

# Austin Market Report

2021 Annual Issue

An aerial photograph of the Austin, Texas skyline at dusk. The image shows a dense cluster of skyscrapers and modern buildings, with the city's lights beginning to glow. In the foreground, there are green spaces, a swimming pool, and a baseball field. The sky is a mix of blue and orange, indicating the time is either early morning or late evening. The overall scene is a vibrant and detailed representation of the city's urban landscape.

*Troy Schlicker*

# AUSTIN MARKET REPORT

## 2021 ANNUAL ISSUE

*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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MARKET REPORT 2021 ANNUAL ISSUE

Allandale/Crestview/Highland	Mueller/Windsor Park
Barton Creek/Southwest Austin	North Central Austin
Barton Hills/Zilker	Northeast Austin
Cedar Park	Northwest Austin/Anderson Mill
Circle C Ranch/Oak Hill	Northwest Hills
Downtown	Onion Creek/Southeast Austin
Dripping Springs/Bear Creek	Pflugerville
East Austin	River Place/Steiner Ranch
Georgetown East	Riverside/Montopolis
Georgetown West	Rollingwood/West Lake Hills
Great Hills/Jester/Riata	Rosedale/North Loop/Hyde Park
Lago Vista/Jonestown/Volente	Round Rock East
Lake Austin Waterfront	Round Rock West
Lake Travis Waterfront North	South Austin
Lake Travis Waterfront South	Sunset Valley/South Congress
Lakeway/Bee Cave	Tarrytown/Clarkville
Leander	Travis Heights/South Lamar
Liberty Hill	University of Texas
Lost Creek/Rob Roy/Senna Hills	Wells Branch/Scotfield

*Troy Schlicker*



# COMMENTARY

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## MARKET REPORT 2021 ANNUAL ISSUE

Last year was one for the record books in real estate. The pandemic aided in the onset of a buying frenzy, resulting in a 33% increase in property prices in 2021.

In the fourth quarter, however, there were hints that the sweltering housing market was beginning to cool. Only 60.3% of sales in October involved a bidding war, down from a peak of 74.5% in April. While this trend could be explained by seasonality, it could also indicate that the real estate frenzy has cooled.

Bolstered by a strong local economy and housing that is reasonably priced compared to other major cities, 2022 is going to be another strong year for Austin real estate.

Looking ahead to 2022 we can expect some changes in the real estate market here in Austin. First, mortgage rates will rise but remain well below their historic averages. Second, we will see more balance in the market which will bring some ease to buyers dealing with multiple offers or homes that are already sold before they can see them. Finally, home prices will continue to rise but at a more moderate pace than in 2021.

All these factors mean that Austin will still have an extremely competitive housing market but one that is easier for buyers and sellers to navigate.

*Troy Schlicker*

Troy Schlicker



**Austin**

EL. 550 ft

Round Rock

Pflugerville

Lake Hills

Ravens West

Oak Hill

Rollingwood

Del Valle

Jollyville

Fond du Lac

McKinney Falls S.P.

Taylor

Pflugerville

Round Rock

Del Valle

Lake Hills

Ravens West

Jollyville

Fond du Lac

# 2021 ANNUAL REVIEW

TRAVIS & WILLIAMSON COUNTY

## SINGLE FAMILY & CONDO

Total Sales

**34,027**

(+3.3% from 2020)

Sales Price Average

**\$590,459**

(+29.2% change from 2020)

Sales Price Median

**\$475,000**

(+33.1% change from 2020)

Median Days On Market

**5**

(-7 days from 2020)

*Troy Schlicker*

# ALLANDALE/CRESTVIEW/ HIGHLAND

SINGLE FAMILY & CONDO

Total Sales

**580**

(-5.7% from 2020)

Sales Price Average

**\$646,204**

(+20.7% from 2020)

Sales Price Median

**\$630,000**

(+26.0% from 2020)

Median Days On Market

**5**

(-2 days from 2020)

*Troy Schlicker*



# BARTON CREEK/ SOUTHWEST AUSTIN

SINGLE FAMILY & CONDO

Total Sales

**352**

(-14.6% from 2020)

Sales Price Average

**\$1,063,511**

(+31.1% from 2020)

Sales Price Median

**\$740,000**

(+31.0% from 2020)

Median Days On Market

**6**

(-5 days from 2020)

*Troy Schlicker*



# BARTON HILLS/ZILKER

## SINGLE FAMILY & CONDO

Total Sales

**302**

(+13.1% from 2020)

Sales Price Average

**\$1,020,905**

(+12.8% from 2020)

Sales Price Median

**\$822,000**

(+9.6% from 2020)

Median Days On Market

**7**

(-27 days from 2020)

*Troy Schlicker*

# CEDAR PARK

## SINGLE FAMILY & CONDO

Total Sales

**1136**

(+6.5% from 2020)

Sales Price Average

**\$563,844**

(+44.5% from 2020)

Sales Price Median

**\$533,818**

(+44.3% from 2020)

Median Days On Market

**5**

(0 days from 2020)

*Troy Schlicker*

# CIRCLE C RANCH/OAK HILL

## SINGLE FAMILY & CONDO

Total Sales

**596**

(+8.4% from 2020)

Sales Price Average

**\$784,775**

(+47.8% from 2020)

Sales Price Median

**\$723,500**

(+44.3% from 2020)

Median Days On Market

**5**

(+1 days from 2020)

*Troy Schlicker*



# DOWNTOWN

## SINGLE FAMILY & CONDO

Total Sales

**533**

(+89.0% from 2020)

Sales Price Average

**\$971,023**

(+22.8% from 2020)

Sales Price Median

**\$683,000**

(+17.8% from 2020)

Median Days On Market

**22**

(-29 days from 2020)

*Troy Schlicker*

# DRIPPING SPRINGS/BEAR CREEK

## SINGLE FAMILY & CONDO

Total Sales

**886**

(-18.8% from 2020)

Sales Price Average

**\$876,362**

(+53.1% from 2020)

Sales Price Median

**\$765,000**

(+45.9% from 2020)

Median Days On Market

**6**

(-23 days from 2020)

*Troy Schlicker*



# EAST AUSTIN

## SINGLE FAMILY & CONDO

Total Sales

**807**

(-0.1% from 2020)

Sales Price Average

**\$666,950**

(+32.1% from 2020)

Sales Price Median

**\$600,000**

(+27.7% from 2020)

Median Days On Market

**8**

(-4 days from 2020)

*Troy Schlicker*

# GEORGETOWN EAST

## SINGLE FAMILY & CONDO

Total Sales

**983**

(-3.5% from 2020)

Sales Price Average

**\$425,893**

(+40.4% from 2020)

Sales Price Median

**\$385,000**

(+39.8% from 2020)

Median Days On Market

**5**

(-20 days from 2020)

*Troy Schlicker*

# GEORGETOWN WEST

## SINGLE FAMILY & CONDO

Total Sales

**2500**

(-0.4% from 2020)

Sales Price Average

**\$513,097**

(+31.7% from 2020)

Sales Price Median

**\$458,925**

(+29.7% from 2020)

Median Days On Market

**6**

(-31 days from 2020)

*Troy Schlicker*

# GREAT HILLS/JESTER/RIATA

## SINGLE FAMILY & CONDO

Total Sales

**575**

(+6.7% from 2020)

Sales Price Average

**\$725,065**

(+36.3% from 2020)

Sales Price Median

**\$660,000**

(+33.1% from 2020)

Median Days On Market

**5**

(0 days from 2020)

*Troy Schlicker*

# LAGO VISTA/JONESTOWN/ VOLENTE

SINGLE FAMILY & CONDO

Total Sales

**826**

(+2.9% from 2020)

Sales Price Average

**\$637,709**

(+34.4% from 2020)

Sales Price Median

**\$496,000**

(+34.1% from 2020)

Median Days On Market

**8**

(-40 days from 2020)

*Troy Schlicker*



# LAKE AUSTIN

## WATERFRONT PROPERTIES

### SINGLE FAMILY & CONDO

Total Sales

**22**

(-52.2 % from 2020)

Sales Price Average

**\$4,473,545**

(+22.5% from 2020)

Sales Price Median

**\$3,850,000**

(+11.2% from 2020)

Median Days On Market

**76**

(-6 days from 2020)

*Troy Schlicker*

# LAKE TRAVIS NORTH

## WATERFRONT PROPERTIES

### SINGLE FAMILY & CONDO

Total Sales

**73**

(-22.3% from 2020)

Sales Price Average

**\$1,268,609**

(+70.3% from 2020)

Sales Price Median

**\$1,000,000**

(+73.2% from 2020)

Median Days On Market

**13**

(-26 day from 2020)

*Troy Schlicker*



# LAKE TRAVIS SOUTH

## WATERFRONT PROPERTIES

### SINGLE FAMILY & CONDO

Total Sales

**68**

(-23.6% from 2020)

Sales Price Average

**\$1,793,327**

(+19.7% from 2020)

Sales Price Median

**\$1,417,750**

(+41.8% from 2020)

Median Days On Market

**10**

(-46 days from 2020)

*Troy Schlicker*



# LAKEWAY/BEE CAVE

## SINGLE FAMILY & CONDO

Total Sales

**1729**

(-11.0% from 2020)

Sales Price Average

**\$949,441**

(+28.6% from 2020)

Sales Price Median

**\$751,750**

(+27.4% from 2020)

Median Days On Market

**7**

(-19 days from 2020)

*Troy Schlicker*

# LEANDER

## SINGLE FAMILY & CONDO

Total Sales

**2788**

(-1.0% from 2020)

Sales Price Average

**\$493,191**

(+38.2% from 2020)

Sales Price Median

**\$439,000**

(+42.5% from 2020)

Median Days On Market

**5**

(-11 days from 2020)

*Troy Schlicker*

# LIBERTY HILL

## SINGLE FAMILY & CONDO

Total Sales

**790**

(+7.2% from 2020)

Sales Price Average

**\$509,021**

(+33.5% from 2020)

Sales Price Median

**\$446,940**

(+44.2% from 2020)

Median Days On Market

**5**

(-37 days from 2020)

*Troy Schlicker*

# LOST CREEK/ROB ROY/ SENNA HILLS

SINGLE FAMILY & CONDO

Total Sales

**191**

(-20.4% from 2020)

Sales Price Average

**\$1,547,296**

(+15.2% from 2020)

Sales Price Median

**\$1,300,000**

(+33.7% from 2020)

Median Days On Market

**6**

(-6 days from 2020)

*Troy Schlicker*

# MUELLER/WINDSOR PARK

## SINGLE FAMILY & CONDO

Total Sales

**694**

(-20.1% from 2020)

Sales Price Average

**\$592,806**

(+25.1% from 2020)

Sales Price Median

**\$562,450**

(+25.7% from 2020)

Median Days On Market

**6**

(-1 days from 2020)

*Troy Schlicker*



Love  
lives  
here



# NORTH CENTRAL AUSTIN

## SINGLE FAMILY & CONDO

Total Sales

**463**

(+12.7% from 2020)

Sales Price Average

**\$430,194**

(+24.4% from 2020)

Sales Price Median

**\$425,000**

(+21.8% from 2020)

Median Days On Market

**6**

(0 days from 2020)

*Troy Schlicker*

# NORTHEAST AUSTIN

## SINGLE FAMILY & CONDO

Total Sales

**5226**

(+10.0% from 2020)

Sales Price Average

**\$404,936**

(+37.0% from 2020)

Sales Price Median

**\$405,000**

(+41.4% from 2020)

Median Days On Market

**6**

(0 days from 2020)

*Troy Schlicker*

# NORTHWEST AUSTIN/ ANDERSON MILL

SINGLE FAMILY & CONDO

Total Sales

**795**

(+17.6% from 2020)

Sales Price Average

**\$609,457**

(+37.6% from 2020)

Sales Price Median

**\$532,000**

(+34.3% from 2020)

Median Days On Market

**5**

(0 days from 2020)

*Troy Schlicker*



# NORTHWEST HILLS

## SINGLE FAMILY & CONDO

Total Sales

**386**

(+7.2% from 2020)

Sales Price Average

**\$833,719**

(+19.3% from 2020)

Sales Price Median

**\$800,000**

(+9.1% from 2020)

Median Days On Market

**5**

(-2 days from 2020)

*Troy Schlicker*

# ONION CREEK/SOUTHEAST AUSTIN

## SINGLE FAMILY & CONDO

Total Sales

**925**

(+12.9% from 2020)

Sales Price Average

**\$432,591**

(+35.6% from 2020)

Sales Price Median

**\$415,000**

(+38.4% from 2020)

Median Days On Market

**6**

(-17 days from 2019)

*Troy Schlicker*

# PFLUGERVILLE

## SINGLE FAMILY & CONDO

Total Sales

**2285**

(+7.6% from 2020)

Sales Price Average

**\$434,861**

(+39.0% from 2020)

Sales Price Median

**\$405,000**

(+38.9% from 2020)

Median Days On Market

**5**

(-2 days from 2020)

*Troy Schlicker*





# RIVER PLACE/STEINER RANCH

## SINGLE FAMILY & CONDO

Total Sales

**553**

(-14.3% from 2020)

Sales Price Average

**\$1,065,560**

(+35.5% from 2020)

Sales Price Median

**\$825,000**

(+35.2% from 2020)

Median Days On Market

**5**

(-3 days from 2020)

*Troy Schlicker*

# RIVERSIDE/MONTOPOLIS

## SINGLE FAMILY & CONDO

Total Sales

**329**

(+5.1% from 2020)

Sales Price Average

**\$418,931**

(+17.3% from 2020)

Sales Price Median

**\$394,250**

(+14.3% from 2020)

Median Days On Market

**6**

(-5 days from 2020)

*Troy Schlicker*

# ROLLINGWOOD/WEST LAKE HILLS

## SINGLE FAMILY & CONDO

Total Sales

**264**

(-1.1% from 2020)

Sales Price Average

**\$2,089,773**

(+22.0% from 2020)

Sales Price Median

**\$1,741,500**

(+26.2% from 2020)

Median Days On Market

**9**

(-28 days from 2020)

*Troy Schlicker*



# ROSEDALE/NORTH LOOP/ HYDE PARK

SINGLE FAMILY & CONDO

Total Sales

**449**

(-2.0% from 2020)

Sales Price Average

**\$758,872**

(+16.9% from 2020)

Sales Price Median

**\$725,000**

(+23.9% from 2020)

Median Days On Market

**7**

(-9 day from 2020)

*Troy Schlicker*

# ROUND ROCK EAST

## SINGLE FAMILY & CONDO

Total Sales

**1724**

(+2.2% from 2020)

Sales Price Average

**\$466,736**

(+43.5% from 2020)

Sales Price Median

**\$425,000**

(+41.7% from 2020)

Median Days On Market

**5**

(-2 days from 2020)

*Troy Schlicker*

# ROUND ROCK WEST

## SINGLE FAMILY & CONDO

Total Sales

**1146**

(+2.7% from 2020)

Sales Price Average

**\$609,018**

(+41.9% from 2020)

Sales Price Median

**\$570,000**

(+44.3% from 2020)

Median Days On Market

**5**

(+1 days from 2020)

*Troy Schlicker*

# SOUTH AUSTIN

## SINGLE FAMILY & CONDO

Total Sales

**1750**

(-9.1% from 2020)

Sales Price Average

**\$533,789**

(+37.2% from 2020)

Sales Price Median

**\$495,000**

(+35.6% from 2020)

Median Days On Market

**5**

(-1 days from 2020)

*Troy Schlicker*



# SUNSET VALLEY/ SOUTH CONGRESS

SINGLE FAMILY & CONDO

Total Sales

**683**

(+1.5% from 2020)

Sales Price Average

**\$543,631**

(+30.0% from 2020)

Sales Price Median

**\$515,000**

(+28.8% from 2020)

Median Days On Market

**6**

(-2 days from 2020)

*Troy Schlicker*



# TARRYTOWN/CLARKSVILLE

## SINGLE FAMILY & CONDO

Total Sales

**410**

(-3.8% from 2020)

Sales Price Average

**\$1,278,976**

(+2.6% from 2020)

Sales Price Median

**\$1,100,000**

(+10.0% from 2020)

Median Days On Market

**9**

(-21 days from 2020)

*Troy Schlicker*



# TRAVIS HEIGHTS/SOUTH LAMAR

## SINGLE FAMILY & CONDO

Total Sales

**695**

(+3.1% from 2020)

Sales Price Average

**\$843,038**

(+20.9% from 2020)

Sales Price Median

**\$755,000**

(+24.4% from 2020)

Median Days On Market

**6**

(-14 days from 2020)

*Troy Schlicker*

# UNIVERSITY OF TEXAS

## SINGLE FAMILY & CONDO

Total Sales

**302**

(+54.1% from 2020)

Sales Price Average

**\$435,435**

(+11.2% from 2020)

Sales Price Median

**\$335,000**

(+11.7% from 2020)

Median Days On Market

**16**

(-16 days from 2020)

*Troy Schlicker*

# WELLS BRANCH/SCHOFIELD

## SINGLE FAMILY & CONDO

Total Sales

**424**

(-3.2% from 2020)

Sales Price Average

**\$487,107**

(+30.0% from 2020)

Sales Price Median

**\$475,750**

(+30.3% from 2020)

Median Days On Market

**5**

(0 days from 2020)

*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

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