

Leander: How Mortgage Rates Shape Buying Power in October

Leander · 2026-10-19

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Key numbers

September 2026

MEDIAN SALE PRICE

\$462,190

+1.8% vs. last year

n=113

MEDIAN DAYS ON MARKET

46

-25.8% vs. last year

n=113

SOLD VS. ORIGINAL LIST

95.3%

n=113

HOMES FOR SALE TODAY

627

months of inventory: 4.26

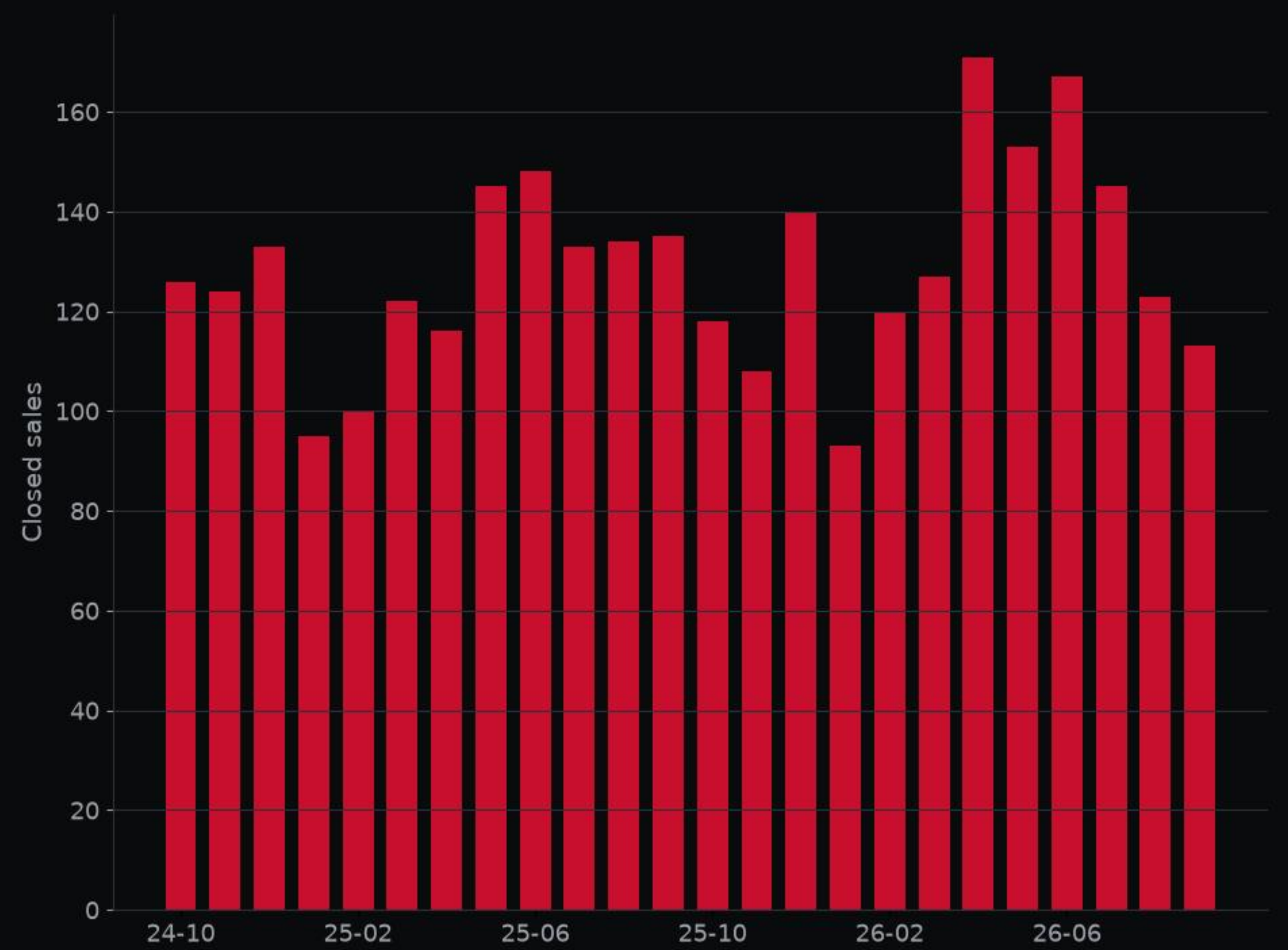
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





301 Lark ST · MLS #3520411

Kitchen · Listed by Spyglass Realty



301 Lark ST · MLS #3520411

Living room · Listed by Spyglass Realty



301 Lark ST · MLS #3520411

Backyard · Listed by Spyglass Realty



301 Lark ST · MLS #3520411

Dining room · Listed by Spyglass Realty



301 Lark ST · MLS #3520411

Bathroom · Listed by Spyglass Realty

Deal of the Week

301 Lark ST · MLS #3520411

\$262,500

4 bed · 2.5 bath · 2,578 sq ft

listed 19% below the ALEX valuation; 48% under the local price per sq ft; price reduced 15% from original.

ALEX valuation: \$325,000 (range \$279,000–\$342,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Spyglass Realty

[View on alex.realestate](#)

Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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ALEX Real Estate

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Data from Unlock MLS. Deemed reliable, not guaranteed.