Guadalupe County Entry-Level Homes: Can Buyers Afford Them?

Guadalupe County · 2026-11-01

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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$330,750

+14.1% vs. last year

n=86

MEDIAN DAYS ON MARKET

58

-24.7% vs. last year

n=86

SOLD VS. ORIGINAL LIST

94.8%

n=86

HOMES FOR SALE TODAY

108

months of inventory: 7.53

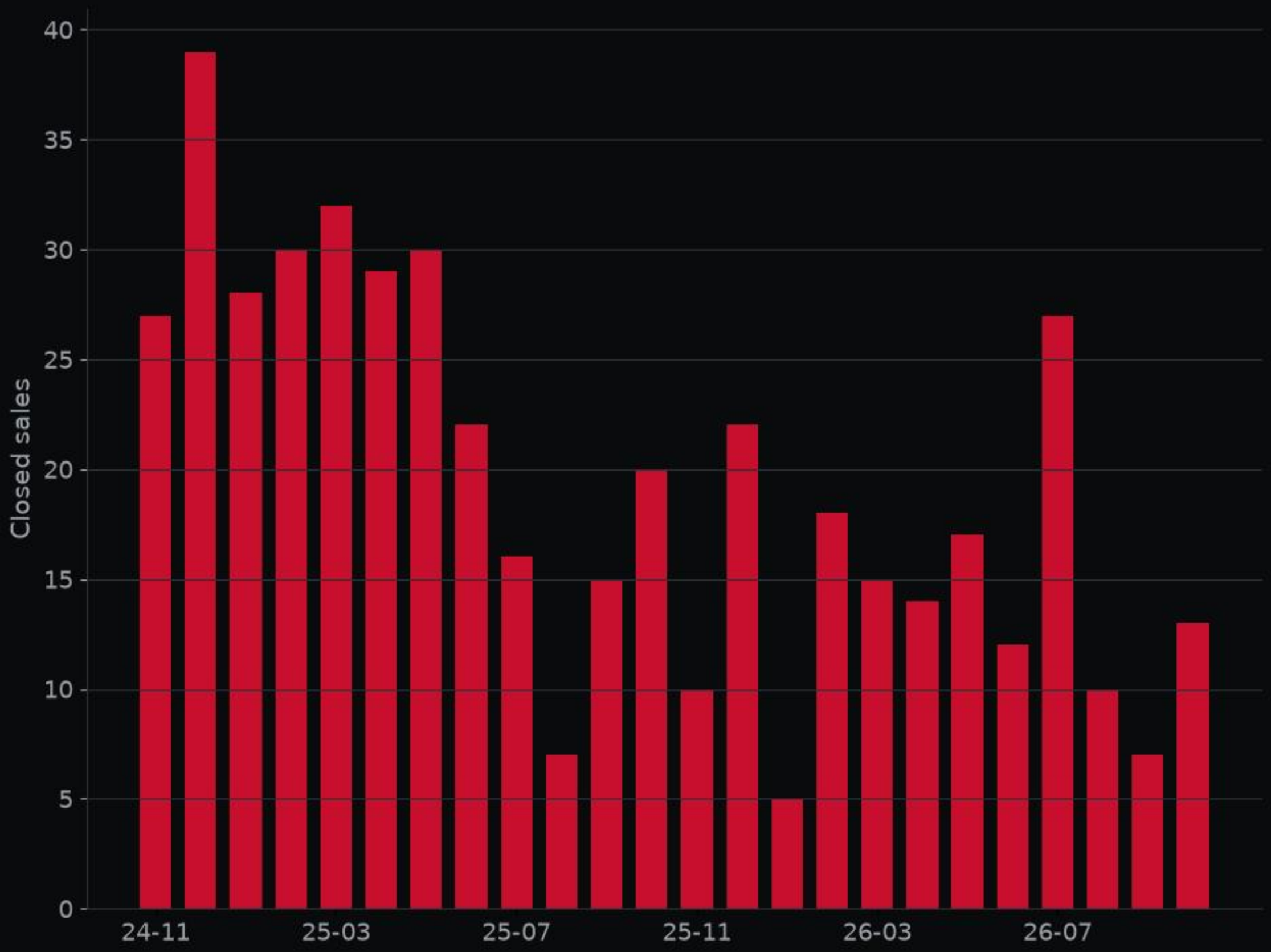
Median Sale Price by Month

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 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.