

Austin Real Estate Market Report

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
ALL Areas Combined	2006	26,138	\$239,818	\$176,000	2,113	\$113.50	63	1988
	2005	23,829	\$218,976	\$165,700	2,084	\$105.07	70	1987
	Change	9.69%	9.52%	6.22%	1.39%	8.01%	-10%	1
MLS Area 1A	2006	336	\$475,767	\$423,500	2,748	\$173.13	75	1978
	2005	307	\$417,564	\$370,000	2,730	\$152.95	84	1979
	Change	9.45%	13.94%	14.46%	0.66%	13.19%	-11%	-1
MLS Area 1B	2006	592	\$532,079	\$449,950	2,167	\$245.54	62	1954
	2005	622	\$466,095	\$378,500	2,020	\$230.74	60	1952
	Change	-4.82%	14.16%	18.88%	7.28%	6.41%	3%	2
MLS Area 1N	2006	663	\$281,613	\$246,650	2,199	\$128.06	38	1985
	2005	652	\$256,226	\$227,500	2,215	\$115.68	49	1985
	Change	1.69%	9.91%	8.42%	-0.72%	10.71%	-22%	0
MLS Area 2	2006	509	\$222,541	\$218,000	1,389	\$160.22	35	1958
	2005	464	\$193,472	\$187,800	1,362	\$142.05	40	1957
	Change	9.70%	15.02%	16.08%	1.98%	12.79%	-12.50%	1
MLS Area 2N	2006	396	\$136,531	\$129,450	1,504	\$90.78	46	1973
	2005	366	\$125,789	\$120,300	1,528	\$82.32	59	1975
	Change	8.20%	8.54%	7.61%	-1.57%	10.27%	-22.03%	-2
MLS Area 3	2006	392	\$171,718	\$155,000	1,468	\$116.97	40	1960
	2005	421	\$154,133	\$142,500	1,452	\$106.15	47	1960
	Change	-6.89%	11.41%	8.77%	1.10%	10.19%	-14.89%	0
MLS Area 3E	2006	132	\$108,091	\$106,662	1,350	\$80.07	75	1995
	2005	121	\$96,068	\$95,100	1,283	\$74.88	68	1992
	Change	9.09%	12.52%	12.16%	5.22%	6.93%	10.29%	3
MLS Area 4	2006	260	\$303,516	\$275,250	1,388	\$218.67	47	1942
	2005	245	\$266,653	\$227,000	1,396	\$191.01	65	1945
	Change	6.12%	13.82%	21.26%	-0.57%	14.48%	-27.69%	-3
MLS Area 5	2006	419	\$152,472	\$137,000	1,166	\$130.77	58	1958
	2005	327	\$117,976	\$108,300	1,172	\$100.66	52	1957
	Change	28.13%	29.24%	26.50%	-0.51%	29.90%	11.54%	1

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5E	2006	113	\$111,998	\$107,500	1,530	\$73.20	49	1995
	2005	112	\$98,212	\$98,750	1,542	\$63.69	69	1996
	Change	0.89%	14.04%	8.86%	-0.78%	14.93%	-28.99%	-1
6	2006	309	\$332,852	\$295,000	1,543	\$215.72	59	1958
	2005	283	\$272,149	\$250,000	1,425	\$190.98	53	1953
	Change	9.19%	22.31%	18.00%	8.28%	12.95%	11.32%	5
7	2006	123	\$356,935	\$335,000	1,692	\$210.95	44	1959
	2005	120	\$314,310	\$292,500	1,682	\$186.87	44	1960
	Change	2.50%	13.56%	14.53%	0.59%	12.89%	0.00%	-1
8E	2006	286	\$781,485	\$609,550	3,440	\$227.18	83	1986
	2005	285	\$697,110	\$550,000	3,367	\$207.04	76	1985
	Change	0.35%	12.10%	10.83%	2.17%	9.72%	9.21%	1
8W	2006	431	\$633,849	\$472,000	3,343	\$189.60	68	1992
	2005	423	\$486,980	\$415,000	3,127	\$155.73	66	1992
	Change	1.89%	30.16%	13.73%	6.91%	21.75%	3.03%	0
9	2006	80	\$140,004	\$134,648	1,481	\$94.53	51	1973
	2005	83	\$164,843	\$143,000	1,587	\$103.87	54	1969
	Change	-3.61%	-15.07%	-5.84%	-6.68%	-8.99%	-5.56%	4
10	2006	1459	\$154,402	\$148,000	1,561	\$98.91	32	1983
	2005	1333	\$138,625	\$134,050	1,547	\$89.61	46	1983
	Change	9.45%	11.38%	10.41%	0.90%	10.38%	-30.43%	0
11	2006	316	\$103,921	\$100,250	1,311	\$79.27	55	1986
	2005	319	\$98,812	\$95,500	1,301	\$75.95	61	1986
	Change	-0.94%	5.17%	4.97%	0.77%	4.37%	-9.84%	0
BA	2006	387	\$139,909	\$134,000	1,759	\$79.54	77	1991
	2005	417	\$126,251	\$124,900	1,734	\$72.81	85	1990
	Change	-7.19%	10.82%	7.29%	1.44%	9.24%	-9.41%	1
BL	2006	56	\$211,207	\$145,000	1,796	\$117.60	94	1979
	2005	35	\$205,278	\$177,500	1,882	\$109.07	102	1990
	Change	60.00%	2.89%	-18.31%	-4.57%	7.81%	-7.84%	-11

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MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
BU	2006	199	\$248,326	\$181,000	2,015	\$123.24	105	1975
	2005	143	\$208,574	\$154,000	1,781	\$117.11	87	1986
	Change	39.16%	19.06%	17.53%	13.14%	5.23%	20.69%	-11

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
BW	2006	184	\$174,831	\$155,000	2,020	\$86.55	74	1997
	2005	144	\$170,549	\$138,072	2,023	\$84.30	78	1996
	Change	27.78%	2.51%	12.26%	-0.15%	2.66%	-5.13%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
CC	2006	208	\$126,448	\$112,000	1,691	\$74.78	103	1967
	2005	188	\$109,914	\$104,775	1,668	\$65.90	96	1973
	Change	10.64%	15.04%	6.90%	1.38%	13.48%	7.29%	-6

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
CL	2006	2572	\$173,301	\$156,480	2,087	\$83.04	58	1998
	2005	2282	\$161,500	\$146,910	2,057	\$78.51	66	1997
	Change	12.71%	7.31%	6.51%	1.46%	5.76%	-12.12%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
EL	2006	171	\$125,768	\$115,000	1,781	\$70.62	89	1982
	2005	169	\$126,809	\$115,000	1,784	\$71.08	84	1986
	Change	1.18%	-0.82%	0.00%	-0.17%	-0.65%	5.95%	-4

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
FC	2006	12	\$174,125	\$149,750	1,757	\$99.10	97	1983
	2005	3	\$91,166	\$92,500	1,377	\$66.21	48	1977
	Change	300.00%	91.00%	61.89%	27.60%	49.69%	102.08%	6

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
GP	2006	1	-	-	-	-	-	-
	2005	1	-	-	-	-	-	-
	Change							

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
GT	2006	1125	\$208,170	\$173,000	2,100	\$99.13	73	1992
	2005	1105	\$196,437	\$165,000	2,105	\$93.32	82	1992
	Change	1.81%	5.97%	4.85%	-0.24%	6.23%	-10.98%	0

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
HD	2006	453	\$345,501	\$315,000	2,744	\$125.91	89	1996
	2005	405	\$306,441	\$274,500	2,568	\$119.33	96	1997
	Change	11.85%	12.75%	14.75%	6.85%	5.51%	-7.29%	-1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
HH	2006	1025	\$168,785	\$146,247	2,025	\$83.35	70	1998
	2005	800	\$158,562	\$140,603	2,001	\$79.24	77	1995
	Change	28.13%	6.45%	4.01%	1.20%	5.19%	-9.09%	3

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MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
HS	2006	173	\$180,516	\$160,800	1,936	\$93.24	74	0
	2005	128	\$173,098	\$135,250	1,761	\$98.30	73	0
	Change	35.16%	4.29%	18.89%	9.94%	-5.14%	1.37%	0

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
HU	2006	565	\$145,354	\$135,063	1,869	\$77.77	68	2003
	2005	354	\$139,790	\$130,000	1,832	\$76.30	81	2001
	Change	59.60%	3.98%	3.89%	2.02%	1.92%	-16.05%	2

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
HW	2006	318	\$254,286	\$199,450	2,025	\$125.57	90	1979
	2005	292	\$223,292	\$180,000	2,002	\$111.53	95	1982
	Change	8.90%	13.88%	10.81%	1.15%	12.59%	-5.26%	-3

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
JA	2006	162	\$205,916	\$183,250	1,915	\$107.53	78	2000
	2005	87	\$186,391	\$164,500	1,852	\$100.64	98	1998
	Change	86.21%	10.48%	11.40%	3.40%	6.84%	-20.41%	2

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
LC	2006	31	\$160,761	\$120,000	1,855	\$86.66	77	1986
	2005	19	\$135,298	\$113,500	1,943	\$69.63	95	1978
	Change	63.16%	18.82%	5.73%	-4.53%	24.46%	-18.95%	8

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
LH	2006	185	\$254,962	\$228,500	2,190	\$116.42	82	1997
	2005	148	\$243,773	\$219,000	2,270	\$107.39	99	1994
	Change	25.00%	4.59%	4.34%	-3.52%	8.41%	-17.17%	3

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
LL	2006	70	\$279,745	\$171,250	1,736	\$161.14	101	1954
	2005	66	\$236,427	\$173,700	1,882	\$125.63	95	1982
	Change	6.06%	18.32%	-1.41%	-7.76%	28.27%	6.32%	-28

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
LN	2006	573	\$314,742	\$262,000	2,485	\$126.66	94	1997
	2005	537	\$280,424	\$227,000	2,446	\$114.65	94	1996
	Change	6.70%	12.24%	15.42%	1.59%	10.48%	0.00%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
LS	2006	937	\$443,980	\$337,000	2,759	\$160.92	91	1996
	2005	886	\$420,650	\$318,000	2,748	\$153.07	104	1995
	Change	5.76%	5.55%	5.97%	0.40%	5.13%	-12.50%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
MA	2006	351	\$151,998	\$133,022	1,898	\$80.08	83	2002
	2005	255	\$142,349	\$127,551	1,810	\$78.65	95	2001
	Change	37.65%	6.78%	4.29%	4.86%	1.83%	-12.63%	1

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MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
MC	2006	51	\$96,105	\$86,000	1,707	\$56.30	110	1965
	2005	11	\$84,018	\$73,900	1,343	\$62.56	85	1963
	Change	363.64%	14.39%	16.37%	27.10%	-10.01%	29.41%	2
N	2006	519	\$174,895	\$170,195	1,893	\$92.39	41	1991
	2005	537	\$165,645	\$164,900	1,920	\$86.27	60	1992
	Change	-3.35%	5.58%	3.21%	-1.41%	7.09%	-31.67%	-1
NE	2006	410	\$142,739	\$140,000	1,746	\$81.75	64	1989
	2005	383	\$138,093	\$137,627	1,753	\$78.78	84	1989
	Change	7.05%	3.36%	1.72%	-0.40%	3.78%	-23.81%	0
NW	2006	883	\$232,864	\$192,500	2,307	\$100.94	44	1988
	2005	891	\$216,972	\$179,500	2,307	\$94.05	51	1987
	Change	-0.90%	7.32%	7.24%	0.00%	7.32%	-13.73%	1
PF	2006	1570	\$165,970	\$149,900	2,020	\$82.16	67	1998
	2005	1352	\$144,508	\$137,500	1,955	\$73.92	67	1997
	Change	16.12%	14.85%	9.02%	3.32%	11.16%	0.00%	1
RN	2006	522	\$504,515	\$432,250	3,364	\$149.97	81	1999
	2005	493	\$447,830	\$391,320	3,232	\$138.56	82	1999
	Change	5.88%	12.66%	10.46%	4.08%	8.24%	-1.22%	0
RR	2006	3069	\$196,989	\$170,410	2,283	\$86.29	61	1996
	2005	2843	\$184,409	\$160,003	2,247	\$82.07	71	1996
	Change	7.95%	6.82%	6.50%	1.60%	5.14%	-14.08%	0
SC	2006	183	\$197,476	\$175,000	2,187	\$90.30	74	1996
	2005	150	\$186,187	\$161,290	2,228	\$83.57	84	1994
	Change	22.00%	6.06%	8.50%	-1.84%	8.05%	-11.90%	2
SE	2006	176	\$114,513	\$111,425	1,693	\$67.64	55	1998
	2005	110	\$104,247	\$104,600	1,592	\$65.48	61	1996
	Change	60.00%	9.85%	6.52%	6.34%	3.29%	-9.84%	2
SV	2006	120	\$154,204	\$125,250	1,817	\$84.87	94	1975
	2005	94	\$128,485	\$115,500	1,690	\$76.03	85	1970
	Change	27.66%	20.02%	8.44%	7.51%	11.63%	10.59%	5

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SW	2006	1353	\$254,626	\$242,000	2,410	\$105.65	39	1997
	2005	1345	\$225,924	\$213,000	2,360	\$95.73	61	1996
	Change	0.59%	12.70%	13.62%	2.12%	10.37%	-36.07%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
TC	2006	205	\$106,495	\$93,500	1,572	\$67.74	77	1972
	2005	207	\$97,817	\$95,500	1,550	\$63.11	89	1970
	Change	-0.97%	8.87%	-2.09%	1.42%	7.35%	-13.48%	2

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
W	2006	365	\$530,366	\$335,000	3,089	\$171.70	78	1994
	2005	350	\$430,001	\$310,950	2,901	\$148.23	69	1993
	Change	4.29%	23.34%	7.73%	6.48%	15.83%	13.04%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
WE	2006	30	\$110,925	\$77,675	1,670	\$66.42	92	1965
	2005	33	\$97,135	\$79,500	1,595	\$60.90	92	1964
	Change	-9.09%	14.20%	-2.30%	4.70%	9.07%	0.00%	1

MLS Area	Year	# Sold	Avg Sold	Med Sold	Avg SQFT	Avg PSF	Avg Days	Year Blt
WW	2006	25	\$190,846	\$179,900	1,973	\$96.73	113	1982
	2005	27	\$148,484	\$114,000	1,698	\$87.45	87	1976
	Change	-7.41%	28.53%	57.81%	16.20%	10.61%	29.89%	6