer-selling season came to an end, August Austin-area home sales continued to increase, while listings on the market decreased compared to the same month last year.

"While it's typical to see a decrease in housing inventory and listings at the end of the summer, the continued year-over-year decrease in supply is proof that Austin's housing stock is critically limited," Kevin P. Scanlan, 2019 president of the Austin Board of REALTORS®, said. "We're encouraged by the City Council's stated commitment to creating more housing capacity. Increasing the supply and variety of housing is the only way to ensure a more balanced market."

Nora Linares-Moeller, executive director of the nonprofit HousingWorks Austin, said a broader variety of housing options is key to addressing the city's affordability crisis. Her organization aims to increase Austin's supply of affordable housing.

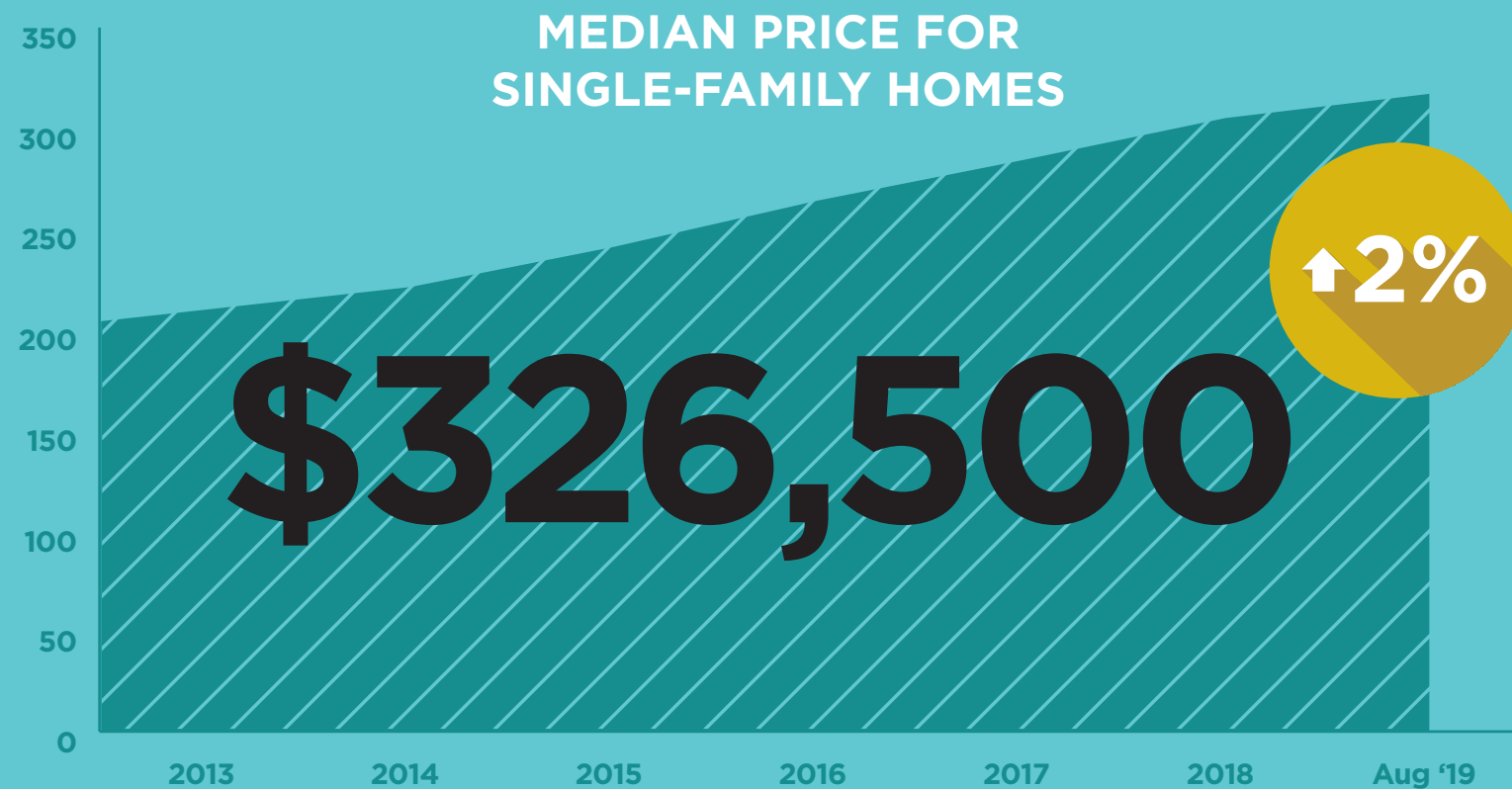
"Austin needs more duplexes and multiplexes to provide more affordable options at different price points," she said.

In the Austin-Round Rock MSA, single-family home sales in August increased 5.8% to 3,189 home sales, and sales dollar volume increased 7.8% to \$1,289,691,264. The median price for single-family homes slightly increased by 2% to \$326,500. During the same period, new listings decreased 7.1% to 3,457 listings; active listings decreased 9.3% to 7,074 listings; but pending sales jumped 19% to 3,114 pending sales.

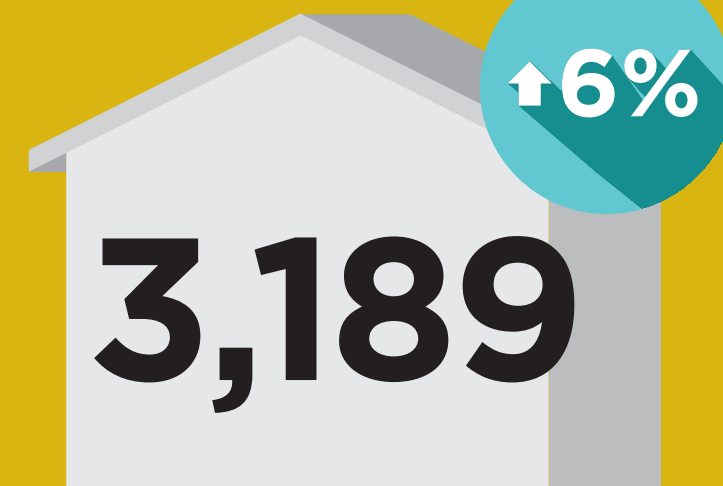


# AUGUST 2019 STATISTICS

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/statsaug19](https://www.abor.com/statsaug19) 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

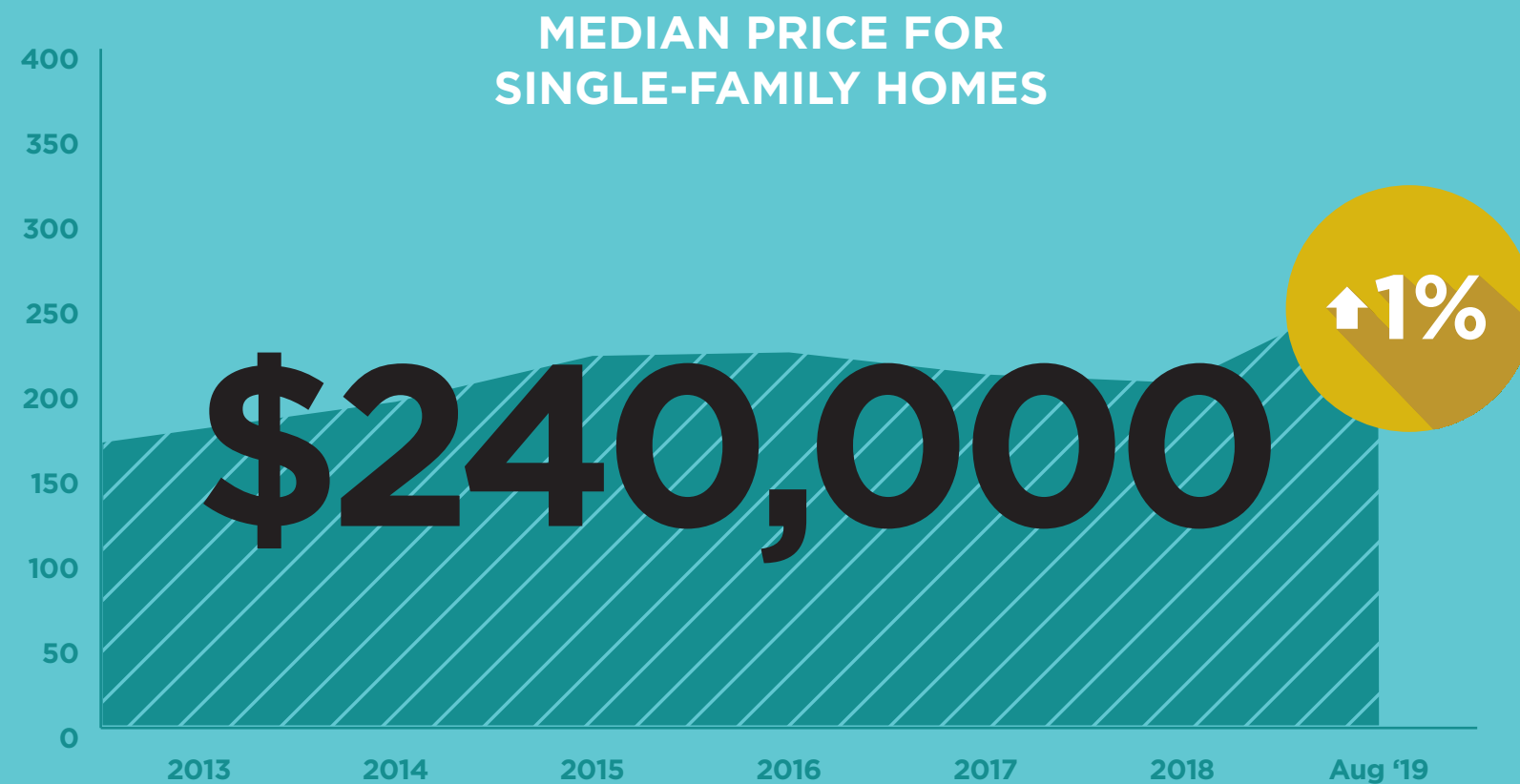


According to the Real Estate Center at Texas A&M University, a \*balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

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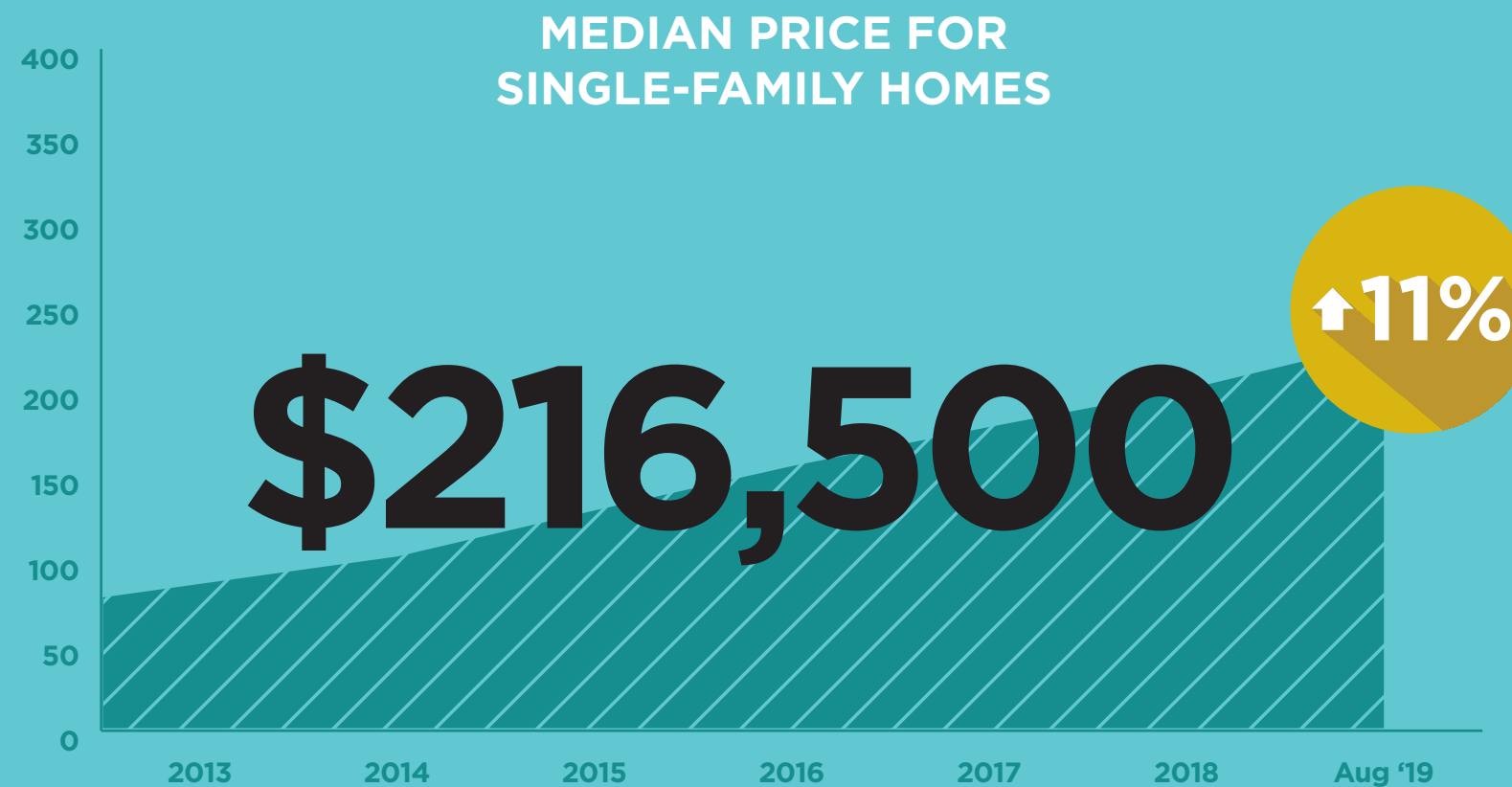


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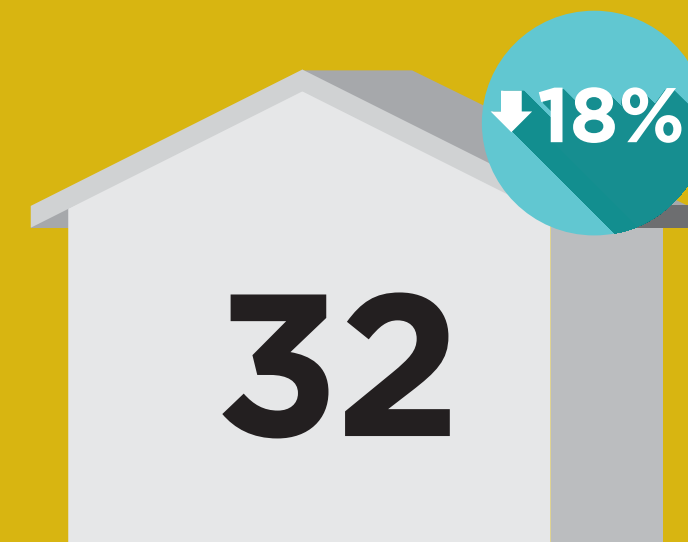
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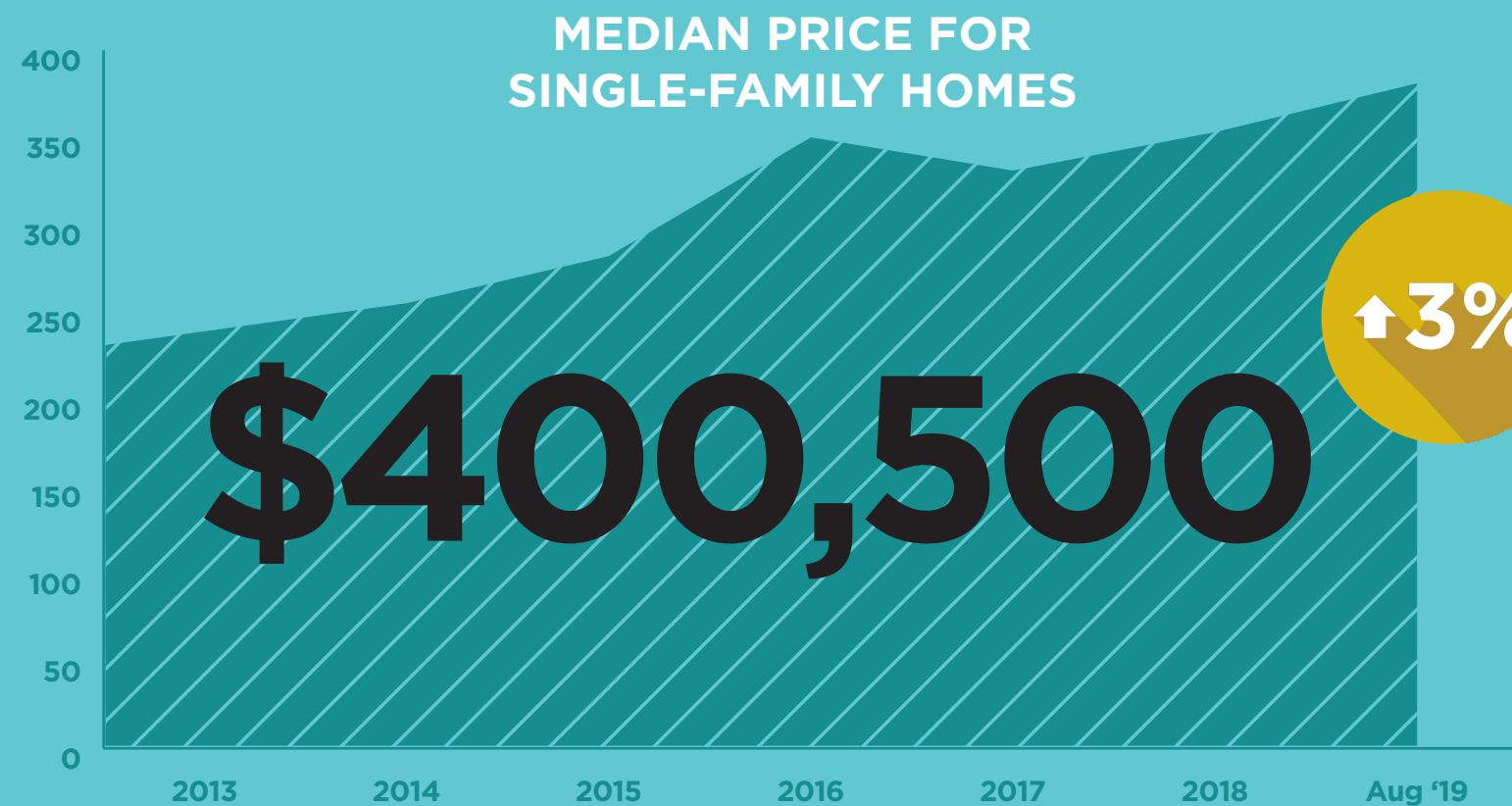


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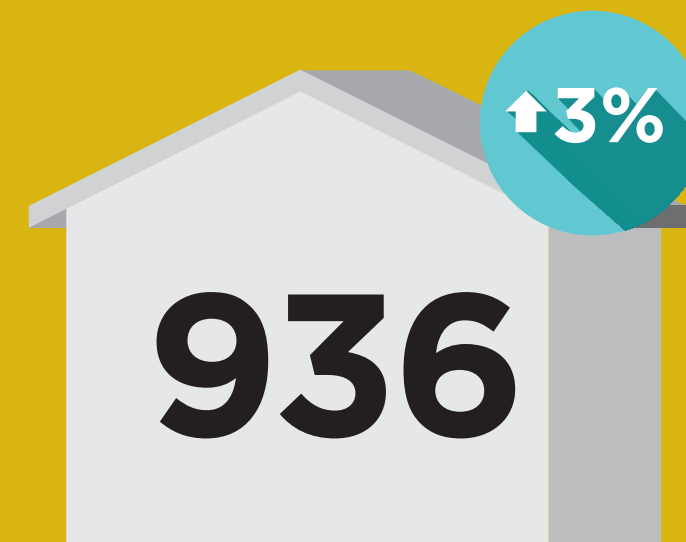
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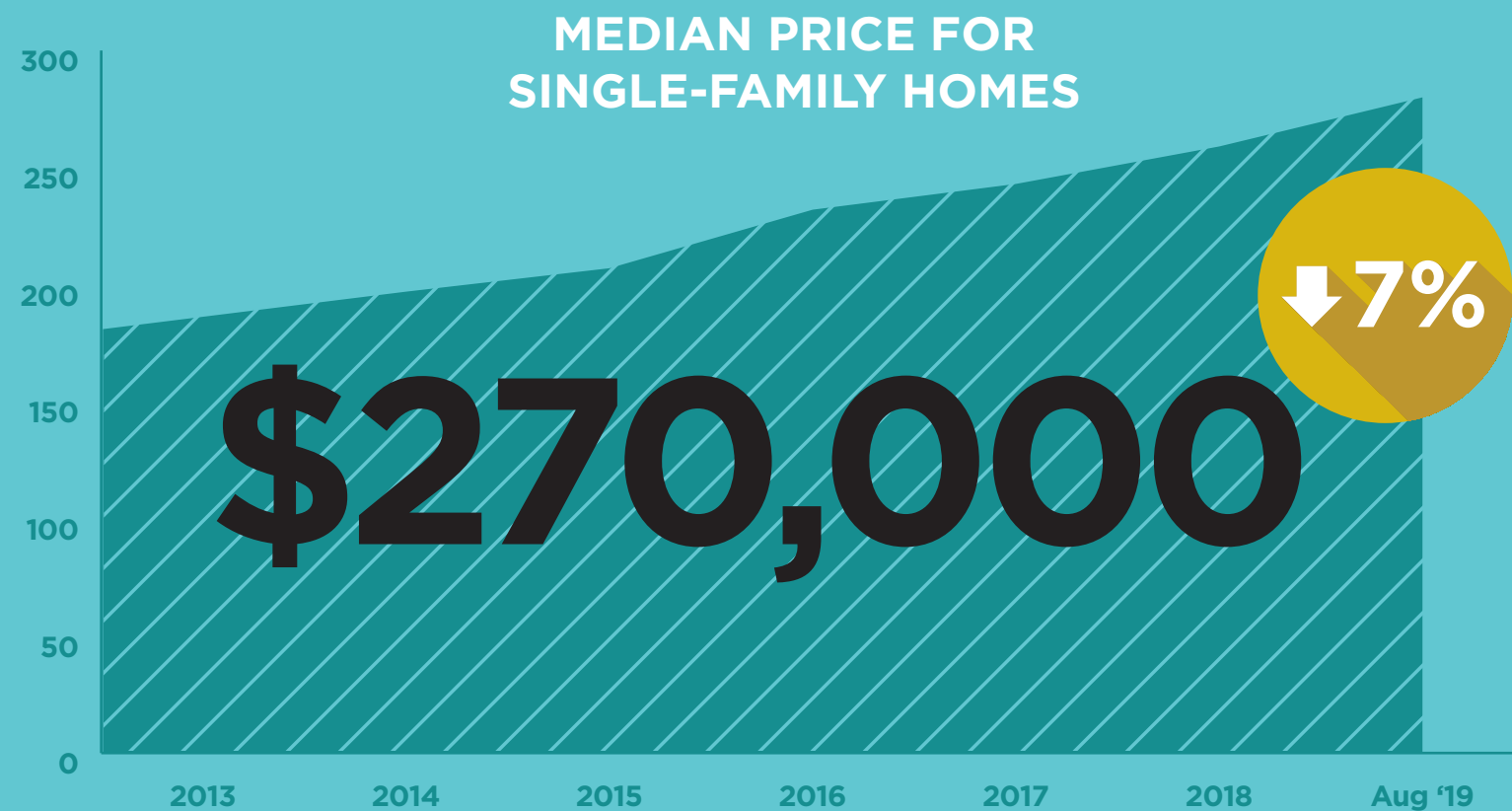


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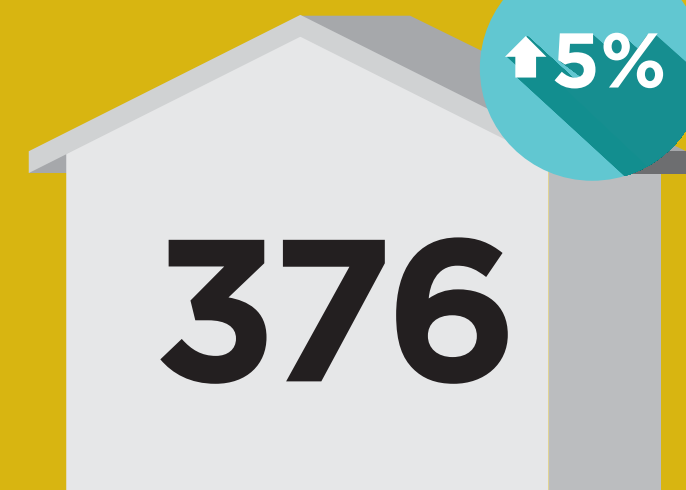
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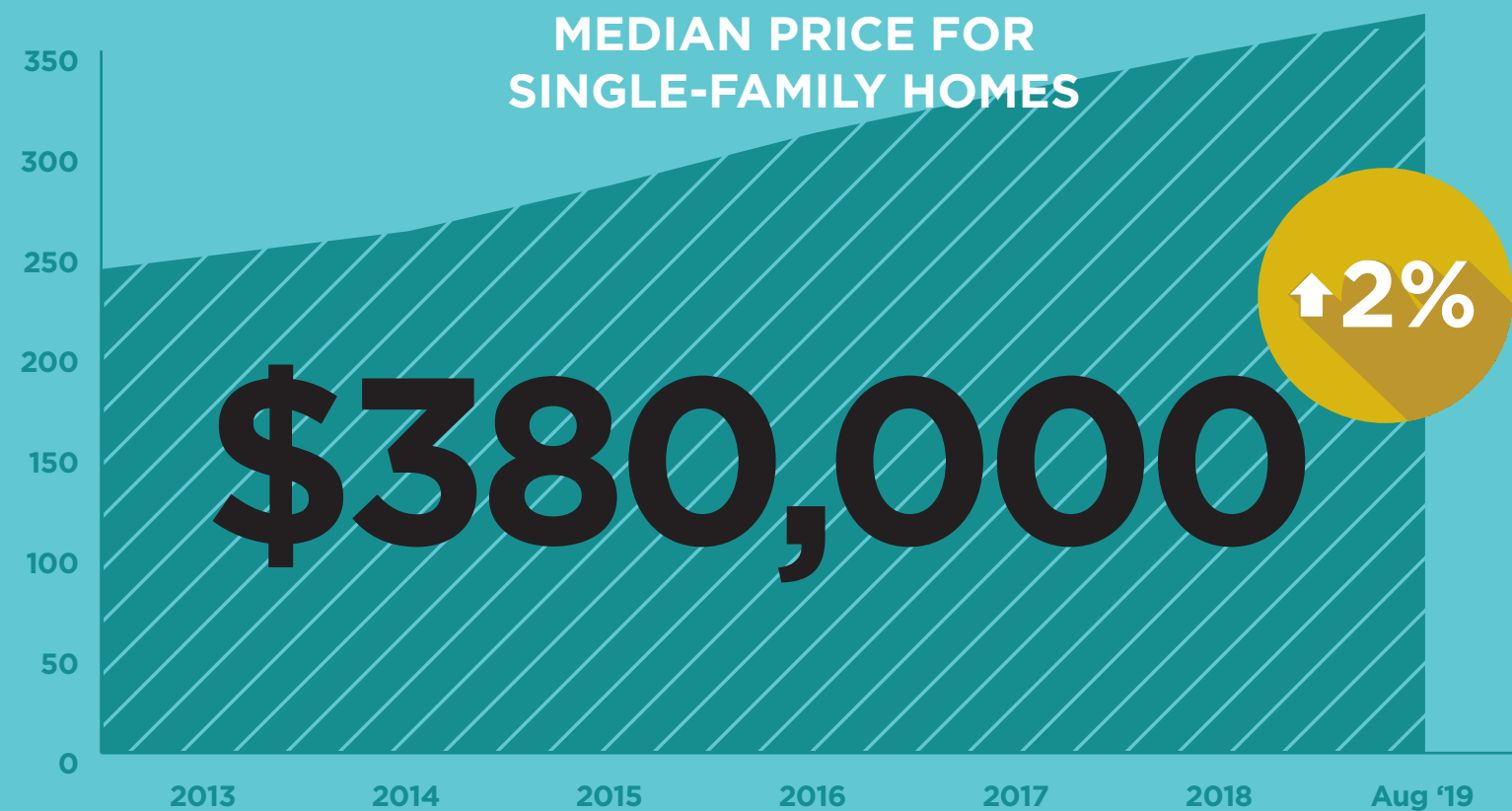
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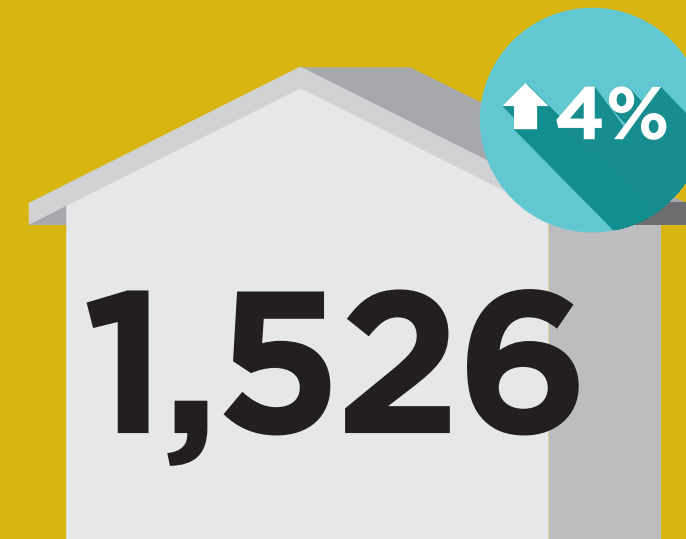


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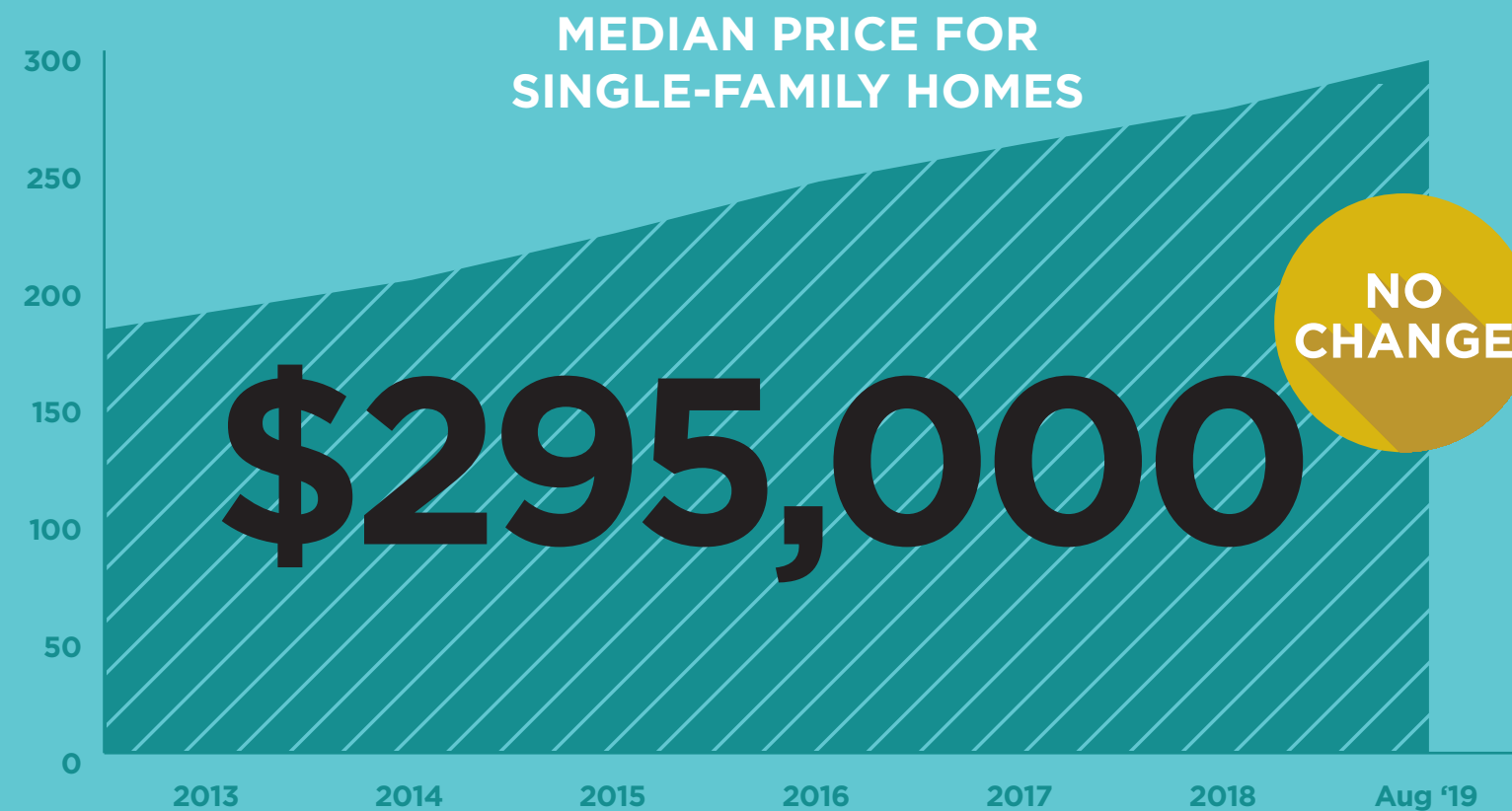


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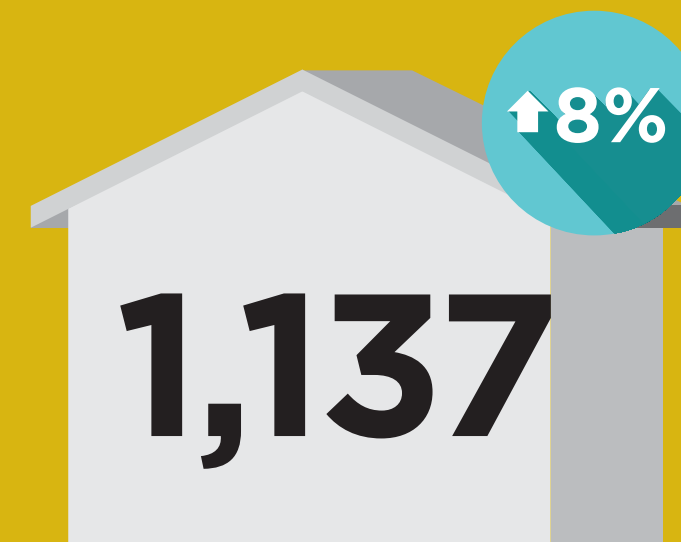
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