

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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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

32,950

(+6.1% from 2019)

Sales Price Average

\$456,836

(+11.6% change from 2019)

Sales Price Median

\$357,000

(+9.8% change from 2019)

Median Days On Market

12

(-12 days from 2019)

Troy Schlicker

ALLANDALE/CRESTVIEW/ HIGHLAND

SINGLE FAMILY & CONDO

Total Sales

615

(+2.7% from 2019)

Sales Price Average

\$535,393

(+16.3% from 2019)

Sales Price Median

\$500,000

(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

\$750,000

(+11.9% from 2019)

Median Days On Market

34

(+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

\$370,000

(+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

(-4 days from 2019)

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

\$524,230

(+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

\$470,000

(+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

\$275,350

(+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

\$353,890

(+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

\$495,999

(+7.8% from 2019)

Median Days On Market

5

(-4 days from 2019)

Troy Schlicker

LAGO VISTA/JONESTOWN/ VOLENTE

SINGLE FAMILY & CONDO

Total Sales

803

(+28.5% from 2019)

Sales Price Average

\$474,344

(+17.5% from 2019)

Sales Price Median

\$369,796

(+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

\$590,000

(+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

\$3,652,257

(+37.8% from 2019)

Sales Price Median

\$3,462,500

(+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

\$745,077

(+17.6% from 2019)

Sales Price Median

\$577,500

(+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

\$1,497,936

(+44.6% from 2019)

Sales Price Median

\$1,000,000

(+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

\$308,000

(+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

\$309,900

(-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

\$972,500

(+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

\$473,953

(+16.7% from 2019)

Sales Price Median

\$447,500

(+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

\$349,000

(+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

\$396,000

(+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

7

(-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

\$299,900

(+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

\$302,000

(+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

\$345,000

(+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

\$585,000

(+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

\$300,000

(+9.1% from 2019)

Median Days On Market

7

(-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

\$395,000

(+8.2% from 2019)

Median Days On Market

4

(-3 days from 2019)

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

\$365,000

(+10.6% from 2019)

Median Days On Market

6

(-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

\$399,900

(+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

\$607,000

(+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

\$300,000

(+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

\$365,000

(+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.



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