

Guadalupe County: List-to-Sale Ratios Rise in Rolling Six Months

Guadalupe County · 2026-10-22

Photo: David Dugan · CC BY-SA 3.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$320,000

+8.5% vs. last year

n=87

MEDIAN DAYS ON MARKET

43

-50.6% vs. last year

n=87

SOLD VS. ORIGINAL LIST

95.4%

n=87

HOMES FOR SALE TODAY

115

months of inventory: 7.67

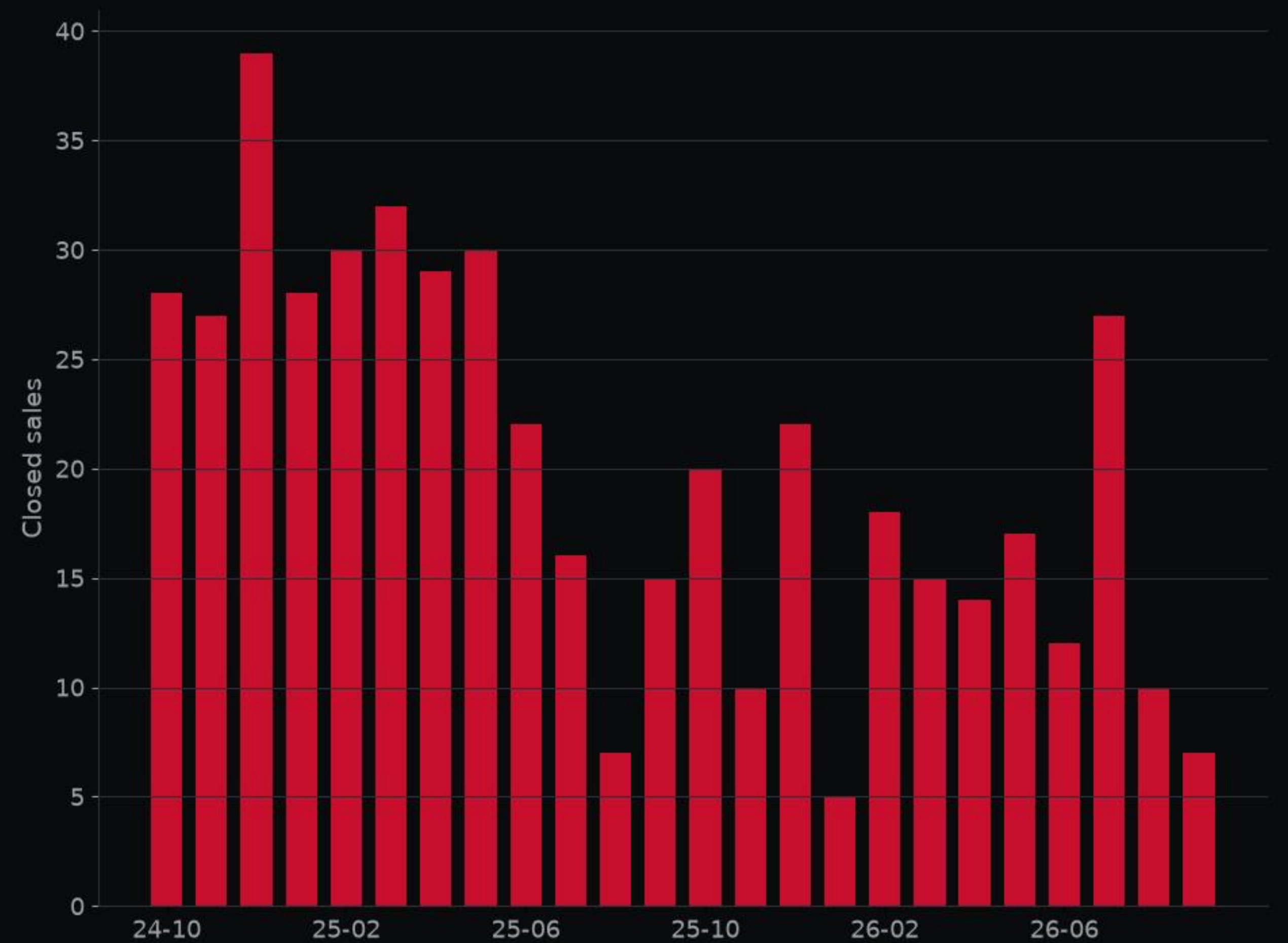
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





2941 Field VW · MLS #8276737

Kitchen · Listed by Watters International Realty



2941 Field VW · MLS #8276737

Living room · Listed by Watters International Realty



2941 Field VW · MLS #8276737

Bedroom · Listed by Watters International Realty



2941 Field VW · MLS #8276737

Backyard · Listed by Watters International Realty



2941 Field VW · MLS #8276737

Dining room · Listed by Watters International Realty

Deal of the Week

2941 Field VW · MLS #8276737

\$239,900

3 bed · 2 bath · 1,643 sq ft

listed 1% below the ALEX valuation; 26% under the local price per sq ft.

ALEX valuation: \$242,000 (range \$223,000–\$255,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Watters International 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

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.