Martindale Inventory Signals Buyer Leverage in Rolling Year

Martindale 78655 · 2026-11-17



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$392,180

+2.0% vs. last year

n=13

MEDIAN DAYS ON MARKET

108

+116.0% vs. last year

n=13

SOLD VS. ORIGINAL LIST

92.7%

n=13

HOMES FOR SALE TODAY

9

months of inventory: —

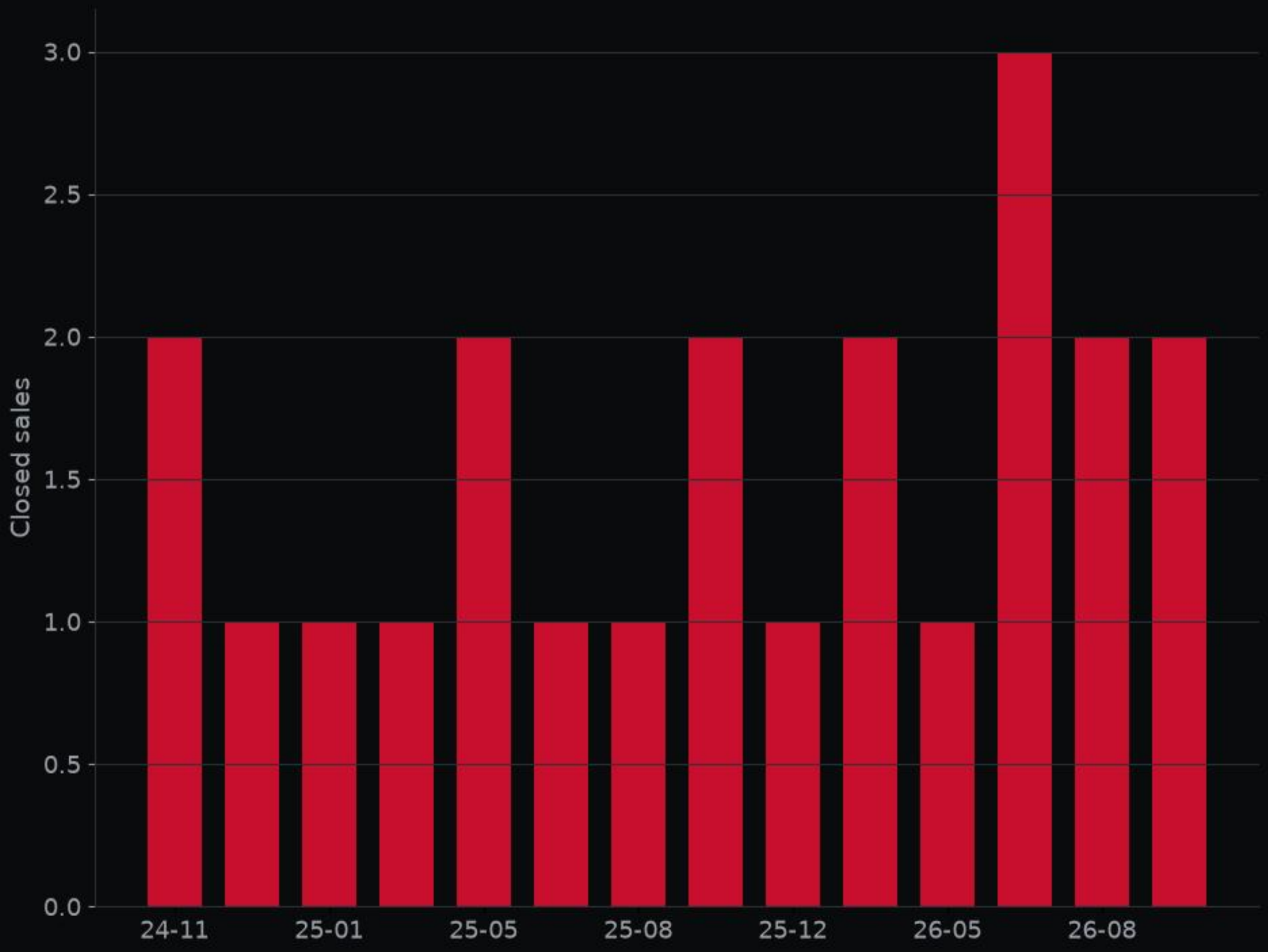
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





925 River Ranch CIR · MLS #4859009

Front exterior · Listed by Anders Pierce Realty, LLC



925 River Ranch CIR · MLS #4859009

Kitchen · Listed by Anders Pierce Realty, LLC



925 River Ranch CIR · MLS #4859009

Living room · Listed by Anders Pierce Realty, LLC



925 River Ranch CIR · MLS #4859009

Bedroom · Listed by Anders Pierce Realty, LLC



925 River Ranch CIR · MLS #4859009

Backyard · Listed by Anders Pierce Realty, LLC

Deal of the Week

925 River Ranch CIR · MLS #4859009

$899,000

4 bed · 4.5 bath · 3,246 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; price reduced 5% from original.

ALEX valuation: $870,000 (range $461,000–$1,476,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Anders Pierce Realty, LLC

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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