

# Local Market Updates



A free research tool from the **Austin Board of REALTORS®**  
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Region:

## Austin - Southwest

### April

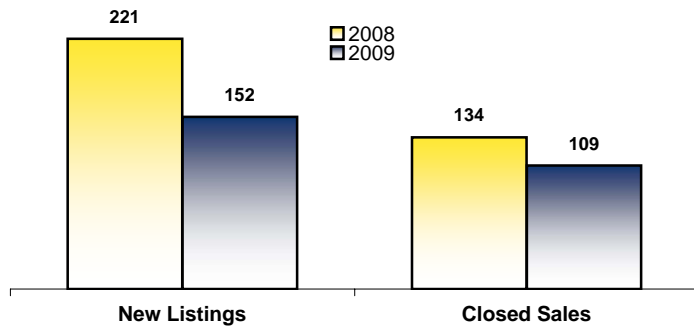
### Year to Date

Travis County, TX

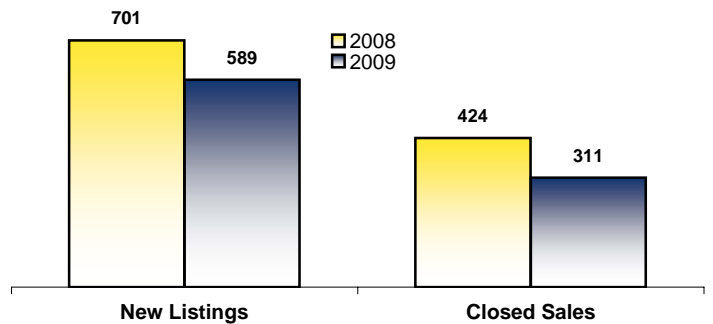
	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	221	152	- 31.2%	701	589	- 16.0%
<b>Closed Sales</b>	134	109	- 18.7%	424	311	- 26.7%
<b>Median Sales Price</b>	\$230,130	<b>\$255,900</b>	+ 11.2%	\$236,643	<b>\$240,000</b>	+ 1.4%
<b>Average Sales Price</b>	\$259,413	<b>\$267,293</b>	+ 3.0%	\$260,492	<b>\$254,130</b>	- 2.4%
<b>Percent of Original List Price Received at Sale*</b>	97.2%	<b>95.1%</b>	- 2.1%	96.0%	<b>93.6%</b>	- 2.6%
<b>Average Days on Market Until Sale</b>	48	<b>61</b>	+ 26.0%	59	<b>68</b>	+ 16.5%
<b>Single-Family Detached Inventory**</b>	NA	<b>375</b>	NA	--	--	--
<b>Townhouse-Condo Inventory**</b>	NA	<b>15</b>	NA	--	--	--

\*Does not account for list prices from any previous listing contracts or seller concessions \*\*City inventory figures were first tracked in June 2008

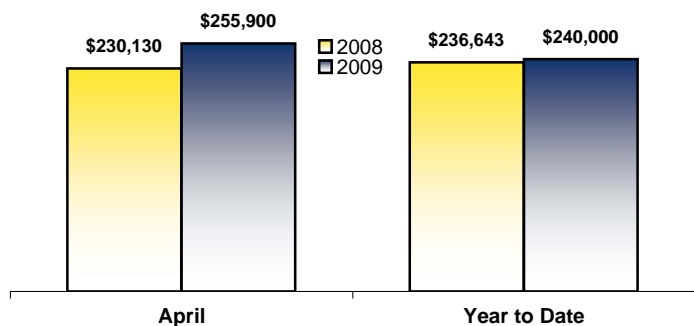
#### Activity—Most Recent Month



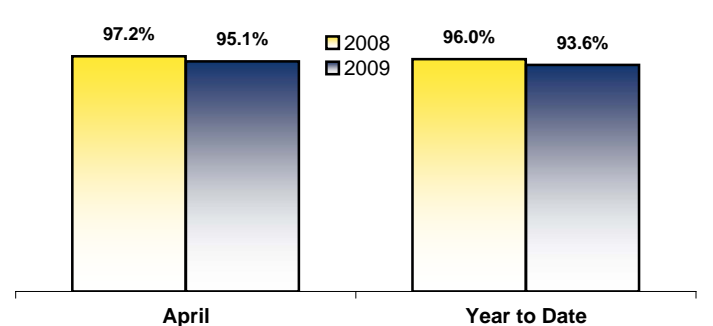
#### Activity—Year to Date



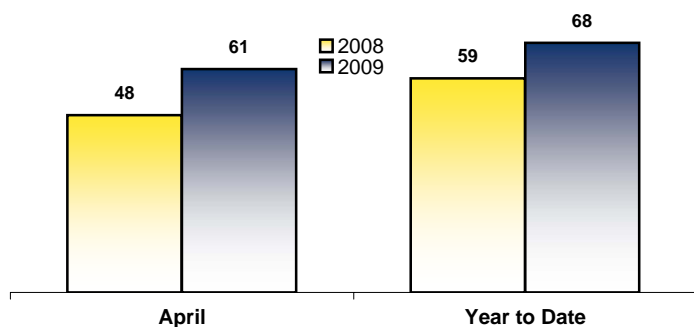
#### Median Sales Price



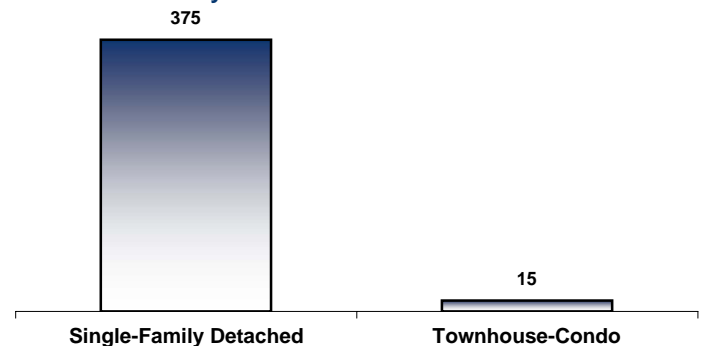
#### Ratio of Sales Price to Original List Price



#### Average Days on Market Until Sale



#### Current Inventory



Some of the figures referenced in this report are for only one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.