Windermere Oaks vs. Neighbors: Prices Up, Days on Market Longer

Windermere Oaks, Spicewood · 2026-11-22



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$530,000 **+13.5% vs. last year**

n=20

MEDIAN DAYS ON MARKET

165 **+6.5% vs. last year**

n=20

SOLD VS. ORIGINAL LIST

94.2%

n=20

HOMES FOR SALE TODAY

14

months of inventory: 8.4

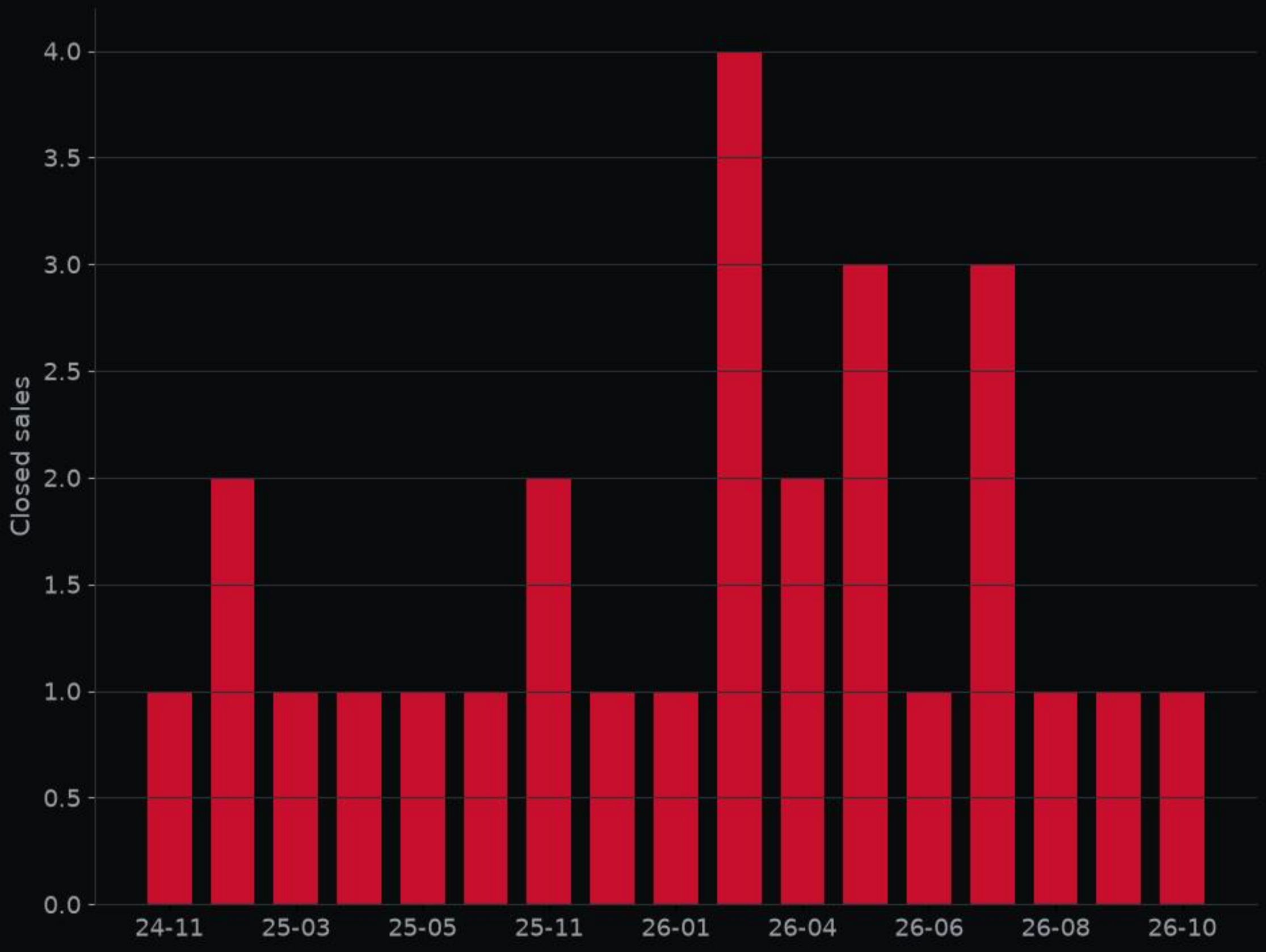
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





413 Bedford DR · MLS #3282428

Kitchen · Listed by My Castle Realty



413 Bedford DR · MLS #3282428

Living room · Listed by My Castle Realty



413 Bedford DR · MLS #3282428

Bedroom · Listed by My Castle Realty



413 Bedford DR · MLS #3282428

Backyard · Listed by My Castle Realty



413 Bedford DR · MLS #3282428

Dining room · Listed by My Castle Realty

Deal of the Week

413 Bedford DR · MLS #3282428

$450,000

3 bed · 2 bath · 1,933 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; price reduced 2% from original.

ALEX valuation: $430,000 (range $396,000–$451,000)

ALEX Intelligence estimate, not an appraisal.

Listed by My Castle Realty

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

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