Guadalupe County Entry-Level Homes: Affordability Check

Guadalupe County · 2026-10-29

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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

107

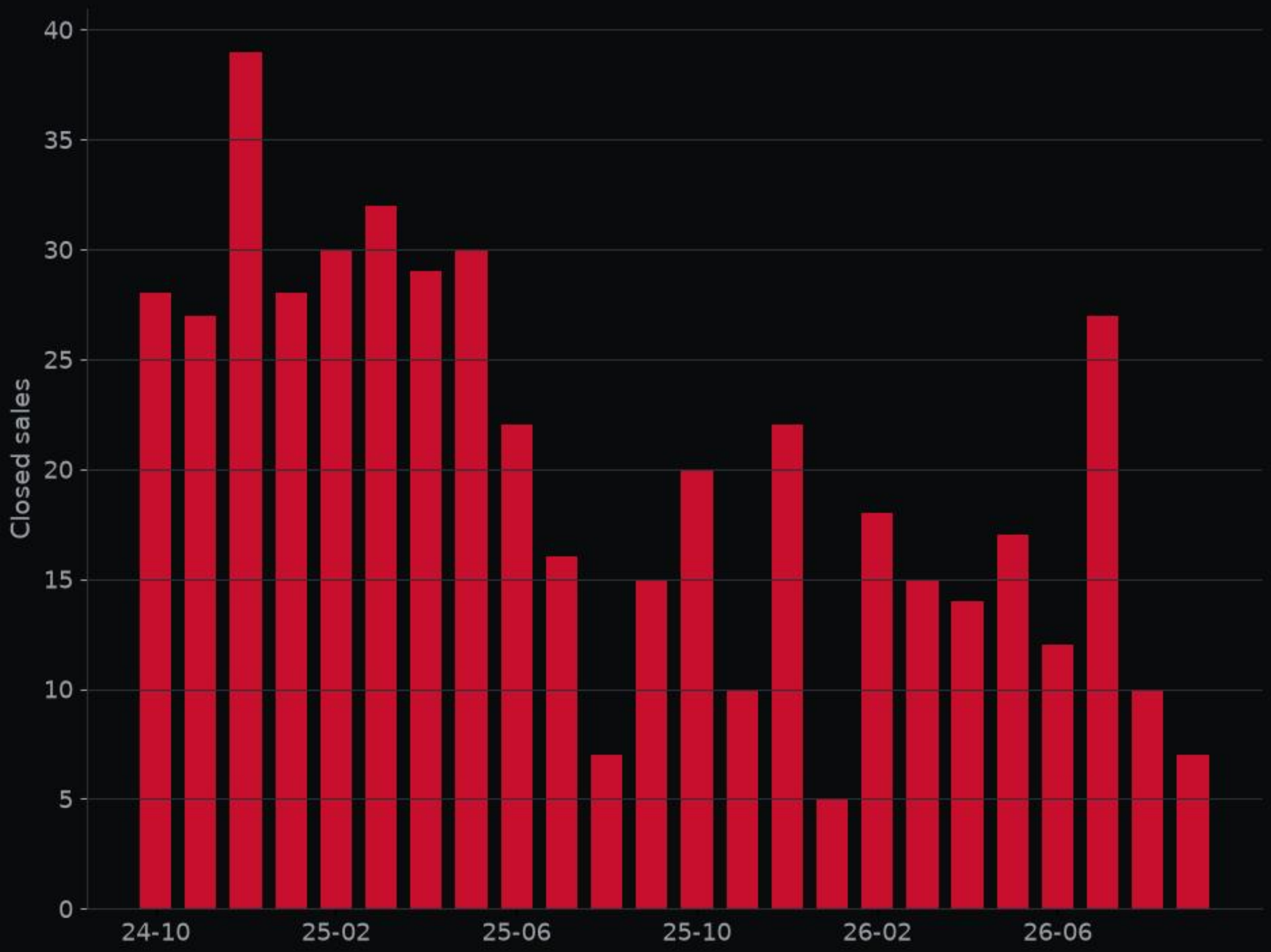
months of inventory: 7.13

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

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Living room · Listed by Watters International Realty

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Bedroom · Listed by Watters International Realty

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Backyard · Listed by Watters International Realty

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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 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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Data from Unlock MLS. Deemed reliable, not guaranteed.