Guadalupe County List-to-Sale Ratios Explain Pricing Power

Guadalupe County · 2026-11-22

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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$318,875 **+10.3% vs. last year**

n=86

MEDIAN DAYS ON MARKET

58 **-32.6% vs. last year**

n=86

SOLD VS. ORIGINAL LIST

94.8%

n=86

HOMES FOR SALE TODAY

105

months of inventory: 7.33

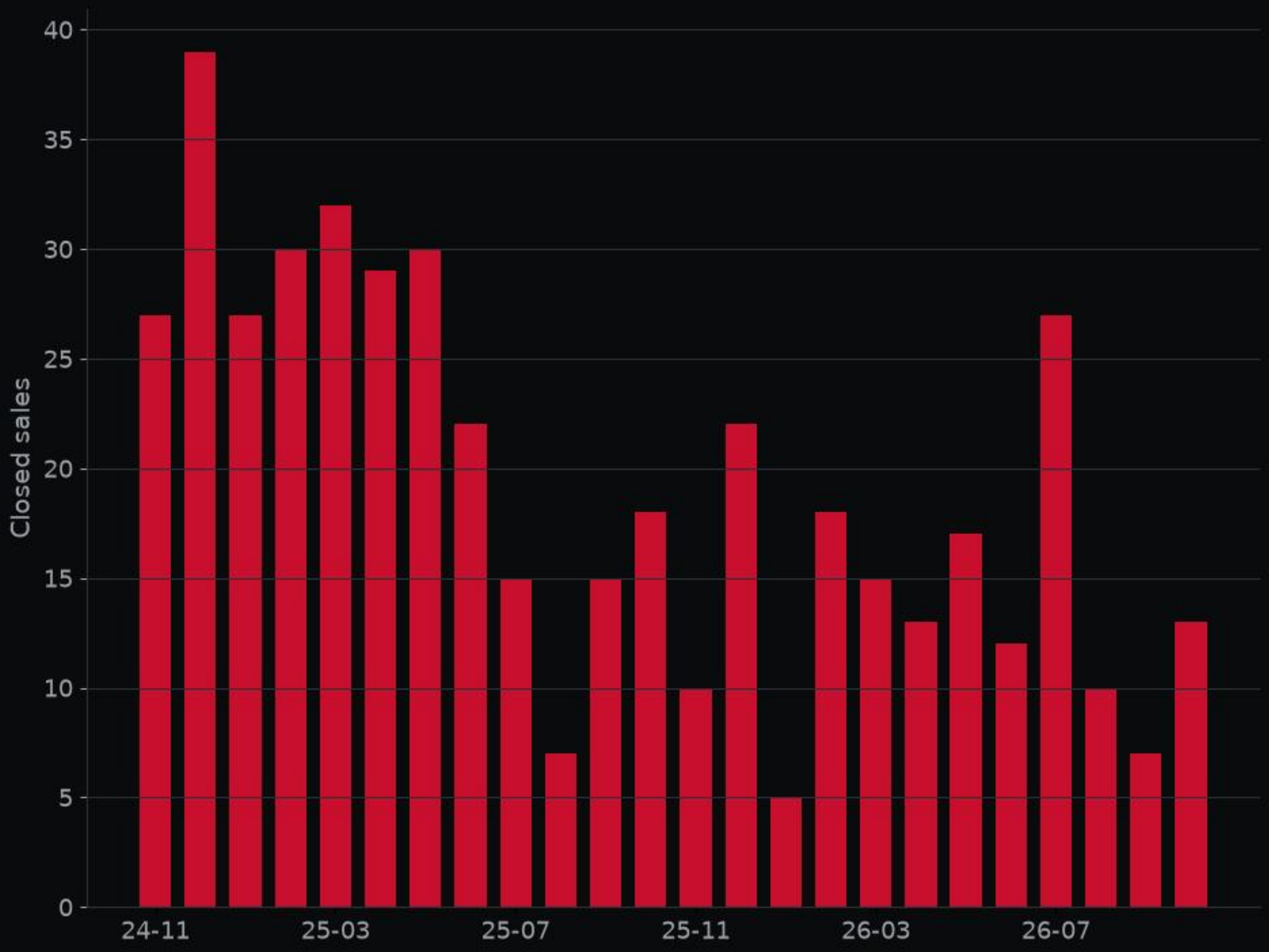
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





112 Discovery LN · MLS #4825240

Kitchen · Listed by eXp Realty, LLC



112 Discovery LN · MLS #4825240

Living room · Listed by eXp Realty, LLC



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Bedroom · Listed by eXp Realty, LLC



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Backyard · Listed by eXp Realty, LLC



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Bathroom · Listed by eXp Realty, LLC

Deal of the Week

112 Discovery LN · MLS #4825240

$160,000

3 bed · 2 bath · 1,485 sq ft

listed 6% below the ALEX valuation; 40% under the local price per sq ft; price reduced 9% from original.

ALEX valuation: $171,000 (range $141,000–$192,000)

ALEX Intelligence estimate, not an appraisal.

Listed by eXp Realty, LLC

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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