

Market Report

Characteristics

Residential
\$1,000,000+

Geography

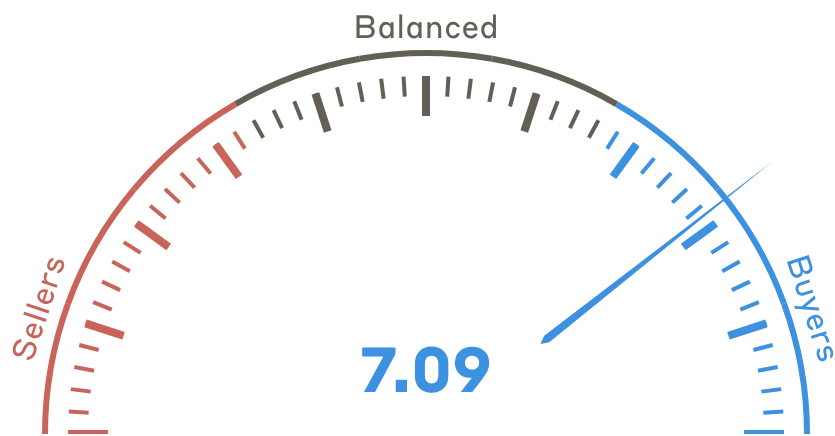
Hays
Bastrop
Caldwell
Travis
Williamson



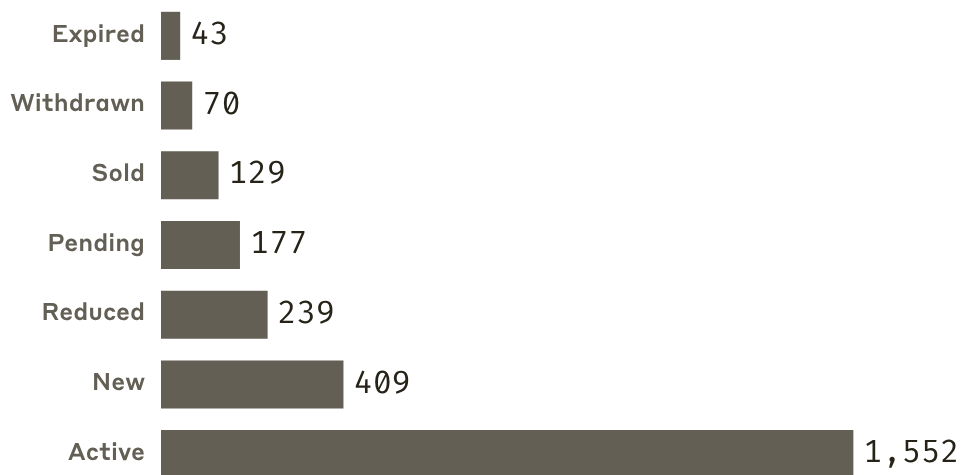
Frances Kelley Ozaki

(p) 512-826-2238

(e) frances@francesozaki.com



MONTHS OF INVENTORY



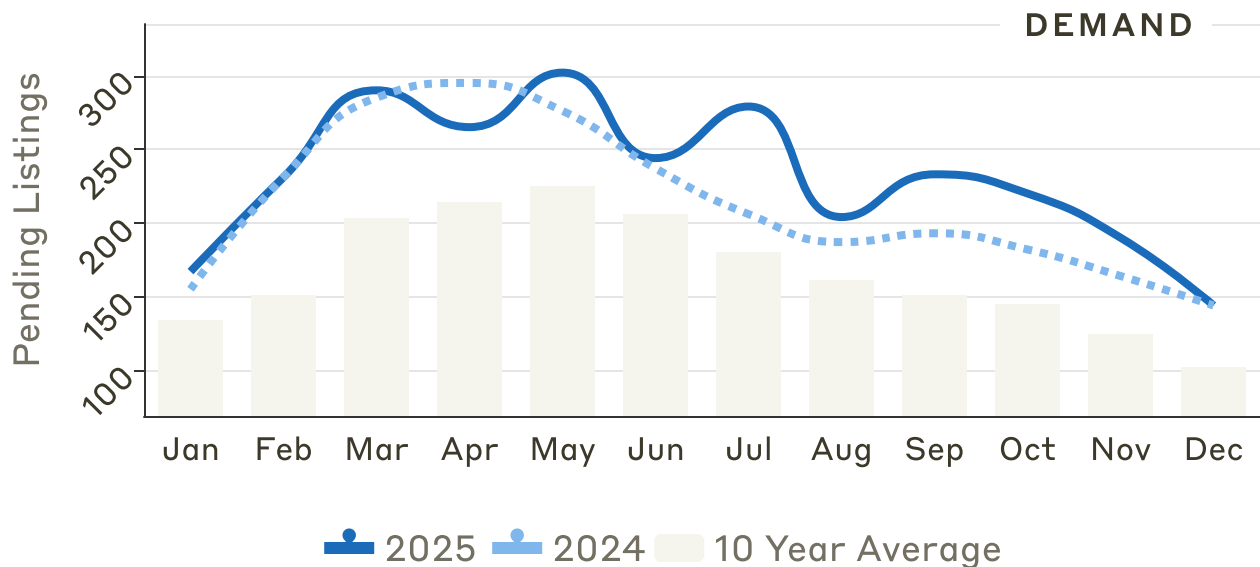
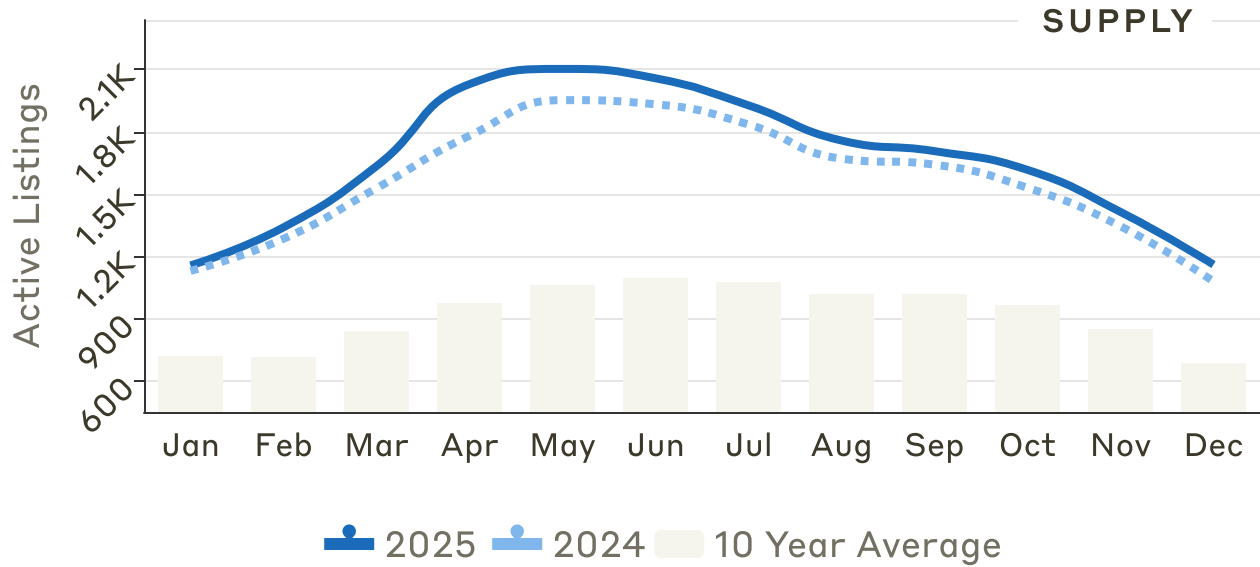
JANUARY 2026



Frances Kelley Ozaki
(p) 512-826-2238
(e) frances@francesozaki.com

eXp Realty
9600 Great Hills Trl
Ste 150W





Frances Kelley Ozaki
 (p) 512-826-2238
 (e) frances@francesozaki.com

eXp Realty
 9600 Great Hills Trl
 Ste 150W



Indicators

Luxury (>\$1M)

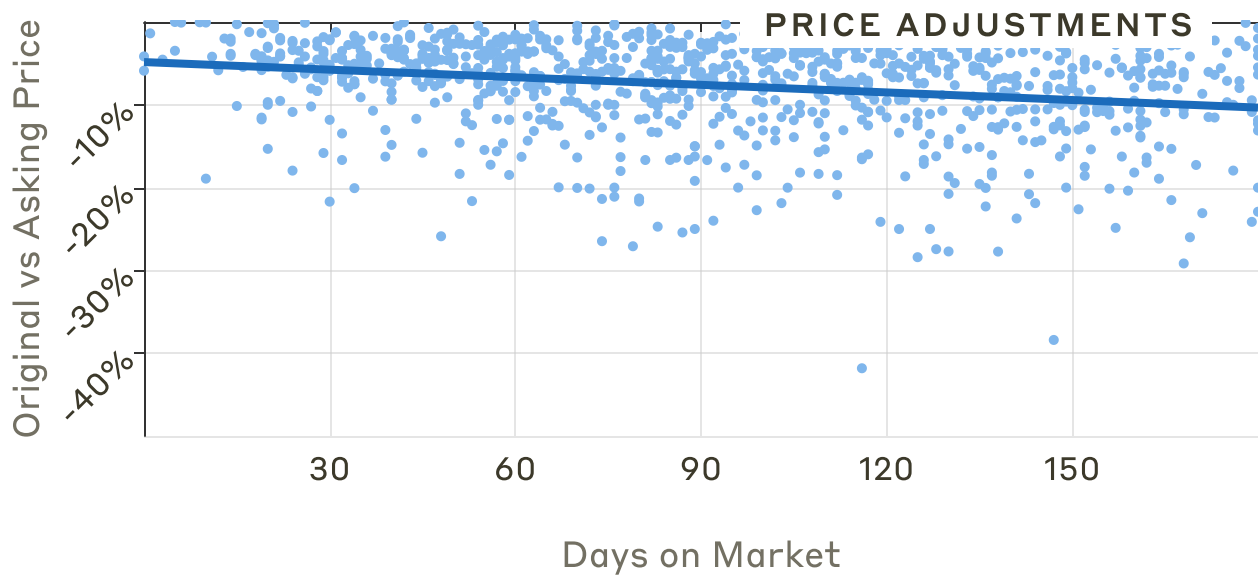
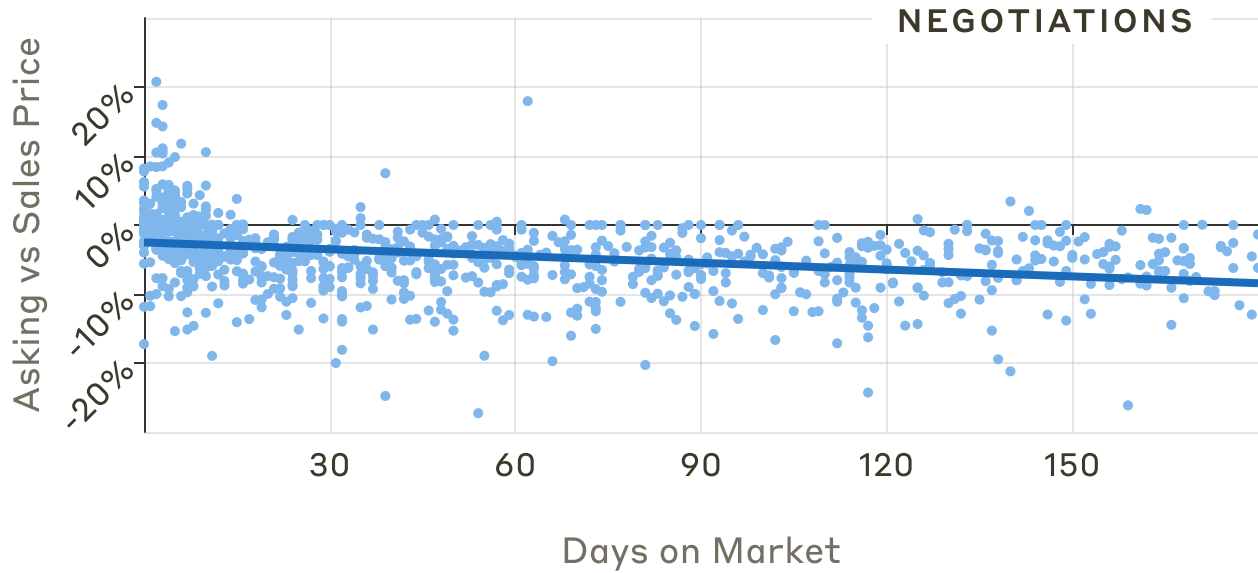
	2/25-1/26	2/24-1/25	Change
Active Listings	6.78K	6.3K	484
Appreciation	-0.84%	0.1%	-0.94%
Asking vs Sales Price	-4.71%	-4.58%	-0.13%
Average Days on Market	91.4	90.8	0.646
Average Price Per Sqft	\$490	\$493	-\$3.14
Average Sales Price	\$1.68M	\$1.67M	\$19K
Expired Listings	958	958	0
Median Days on Market	54	54.4	-0.368
Median Price Per Sqft	\$437	\$445	-\$8.1
Median Sales Price	\$1.35M	\$1.37M	-\$11.5K
Months of Inventory	7.42	7.48	-0.0536
New Listings	5.65K	5.2K	443
Original vs Asking Pri...	-4.16%	-4.78%	0.62%
Pending Listings	2.78K	2.57K	210
Sales Volume	\$4.59B	\$4.28B	\$312M
Success Rate	51.3%	49.8%	1.42%
Total Sales	2.72K	2.57K	156
Withdrawn Listings	1.74K	1.63K	108



Frances Kelley Ozaki
(p) 512-826-2238
(e) frances@francesozaki.com

eXp Realty
9600 Great Hills Trl
Ste 150W

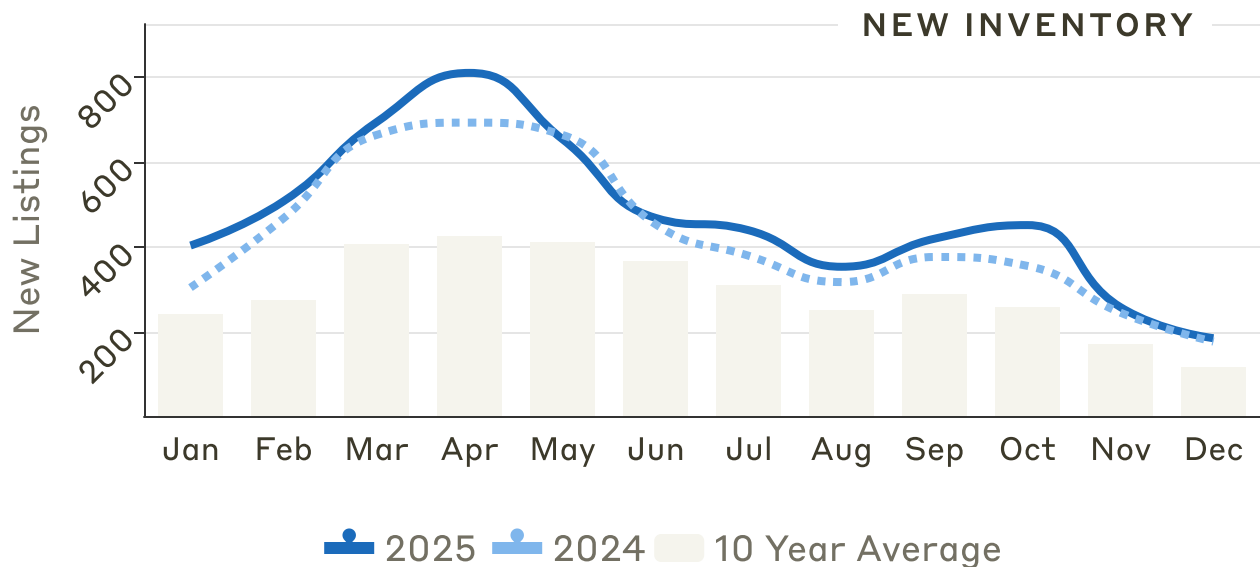
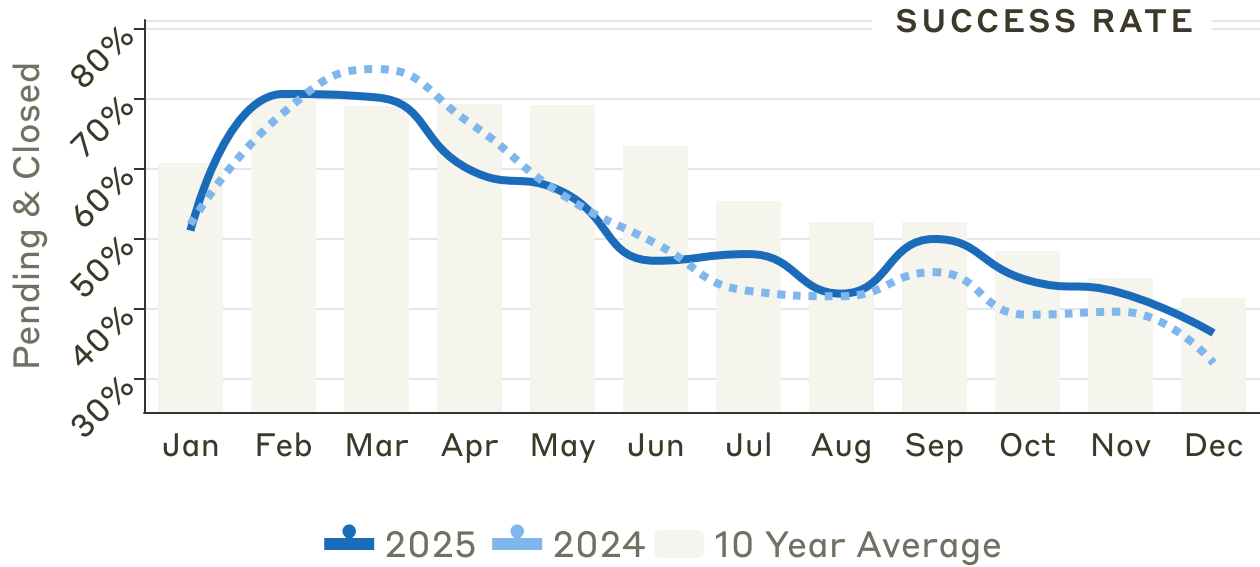




Frances Kelley Ozaki
(p) 512-826-2238
(e) frances@francesozaki.com

eXp Realty
9600 Great Hills Trl
Ste 150W





Frances Kelley Ozaki
(p) 512-826-2238
(e) frances@francesozaki.com

eXp Realty
9600 Great Hills Trl
Ste 150W

