

Austin Market Report

2022 Annual Issue

Troy Schlicker

AUSTIN MARKET REPORT

2022 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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Troy Schlicker



COMMENTARY

MARKET REPORT 2022 ANNUAL ISSUE

2022 was a year of contrast in the real estate world and Austin was no exception. After a blistering start to the year that saw home prices surge it felt like a repeat of 2021 could be on the table. However, years of fiscal policy that prioritized low interest rates and easy access to money started to catch up to the economy and inflation peaked at 40-year highs due to the massive amount of liquidity in the financial systems.

The Fed took action with continued and substantial increases in the fed funds rate to slow the economy and tame inflation. The increase in interest rates combined with corporations preparing for a possible recession brought the real estate market to a standstill.

The second half of 2022 saw home prices flat or declining in most markets and transaction volume decrease significantly. The lack of demand was a welcomed relief to inventory levels and buyers who had options and leverage, for the first time in years, when purchasing a home. For the entire year we saw a 10% increase in Austin home prices with a significant reduction in home sales.

This leaves the outlook for 2023 in Austin uncertain as the market adjusts to new interest rate levels and buyers wait for direction from their companies about staffing levels. Home price will stay relatively flat over the course of the year with transaction volume well below 2022.

However, any positive news on interest rates or jobs will push prices higher than expected this year as inventory levels are still low by historical standards. Price appreciation around 5% is not out of the questions.

Troy Schlicker

Troy Schlicker



2022 ANNUAL REVIEW

TRAVIS & WILLIAMSON COUNTY

SINGLE FAMILY & CONDO

Total Sales

26,767

(-21.3% from 2021)

Sales Price Average

\$653,708

(+10.7% change from 2021)

Sales Price Median

\$525,000

(+10.5% change from 2021)

Median Days On Market

9

(+4 days from 2021)

Troy Schlicker

ALLANDALE/CRESTVIEW/ HIGHLAND

SINGLE FAMILY & CONDO

Total Sales

448

(-22.8% from 2021)

Sales Price Average

\$765,066

(+18.4% from 2021)

Sales Price Median

\$692,250

(+9.9% from 2021)

Median Days On Market

6

(+1 days from 2021)

Troy Schlicker

BARTON CREEK/ SOUTHWEST AUSTIN

SINGLE FAMILY & CONDO

Total Sales

247

(-29.8% from 2021)

Sales Price Average

\$1,143,281

(+7.5% from 2021)

Sales Price Median

\$802,900

(+8.5% from 2021)

Median Days On Market

8

(+2 days from 2021)

Troy Schlicker



BARTON HILLS/ZILKER

SINGLE FAMILY & CONDO

Total Sales

204

(-32.5% from 2021)

Sales Price Average

\$1,231,317

(+20.6% from 2021)

Sales Price Median

\$875,000

(+6.4% from 2021)

Median Days On Market

6

(-1 days from 2021)

Troy Schlicker

CEDAR PARK

SINGLE FAMILY & CONDO

Total Sales

781

(-31.3% from 2021)

Sales Price Average

\$635,557

(+12.7% from 2021)

Sales Price Median

\$590,000

(+10.5% from 2021)

Median Days On Market

9

(+4 days from 2021)

Troy Schlicker

CIRCLE C RANCH/OAK HILL

SINGLE FAMILY & CONDO

Total Sales

420

(-29.5% from 2021)

Sales Price Average

\$871,695

(+11.1% from 2021)

Sales Price Median

\$803,000

(+11.0% from 2021)

Median Days On Market

5

(0 days from 2021)

Troy Schlicker



DOWNTOWN

SINGLE FAMILY & CONDO

Total Sales

250

(-53.1% from 2021)

Sales Price Average

\$1,063,219

(+9.5% from 2021)

Sales Price Median

\$750,000

(+9.8% from 2021)

Median Days On Market

11

(-11 days from 2021)

Troy Schlicker

DRIPPING SPRINGS/BEAR CREEK

SINGLE FAMILY & CONDO

Total Sales

807

(-8.9% from 2021)

Sales Price Average

\$958,663

(+9.4% from 2021)

Sales Price Median

\$837,987

(+9.5% from 2021)

Median Days On Market

16

(+10 days from 2021)

Troy Schlicker

EAST AUSTIN

SINGLE FAMILY & CONDO

Total Sales

518

(-35.8% from 2021)

Sales Price Average

\$761,837

(+14.2% from 2021)

Sales Price Median

\$699,000

(+16.5% from 2021)

Median Days On Market

10

(+2 days from 2021)

Troy Schlicker

GEORGETOWN EAST

SINGLE FAMILY & CONDO

Total Sales

916

(-6.8% from 2021)

Sales Price Average

\$458,346

(+7.6% from 2021)

Sales Price Median

\$429,606

(+11.6% from 2021)

Median Days On Market

9

(+4 days from 2021)

Troy Schlicker

GEORGETOWN WEST

SINGLE FAMILY & CONDO

Total Sales

2248

(-10.1% from 2021)

Sales Price Average

\$595,628

(+16.1% from 2021)

Sales Price Median

\$530,000

(+15.5% from 2021)

Median Days On Market

11

(+5 days from 2021)

Troy Schlicker

GREAT HILLS/JESTER/RIATA

SINGLE FAMILY & CONDO

Total Sales

380

(-33.9% from 2021)

Sales Price Average

\$815,505

(+12.5 % from 2021)

Sales Price Median

\$740,650

(+12.2% from 2021)

Median Days On Market

8

(+3 days from 2021)

Troy Schlicker

LAGO VISTA/JONESTOWN/ VOLENTE

SINGLE FAMILY & CONDO

Total Sales

686

(-16.9% from 2021)

Sales Price Average

\$732,604

(+14.9% from 2021)

Sales Price Median

\$599,500

(+20.9% from 2021)

Median Days On Market

15

(+7 days from 2021)

Troy Schlicker



LAKE AUSTIN

WATERFRONT PROPERTIES

SINGLE FAMILY & CONDO

Total Sales

9

(-59.1% from 2021)

Sales Price Average

\$5,753,311

(+28.6% from 2021)

Sales Price Median

\$3,712,300

(-3.6% from 2021)

Median Days On Market

28

(-48 days from 2021)

Troy Schlicker

LAKE TRAVIS NORTH

WATERFRONT PROPERTIES

SINGLE FAMILY & CONDO

Total Sales

63

(-13.7% from 2021)

Sales Price Average

\$1,276,182

(+0.5% from 2021)

Sales Price Median

\$1,142,000

(+14.2% from 2021)

Median Days On Market

20

(+7 day from 2021)

Troy Schlicker

LAKE TRAVIS SOUTH

WATERFRONT PROPERTIES

SINGLE FAMILY & CONDO

Total Sales

35

(-48.5% from 2021)

Sales Price Average

\$1,600,045

(-10.8% from 2021)

Sales Price Median

\$1,435,000

(+1.2% from 2021)

Median Days On Market

7

(-3 days from 2021)

Troy Schlicker



LAKEWAY/BEE CAVE

SINGLE FAMILY & CONDO

Total Sales

1271

(-26.5% from 2021)

Sales Price Average

\$1,029,643

(+8.4% from 2021)

Sales Price Median

\$850,000

(+13.1% from 2021)

Median Days On Market

11

(+4 days from 2021)

Troy Schlicker

LEANDER

SINGLE FAMILY & CONDO

Total Sales

2380

(-14.6% from 2021)

Sales Price Average

\$581,767

(+18.0% from 2021)

Sales Price Median

\$512,951

(+16.8% from 2021)

Median Days On Market

11

(+6 days from 2021)

Troy Schlicker

LIBERTY HILL

SINGLE FAMILY & CONDO

Total Sales

570

(-27.8% from 2021)

Sales Price Average

\$640,034

(+25.7% from 2021)

Sales Price Median

\$590,028

(+32.0% from 2021)

Median Days On Market

14

(+9 days from 2021)

Troy Schlicker

LOST CREEK/ROB ROY/ SENNA HILLS

SINGLE FAMILY & CONDO

Total Sales

141

(-26.2% from 2021)

Sales Price Average

\$1,753,152

(+13.3% from 2021)

Sales Price Median

\$1,575,000

(+21.2% from 2021)

Median Days On Market

8

(+2 days from 2021)

Troy Schlicker

MUELLER/WINDSOR PARK

SINGLE FAMILY & CONDO

Total Sales

597

(-14.0% from 2021)

Sales Price Average

\$657,190

(+10.9% from 2021)

Sales Price Median

\$610,000

(+8.5% from 2021)

Median Days On Market

9

(+3 days from 2021)

Troy Schlicker



NORTH CENTRAL AUSTIN

SINGLE FAMILY & CONDO

Total Sales

350

(-24.4% from 2021)

Sales Price Average

\$492,979

(+14.6% from 2021)

Sales Price Median

\$479,250

(+12.8% from 2021)

Median Days On Market

7

(+1 days from 2021)

Troy Schlicker

NORTHEAST AUSTIN

SINGLE FAMILY & CONDO

Total Sales

554

(+6.1% from 2021)

Sales Price Average

\$475,190

(+17.3% from 2021)

Sales Price Median

\$468,250

(+15.6% from 2021)

Median Days On Market

7

(+2 days from 2021)

Troy Schlicker

NORTHWEST AUSTIN/ ANDERSON MILL

SINGLE FAMILY & CONDO

Total Sales

594

(-25.3% from 2021)

Sales Price Average

\$665,237

(+9.2% from 2021)

Sales Price Median

\$585,500

(+10.1% from 2021)

Median Days On Market

8

(+3 days from 2021)

Troy Schlicker



NORTHWEST HILLS

SINGLE FAMILY & CONDO

Total Sales

303

(-21.5% from 2021)

Sales Price Average

\$980,331

(+17.6% from 2021)

Sales Price Median

\$905,000

(+13.1% from 2021)

Median Days On Market

7

(+2 days from 2021)

Troy Schlicker

ONION CREEK/SOUTHEAST AUSTIN

SINGLE FAMILY & CONDO

Total Sales

915

(-1.1% from 2021)

Sales Price Average

\$490,092

(+13.3% from 2021)

Sales Price Median

\$475,000

(+14.5% from 2021)

Median Days On Market

11

(+5 days from 2021)

Troy Schlicker

PFLUGERVILLE

SINGLE FAMILY & CONDO

Total Sales

1825

(-20.1% from 2021)

Sales Price Average

\$503,906

(+15.9% from 2021)

Sales Price Median

\$476,390

(+17.6% from 2021)

Median Days On Market

9

(+4 days from 2021)

Troy Schlicker



RIVER PLACE/STEINER RANCH

SINGLE FAMILY & CONDO

Total Sales

368

(-33.4% from 2021)

Sales Price Average

\$1,205,371

(+13.1% from 2021)

Sales Price Median

\$966,250

(+17.1% from 2021)

Median Days On Market

8

(+3 days from 2021)

Troy Schlicker

RIVERSIDE/MONTOPOLIS

SINGLE FAMILY & CONDO

Total Sales

233

(-29.2% from 2021)

Sales Price Average

\$508,883

(+21.5% from 2021)

Sales Price Median

\$475,000

(+20.5% from 2021)

Median Days On Market

7

(+1 days from 2021)

Troy Schlicker

ROLLINGWOOD/WEST LAKE HILLS

SINGLE FAMILY & CONDO

Total Sales

146

(-44.7% from 2021)

Sales Price Average

\$2,311,996

(+10.6% from 2021)

Sales Price Median

\$1,920,000

(+10.2% from 2021)

Median Days On Market

10

(+1 days from 2021)

Troy Schlicker



ROSEDALE/NORTH LOOP/ HYDE PARK

SINGLE FAMILY & CONDO

Total Sales

360

(-19.8% from 2021)

Sales Price Average

\$944,011

(+24.4% from 2021)

Sales Price Median

\$847,250

(+16.9% from 2021)

Median Days On Market

10

(+3 day from 2021)

Troy Schlicker

ROUND ROCK EAST

SINGLE FAMILY & CONDO

Total Sales

1120

(-35.0% from 2021)

Sales Price Average

\$512,065

(+9.7% from 2021)

Sales Price Median

\$475,750

(+11.9% from 2021)

Median Days On Market

9

(+4 days from 2021)

Troy Schlicker

ROUND ROCK WEST

SINGLE FAMILY & CONDO

Total Sales

843

(-26.4% from 2021)

Sales Price Average

\$685,181

(+12.5% from 2021)

Sales Price Median

\$632,500

(+11.0% from 2021)

Median Days On Market

8

(+3 days from 2021)

Troy Schlicker

SOUTH AUSTIN

SINGLE FAMILY & CONDO

Total Sales

1483

(-15.3% from 2021)

Sales Price Average

\$593,592

(+11.2% from 2021)

Sales Price Median

\$566,990

(+12.5% from 2021)

Median Days On Market

8

(+3 days from 2021)

Troy Schlicker

SUNSET VALLEY/ SOUTH CONGRESS

SINGLE FAMILY & CONDO

Total Sales

420

(-38.5% from 2021)

Sales Price Average

\$644,754

(+18.6% from 2021)

Sales Price Median

\$605,000

(+17.5% from 2021)

Median Days On Market

7

(+1 days from 2021)

Troy Schlicker



TARRYTOWN/CLARKSVILLE

SINGLE FAMILY & CONDO

Total Sales

224

(-45.4% from 2021)

Sales Price Average

\$1,600,348

(+25.1% from 2021)

Sales Price Median

\$1,402,500

(+27.5% from 2021)

Median Days On Market

10

(+1 days from 2021)

Troy Schlicker



TRAVIS HEIGHTS/SOUTH LAMAR

SINGLE FAMILY & CONDO

Total Sales

419

(-39.7% from 2021)

Sales Price Average

\$1,045,951

(+24.1% from 2021)

Sales Price Median

\$850,000

(+12.6% from 2021)

Median Days On Market

9

(+3 days from 2021)

Troy Schlicker

UNIVERSITY OF TEXAS

SINGLE FAMILY & CONDO

Total Sales

219

(-27.5% from 2021)

Sales Price Average

\$442,695

(+1.7% from 2021)

Sales Price Median

\$350,000

(+4.5% from 2021)

Median Days On Market

14

(-2 days from 2021)

Troy Schlicker

WELLS BRANCH/SCHOFIELD

SINGLE FAMILY & CONDO

Total Sales

337

(-20.5% from 2021)

Sales Price Average

\$527,591

(+8.3% from 2021)

Sales Price Median

\$520,000

(+9.3% from 2021)

Median Days On Market

8

(+3 days from 2021)

Troy Schlicker



MISSION

Troy links people with their real estate dreams to help build wealth, dreams and memories.

Troy understands that buying your home is a huge emotional and financial undertaking; and that every home buyer's situation is unique. He is able to provide outstanding personalized service. That doesn't just mean negotiating a successful deal but exceeding his client's expectation of service, knowledge and communication through the process.

As a resident of Austin for 18 years, Troy has seen Austin go through rapid growth and numerous changes. Troy previously worked at Bank of America as a Sr. Mortgage Loan Officer. His knowledge of Austin, the mortgage industry, and of the real estate market has helped him guide clients through all of their real estate needs.

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



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