The Colony Entry-Level Homes: Can Buyers Afford Them?

The Colony · 2026-11-02

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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$439,900

+5.2% vs. last year

n=97

MEDIAN DAYS ON MARKET

63

+10.5% vs. last year

n=97

SOLD VS. ORIGINAL LIST

92.3%

n=97

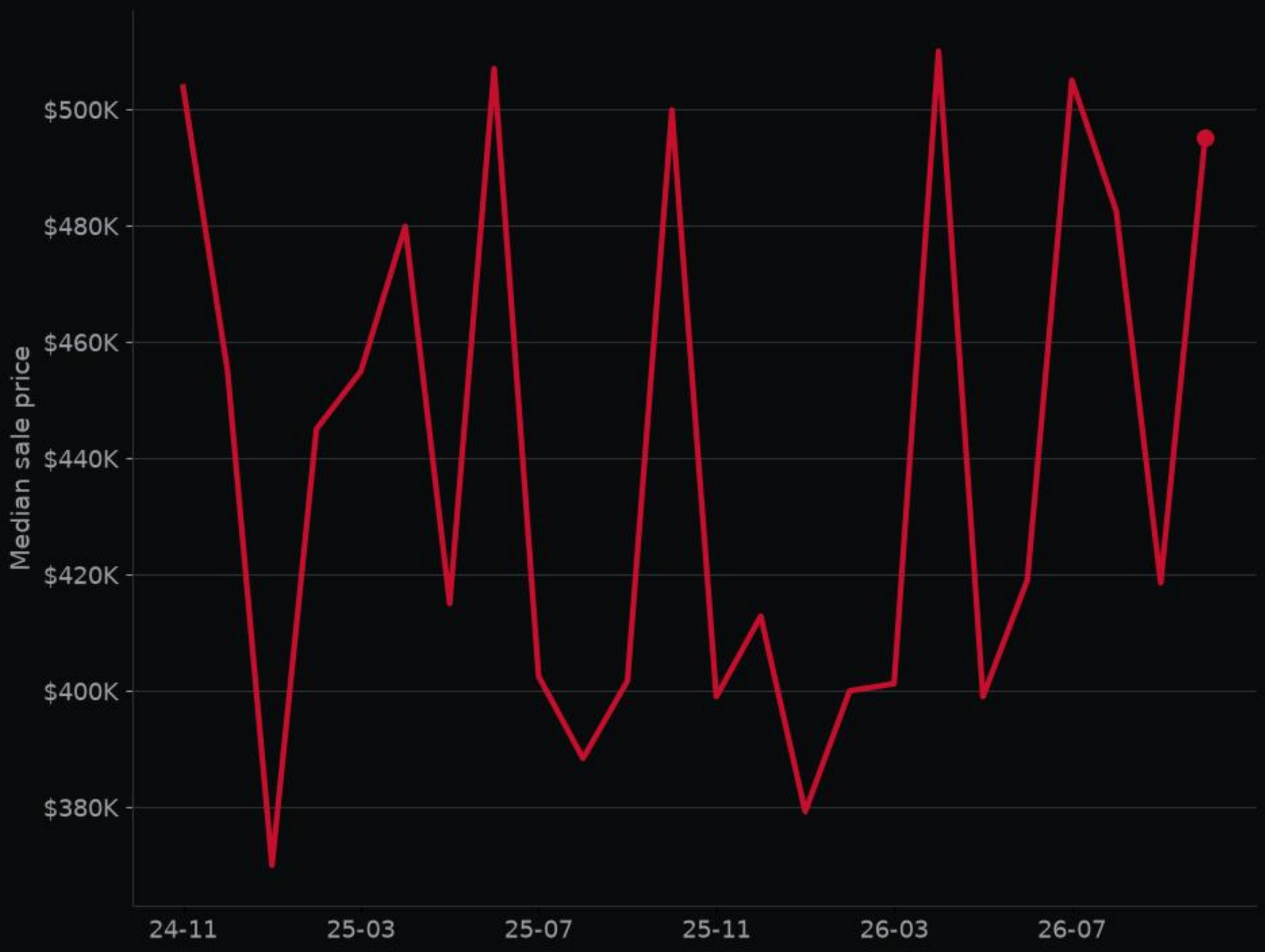
HOMES FOR SALE TODAY

81

months of inventory: 5.01

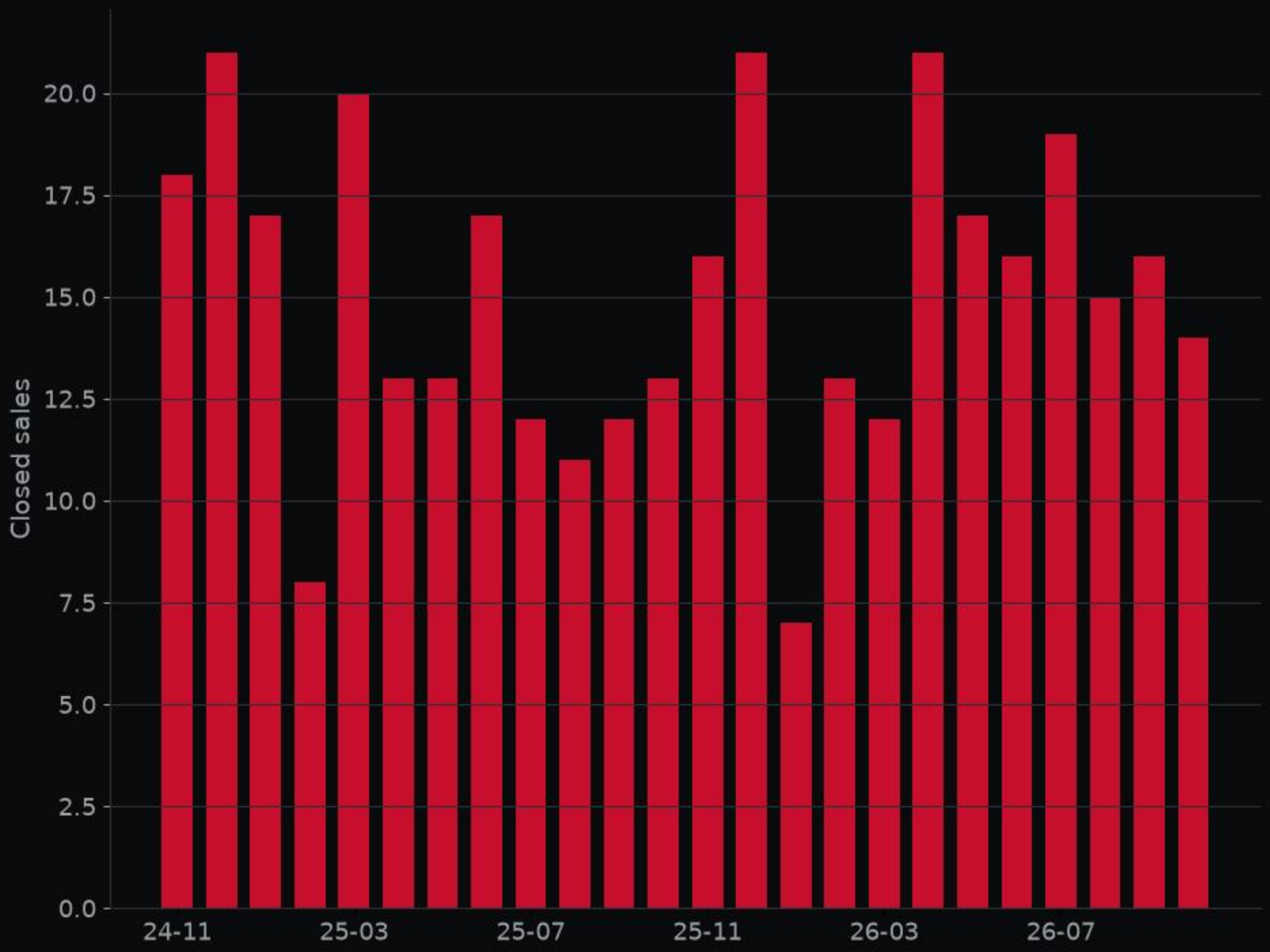
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





216 George Neggan LN · MLS #3931307

Kitchen · Listed by Epique Realty LLC



216 George Neggan LN · MLS #3931307

Living room · Listed by Epique Realty LLC



216 George Neggan LN · MLS #3931307

Bedroom · Listed by Epique Realty LLC



216 George Neggan LN · MLS #3931307

Backyard · Listed by Epique Realty LLC



216 George Neggan LN · MLS #3931307

Bathroom · Listed by Epique Realty LLC

Deal of the Week

216 George Neggan LN · MLS #3931307

$279,000

4 bed · 2.5 bath · 1,912 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 24% under the local price per sq ft.

ALEX valuation: $270,000 (range $250,000–$282,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Epique Realty LLC

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.