# **Austin Market Report**

2020 Annual

Troy Schlicker

# AUSTIN MARKET REPORT 2020 ANNUAL

Troy Schlicker

#### About the Data

- The study includes all residential home sales in the towns indicated in the report by the Austin Board of Realtors Multiple Listing Service. Including single family and condominiums. Does not include townhouses, land, commercial, rentals, or off-market transactions
- Each area is a separate area designated by the ABOR MLS but is highlighted with a dominate city or neighborhood for reference.
- The smaller amount of transactions data for some areas can lead to large swings that do not necessarily point to a trend in one directions or another.
- All information provided is deemed reliable, but has not been verified & we do not guarantee it.

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Subject to Errors and Omissions

Source: ABOR MLS

#### CONTENTS MARKET REPORT 2020 ANNUAL

Allandale/Crestview/Highland Barton Creek/Southwest Austin **Barton Hills/Zilker** Cedar Park Circle C Ranch/Oak Hill Downtown **Dripping Springs/Bear Creek** East Austin **Georgetown East Georgetown West** Great Hills/Jester/Riata Lago Vista/Jonestown/Volente Lake Austin Waterfront Lake Travis Waterfront North Lake Travis Waterfront South Lakeway/Bee Cave Leander Liberty Hill Lost Creek/Rob Roy/Senna Hills Wells Branch/Scofield

Mueller/Windsor Park North Central Austin Northeast Austin Northwest Austin/Anderson Mill Northwest Hills **Onion Creek/Southeast Austin** Pflugerville **River Place/Steiner Ranch Riverside/Montopolis Rollingwood/West Lake Hills** Rosedale/North Loop/Hyde Park **Round Rock East** Round Rock West South Austin Sunset Valley/South Congress Tarrytown/Clarksville **Travis Heights/South Lamar** University of Texas

Troy Schlicker

# COMMENTARY

#### MARKET REPORT 2020 ANNUAL

Needless to say 2020 was a year unlike any other in our lifetime. Uncertainty was standard issue and we all had to learn to roll with the changes. The Austin housing was no different. After a short lull in early spring when shutdowns initially started to take place the Austin community and housing market rebounded strongly and provide resilient to many of the challenges. With new technology and protocols in place people rolled with the punches and many new residence rolled into town.

This increase in demand, coupled with low inventory and historically low interest rates continued to drive housing price in Austin to record numbers. We have seen a shift in the top priorities home buyers and seller are looking for in the market and this has led to subtle changes within the market.

Homes with more space and multi-purpose rooms have become increasing popular as people are spending more time at home and often even working and going to school for there. Reduced travel budgets have allowed many home owners to invest in upgrades to their properties, giving them conveniences they traditionally have left home for.

All of these changes appear set to continue into 2021 should keep the Austin housing market one of the most dynamic in the country.

Troy Schlicker

**Troy Schlicker** 

## 2020 ANNUAL REVIEW

#### TRAVIS & WILLIAMSON COUNTY

SINGLE FAMILY & CONDO

Total Sales



(+0.1% 110111 2019)

Sales Price Average

\$456,836

(+11.6% change from 2019)

Sales Price Median



(+9.8% change from 2019)

Median Days On Market

**12** (-12 days from 2019)

Troy Schlicker

# ALLANDALE/CRESTVIEW/ HIGHLAND

SINGLE FAMILY & CONDO

Total Sales

(+2.7% from 2019)

Sales Price Average

\$535,393

(+16.3% from 2019)

Sales Price Median



(14.9% from 2019)

Median Days On Market

# 7

(-2 days from 2019)

Troy Schlicker

# BARTON CREEK/ SOUTHWEST AUSTIN

SINGLE FAMILY & CONDO

**Total Sales** 

**411** (+6.5% from 2019)

Sales Price Average

\$811,459

(+5.3% from 2019)

Sales Price Median

\$565,000

(+4.9% from 2019)

Median Days On Market

### 11

(-9 days from 2019)

Troy Schlicker

## BARTON HILLS/ZILKER

SINGLE FAMILY & CONDO

Total Sales **267** (+12.7% from 2019)

Sales Price Average

**\$905,197** (+17.9% from 2019)

Sales Price Median



(+11.9% from 2019)

Median Days On Market



(+8 days from 2019)

Troy Schlicker

## CEDAR PARK

SINGLE FAMILY & CONDO

Total Sales **1067** (-5.5% from 2019)

Sales Price Average

\$390,206 (+6.7% from 2019)

Sales Price Median



(+7.7% from 2019)

Median Days On Market

5 (-5 days from 2019)

Troy Schlicker

# CIRCLE C RANCH/OAK HILL

SINGLE FAMILY & CONDO

Total Sales **550** (-1.4% from 2019)

Sales Price Average

\$531,022 (+10.0% from 2019)

Sales Price Median

\$501,300

(+9.0% from 2019)

Median Days On Market

(-4 days from 2019)

4

Troy Schlicker

## DOWNTOWN

SINGLE FAMILY & CONDO

Total Sales **282** (-3.4% from 2019)

Sales Price Average

**\$790,780** (+0.3% from 2019)

Sales Price Median

\$580,000

(+8.0% from 2019)

Median Days On Market

**51** (-10 days from 2019)

Troy Schlicker

# DRIPPING SPRINGS/BEAR CREEK

SINGLE FAMILY & CONDO

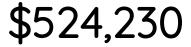
Total Sales **1091** (+28.2% from 2019)

Sales Price Average

\$572,432

(+5.5% from 2019)

Sales Price Median



(+5.1% from 2019)

Median Days On Market

29

(-24 days from 2019)

Troy Schlicker

## EAST AUSTIN

SINGLE FAMILY & CONDO

Total Sales **808** (+7.7% from 2019)

Sales Price Average

\$504,858

(+11% from 2019)

Sales Price Median



(+10.9% from 2019)

Median Days On Market

**12** (-8 days from 2019)

Troy Schlicker

## GEORGETOWN EAST

SINGLE FAMILY & CONDO

Total Sales **1019** (+20.1% from 2019)

Sales Price Average

\$303,341 (+6.7% from 2019)

Sales Price Median



(+10.1% from 2019)

Median Days On Market

25

(-17 days from 2019)

Troy Schlicker

## GEORGETOWN WEST

SINGLE FAMILY & CONDO

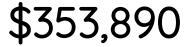
Total Sales **2511** (+22.9% from 2019)

Sales Price Average

\$389,453

(+8.4% from 2019)

Sales Price Median



(+7.9% from 2019)

Median Days On Market

**37** (-22 days from 2019)

Troy Schlicker

# GREAT HILLS/JESTER/RIATA

SINGLE FAMILY & CONDO

Total Sales 539 (+1.7% from 2019)

Sales Price Average

\$531,888

(+9.1% from 2019)

Sales Price Median



(+7.8% from 2019)

Median Days On Market

(-4 days from 2019)

5

Troy Schlicker

# LAGO VISTA/JONESTOWN/ VOLENTE

SINGLE FAMILY & CONDO

Total Sales **803** (+28.5% from 2019)

Sales Price Average



(+17.5% from 2019)

Sales Price Median



(+13.1% from 2019)

Median Days On Market

#### 48

(-13 days from 2019)

Troy Schlicker

## LAKEWAY/BEE CAVE

SINGLE FAMILY & CONDO

Total Sales **1942** 

(+11.4% from 2019)

Sales Price Average

\$738,337

(+16.1% from 2019)

Sales Price Median



(+13.5% from 2019)

Median Days On Market

**26** (-16 days from 2019)

Troy Schlicker

#### LAKE AUSTIN WATERFRONT PROPERTIES

SINGLE FAMILY & CONDO

Total Sales

**46** (+43.8% from 2019)

Sales Price Average



(+37.8% from 2019)

Sales Price Median



(+85.5% from 2019)

Median Days On Market

82

(+18 days from 2019)

Troy Schlicker

# LAKE TRAVIS NORTH

#### WATERFRONT PROPERTIES

SINGLE FAMILY & CONDO

Total Sales

94

(+46.9% from 2019)

Sales Price Average



(+17.6% from 2019)

Sales Price Median



(+37.6% from 2019)

Median Days On Market

**39** (-1 day from 2019)

Troy Schlicker

# LAKE TRAVIS SOUTH

#### WATERFRONT PROPERTIES

SINGLE FAMILY & CONDO

**Total Sales** 

89

(-1.1% from 2019)

Sales Price Average



(+44.6% from 2019)

Sales Price Median



(+28.2% from 2019)

Median Days On Market

**56** (-55 days from 2019)

Troy Schlicker

## LEANDER

SINGLE FAMILY & CONDO

Total Sales **2816** (+8.1 from 2019)

Sales Price Average

\$356,877 (+10.1% from 2019)

Sales Price Median



(+8.8% from 2019)

Median Days On Market

16

(-25 days from 2019)

Troy Schlicker

## LIBERTY HILL

SINGLE FAMILY & CONDO

**Total Sales** 

**737** (+17.9% from 2019)

Sales Price Average

\$381,230 (+5.2% from 2019)

Sales Price Median



(-6.7% from 2019)

Median Days On Market

**42** (-29 days from 2019)

Troy Schlicker

# LOST CREEK/ROB ROY/ SENNA HILLS

SINGLE FAMILY & CONDO

Total Sales

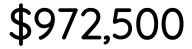
**240** (-9.8% from 2019)

Sales Price Average

\$1,343,423

(+29.9% from 2019)

Sales Price Median



(+15.1% from 2019)

Median Days On Market

12

(-9 days from 2019)

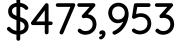
Troy Schlicker

## MUELLER/WINDSOR PARK

SINGLE FAMILY & CONDO

Total Sales **578** (-0.5% from 2019)

Sales Price Average



(+16.7% from 2019)

Sales Price Median



(+14.2% from 2019)

Median Days On Market

# 7

(-6 days from 2019)

Troy Schlicker

## NORTH CENTRAL AUSTIN

SINGLE FAMILY & CONDO

**Total Sales** 

#### 411

(-3.1% from 2019)

Sales Price Average

\$345,769

(+19.2% from 2019)

Sales Price Median



(+20.3% from 2019)

Median Days On Market

6 (-3 days from 2019)

Troy Schlicker

## NORTHEAST AUSTIN

SINGLE FAMILY & CONDO

Total Sales **478** (-22.0% from 2019)

Sales Price Average

\$295,473

(+8.7% from 2019)

Sales Price Median

\$286,488

(+8.1% from 2019)

Median Days On Market

6 (-8 days from 2019)

Troy Schlicker

# NORTHWEST AUSTIN/ ANDERSON MILL

SINGLE FAMILY & CONDO

Total Sales

676 (-8.8% from 2019)

Sales Price Average

\$442,950

(+10.2% from 2019)

Sales Price Median



(+10.0% from 2019)

Median Days On Market

#### 5

(-2 days from 2019)

Troy Schlicker

## NORTHWEST HILLS

SINGLE FAMILY & CONDO

Total Sales **360** (-13.7% from 2019)

Sales Price Average

**\$698,717** (+16.4% from 2019)

Sales Price Median

\$733,500

(+17.4% from 2019)

Median Days On Market

(-6 days from 2019)

Troy Schlicker

# ONION CREEK/SOUTHEAST AUSTIN

SINGLE FAMILY & CONDO

Total Sales **819** (+2.2% from 2019)

Sales Price Average

**\$319,048** (+13.4% from 2019)

Sales Price Median



(+12.7% from 2019)

Median Days On Market

**6** (-17 days from 2019)

Troy Schlicker

## PFLUGERVILLE

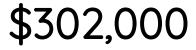
SINGLE FAMILY & CONDO

Total Sales **2123** (-3.0% from 2019)

Sales Price Average

**\$312,887** (+10.4% from 2019)

Sales Price Median



(+11.9% from 2019)

Median Days On Market

# 7

(-17 days from 2019)

Troy Schlicker

# **RIVER PLACE/STEINER RANCH**

SINGLE FAMILY & CONDO

Total Sales

645

(+21.5% from 2019)

Sales Price Average

**\$786,226** (+17.0% from 2019)

Sales Price Median

\$610,000

(+13.5% from 2019)

Median Days On Market

**8** (-14 days from 2019)

Troy Schlicker

## **RIVERSIDE/MONTOPOLIS**

SINGLE FAMILY & CONDO

Total Sales **313** (+1.3% from 2019)

Sales Price Average

\$357,026 (+14.3% from 2019)

Sales Price Median



(+10.9% from 2019)

Median Days On Market

**11** (-9 days from 2019)

Troy Schlicker

# ROLLINGWOOD/WEST LAKE HILLS

SINGLE FAMILY & CONDO

Total Sales **267** (-10.7% from 2019)

Sales Price Average

**\$1,712,414** (+26.9% from 2019)

Sales Price Median

\$1,380,000

(+15.1% from 2019)

Median Days On Market

**37** (+4 days from 2019)

Troy Schlicker

# ROSEDALE/NORTH LOOP/ HYDE PARK

SINGLE FAMILY & CONDO

Total Sales

**458** (+5.3% from 2019)

Sales Price Average

\$649,283

(+16.2% from 2019)

Sales Price Median



(+14.7% from 2019)

Median Days On Market

**16** (-1 day from 2019)

Troy Schlicker

## ROUND ROCK EAST

SINGLE FAMILY & CONDO

Total Sales **1687** (-0.4% from 2019)

Sales Price Average

\$325,254 (+9.1% from 2019)

Sales Price Median



(+9.1% from 2019)

Median Days On Market

## (-13 days from 2019)

Troy Schlicker

## ROUND ROCK WEST

SINGLE FAMILY & CONDO

Total Sales **1116** (-5.8% from 2019)

Sales Price Average

\$429,187 (+8.9% from 2019)

Sales Price Median



(+8.2% from 2019)

Median Days On Market

(-3 days from 2019)

4

Troy Schlicker

# SOUTH AUSTIN

SINGLE FAMILY & CONDO

Total Sales **1925** (+2.1% from 2019)

Sales Price Average

\$389,096

(+10.9% from 2019)

Sales Price Median



(+10.6% from 2019)

Median Days On Market

(-15 days from 2019)

Troy Schlicker

# SUNSET VALLEY/ SOUTH CONGRESS

SINGLE FAMILY & CONDO

**Total Sales** 

673 (+17.2% from 2019)

Sales Price Average

\$418,263

(+16.5% from 2019)

Sales Price Median



(+12.6% from 2019)

Median Days On Market

### 8

(-9 days from 2019)

Troy Schlicker

## TARRYTOWN/CLARKSVILLE

SINGLE FAMILY & CONDO

Total Sales

**426** (+3.1% from 2019)

Sales Price Average

**\$1,246,610** (+15% from 2019)

Sales Price Median

\$1,000,000

(+19.6% from 2019)

Median Days On Market

**30** (-3 days from 2019)

Troy Schlicker

## TRAVIS HEIGHTS/SOUTH LAMAR

SINGLE FAMILY & CONDO

Total Sales

674 (+8.9% from 2019)

Sales Price Average

\$697,216 (+15.8% from 2019)

Sales Price Median



(+10.4% from 2019)

Median Days On Market

**20** (-4 days from 2019)

Troy Schlicker

## UNIVERSITY OF TEXAS

SINGLE FAMILY & CONDO

Total Sales **196** (-18.0% from 2019)

Sales Price Average

\$391,686 (+5.5% from 2019)

Sales Price Median



(+3.1% from 2019)

Median Days On Market

32

(+6 days from 2019)

Troy Schlicker

# WELLS BRANCH/SCHOFIELD

SINGLE FAMILY & CONDO

Total Sales

438

(+15.6% from 2019)

Sales Price Average

\$374,735

(+13.9% from 2019)

Sales Price Median



(+14.4% from 2019)

Median Days On Market

5 (-2 days from 2019)

Troy Schlicker

## MISSION

Real estate is about more than a home, it's about a lifestyle.

Every client's situation is unique and providing outstanding individualized service is my top priority. That doesn't just mean negotiating a successful deal but also helping to provide the lifestyle that clients and families are seeking.

My goal is to link individuals and families with their real estate aspirations to help build wealth, dreams and memories.



Troy Schlicker

Troy Schlicker 512.809.6166 troy@reserverealty.com