New Listings vs. Closings: The Supply Gap in New Braunfels

New Braunfels · 2026-11-10



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Key numbers

October 2026

MEDIAN SALE PRICE

$445,750

+10.1% vs. last year

n=22

MEDIAN DAYS ON MARKET

50

-18.0% vs. last year

n=22

SOLD VS. ORIGINAL LIST

94.4%

n=22

HOMES FOR SALE TODAY

133

months of inventory: 5.02

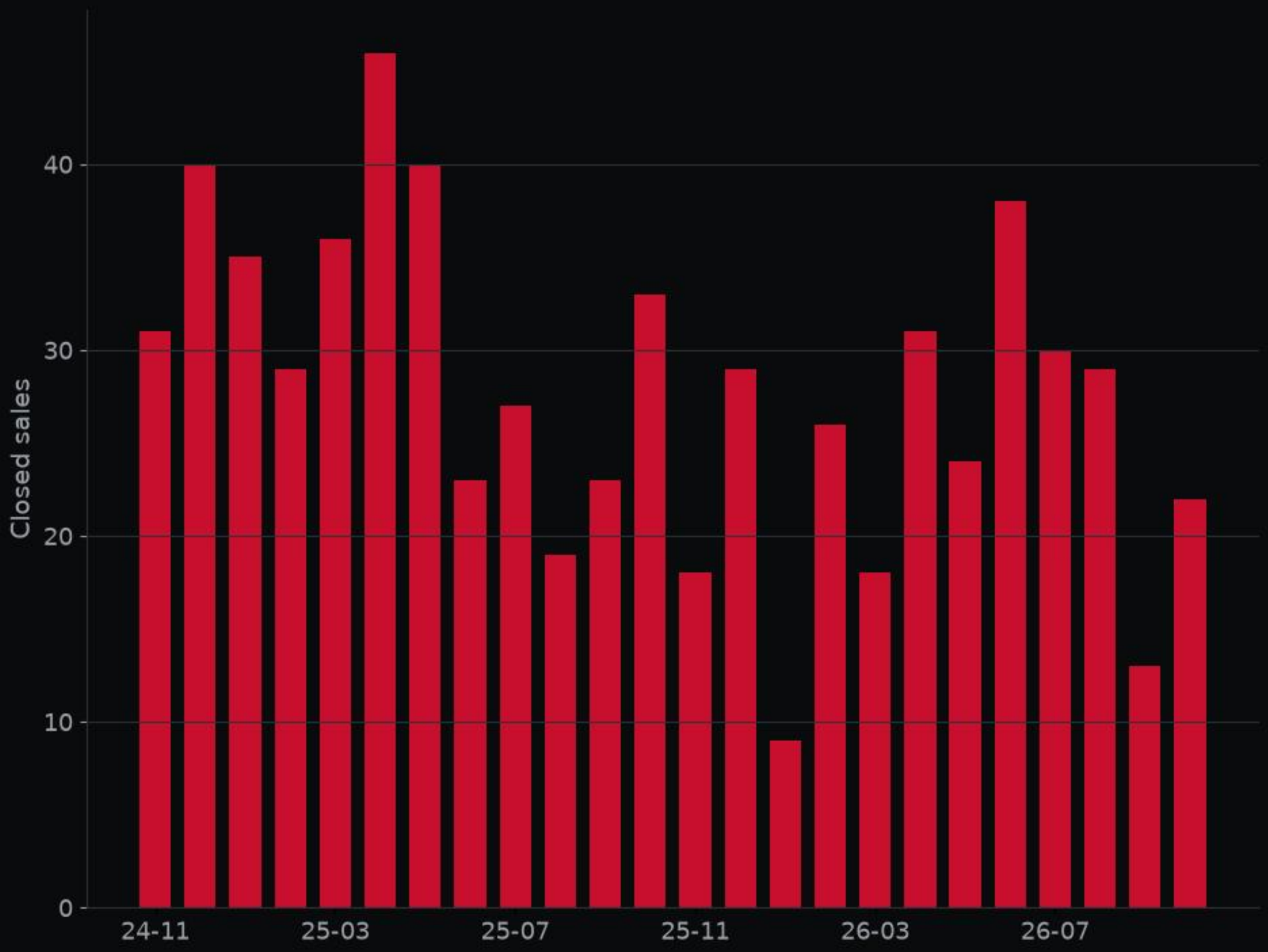
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





411 S Live Oak Ave · MLS #6954655

Kitchen · Listed by D Lee Edwards Realty, Inc



411 S Live Oak Ave · MLS #6954655

Living room · Listed by D Lee Edwards Realty, Inc



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Bedroom · Listed by D Lee Edwards Realty, Inc



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Backyard · Listed by D Lee Edwards Realty, Inc



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Dining room · Listed by D Lee Edwards Realty, Inc

Deal of the Week

411 S Live Oak Ave · MLS #6954655

$168,750

3 bed · 1 bath · 1,385 sq ft

listed 3% below the ALEX valuation; 38% under the local price per sq ft.

ALEX valuation: $174,000 (range $128,000–$196,000)

ALEX Intelligence estimate, not an appraisal.

Listed by D Lee Edwards Realty, Inc

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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