Guadalupe County Inventory Signals a Buyer's Market

Guadalupe County · 2026-11-23

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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

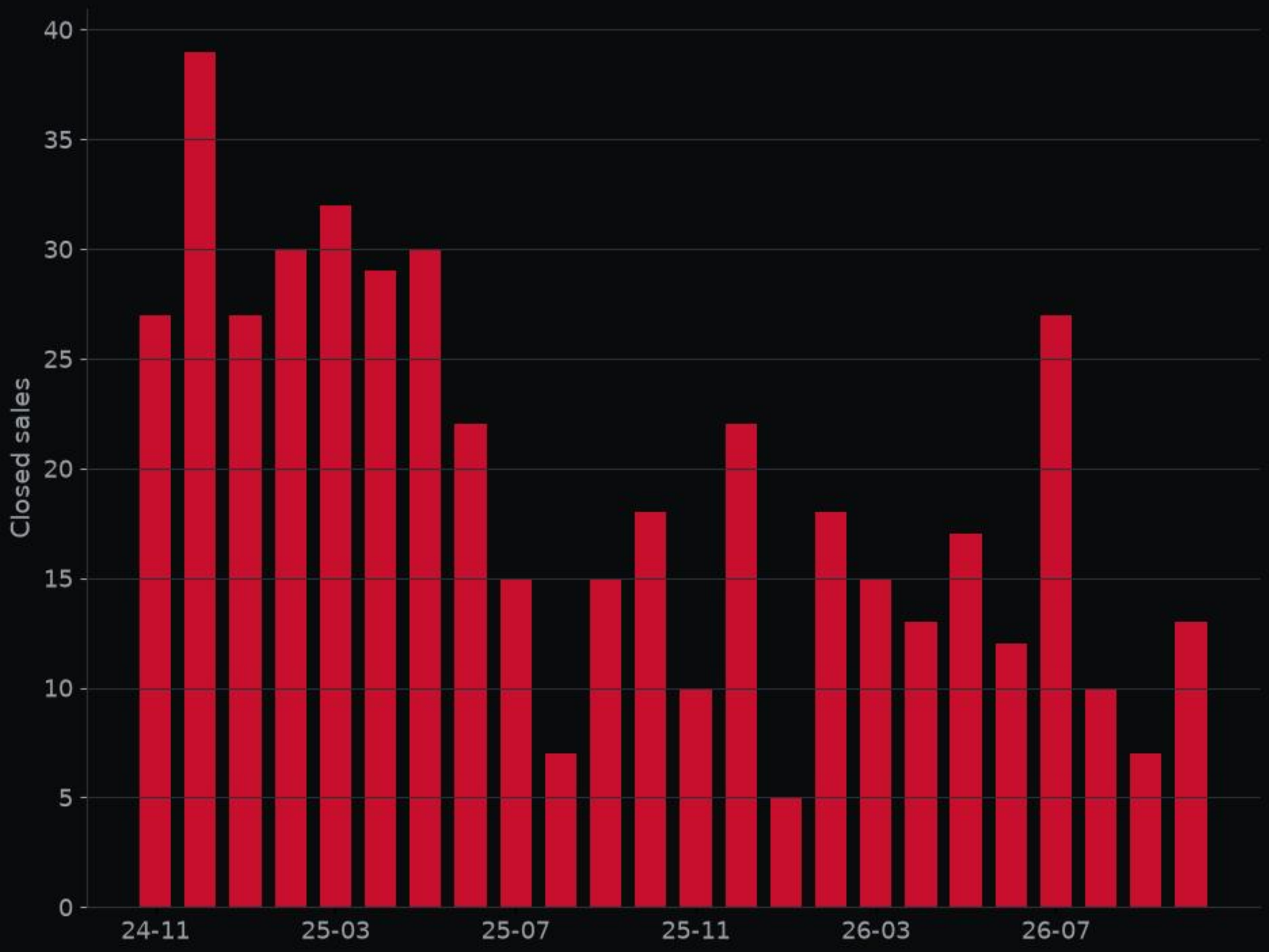
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





582 Briggs DR · MLS #6976821

Kitchen · Listed by Youngblood Real Estate Group



582 Briggs DR · MLS #6976821

Living room · Listed by Youngblood Real Estate Group



582 Briggs DR · MLS #6976821

Bedroom · Listed by Youngblood Real Estate Group



582 Briggs DR · MLS #6976821

Backyard · Listed by Youngblood Real Estate Group



582 Briggs DR · MLS #6976821

Dining room · Listed by Youngblood Real Estate Group

Deal of the Week

582 Briggs DR · MLS #6976821

$215,000

3 bed · 2 bath · 1,364 sq ft

listed 13% below the ALEX valuation; price reduced 17% from original.

ALEX valuation: $247,000 (range $229,000–$263,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Youngblood Real Estate Group

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

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex-companies.com · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

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