Elgin: Is the Market Balanced or Leaning to Buyers?

Elgin · 2026-11-17



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

Key numbers

October 2026

MEDIAN SALE PRICE

$252,268

-14.1% vs. last year

n=40

MEDIAN DAYS ON MARKET

66

-26.7% vs. last year

n=40

SOLD VS. ORIGINAL LIST

96.3%

n=40

HOMES FOR SALE TODAY

282

months of inventory: 5.1

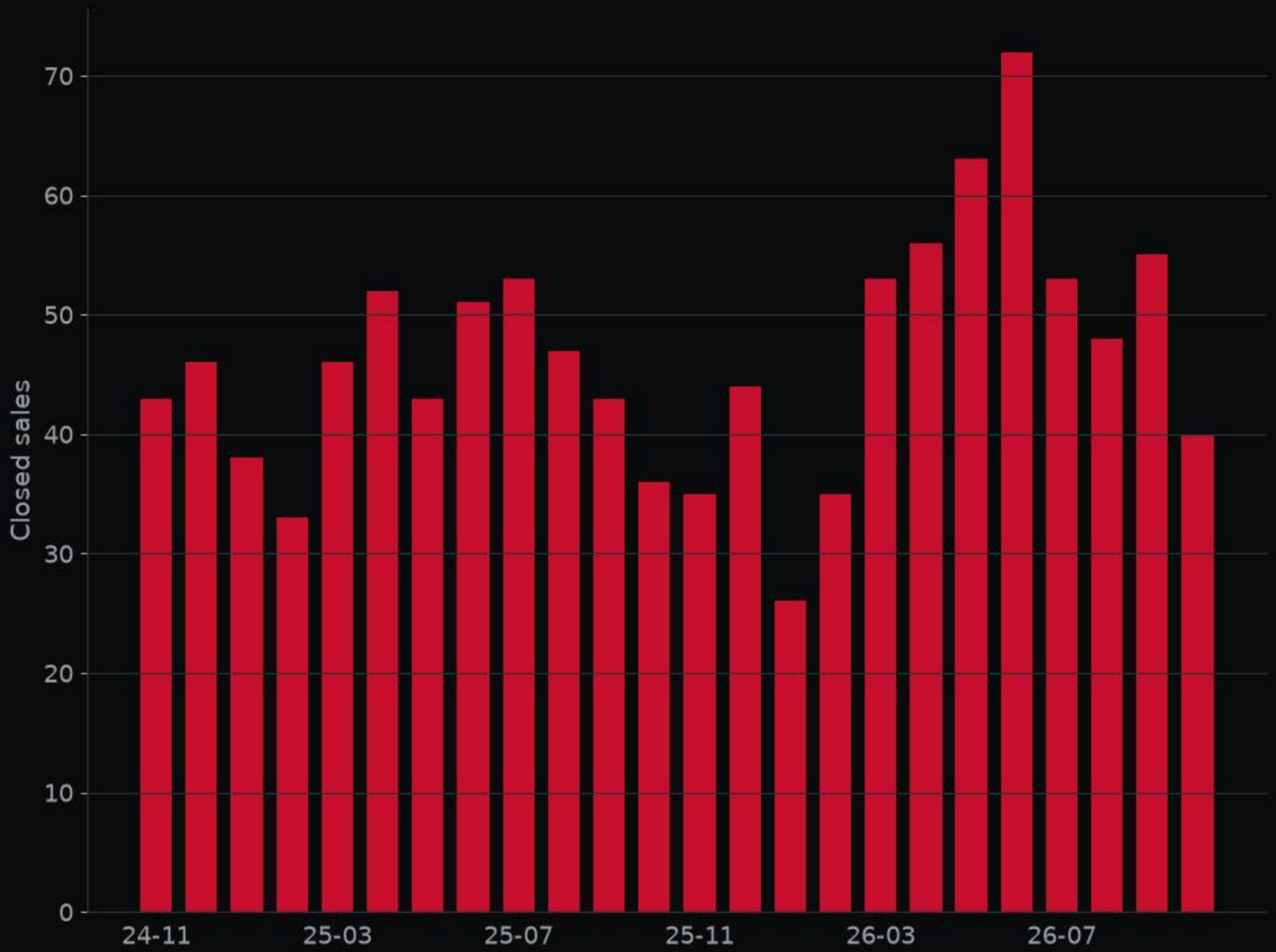
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





210 LOESCH DR · MLS #1270091

Kitchen · Listed by Jeanette Shelby, Realtors



210 LOESCH DR · MLS #1270091

Living room · Listed by Jeanette Shelby, Realtors



210 LOESCH DR · MLS #1270091

Bedroom · Listed by Jeanette Shelby, Realtors



210 LOESCH DR · MLS #1270091

Backyard · Listed by Jeanette Shelby, Realtors



210 LOESCH DR · MLS #1270091

Dining room · Listed by Jeanette Shelby, Realtors

Deal of the Week

210 LOESCH DR · MLS #1270091

$249,999

3 bed · 2 bath · 1,625 sq ft

listed 10% below the ALEX valuation; 6% under the local price per sq ft; price reduced 11% from original.

ALEX valuation: $279,000 (range $247,000–$297,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Jeanette Shelby, Realtors

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

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.