

The Colony: How Rates Affect Buying Power This Month

The Colony · 2026-10-22

Photo: Kevin Payravi · CC BY-SA 4.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$434,950

+3.7% vs. last year

n=104

MEDIAN DAYS ON MARKET

63

+43.2% vs. last year

n=104

SOLD VS. ORIGINAL LIST

92.0%

n=104

HOMES FOR SALE TODAY

83

months of inventory: 4.79

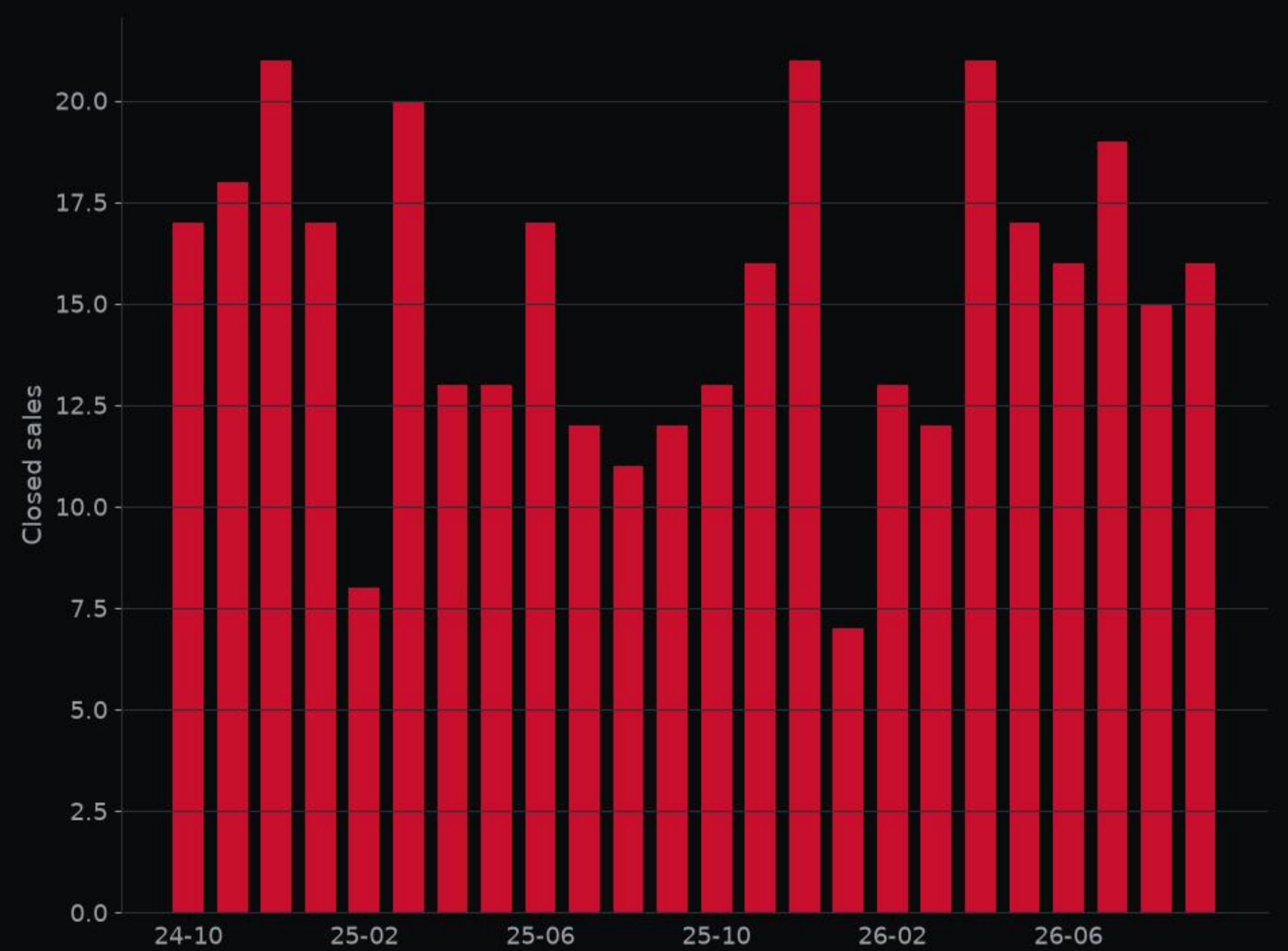
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





121 Shagbark TRL · MLS #4374306

Front exterior · Listed by Home Sweet Home Real Estate LL



121 Shagbark TRL · MLS #4374306

Kitchen · Listed by Home Sweet Home Real Estate LL



121 Shagbark TRL · MLS #4374306

Living room · Listed by Home Sweet Home Real Estate LL



121 Shagbark TRL · MLS #4374306

Bedroom · Listed by Home Sweet Home Real Estate LL



121 Shagbark TRL · MLS #4374306

Backyard · Listed by Home Sweet Home Real Estate LL

Deal of the Week

121 Shagbark TRL · MLS #4374306

\$359,999

4 bed · 2 bath · 1,970 sq ft

listed 1% below the ALEX valuation; price reduced 7% from original.

ALEX valuation: \$362,000 (range \$322,000–\$371,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Home Sweet Home Real Estate LL

[View on alex.realestate](#)

Want a private showing? Call or text George · 713.918.9951

**Want to see this home? Call
or text George at
713.918.9951 for a private
showing.**

alex-companies.com/market-data

George Arnold Alexander III, MPA

Associate Broker · Texas License #574878-B

george@alex.realestate · 713.918.9951

ALEX Real Estate

Alexander Tiffany Southwest, LLC dba ALEX.realestate

Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.