Cibolo List-to-Sale Price Ratio Explained

Cibolo · 2026-11-27

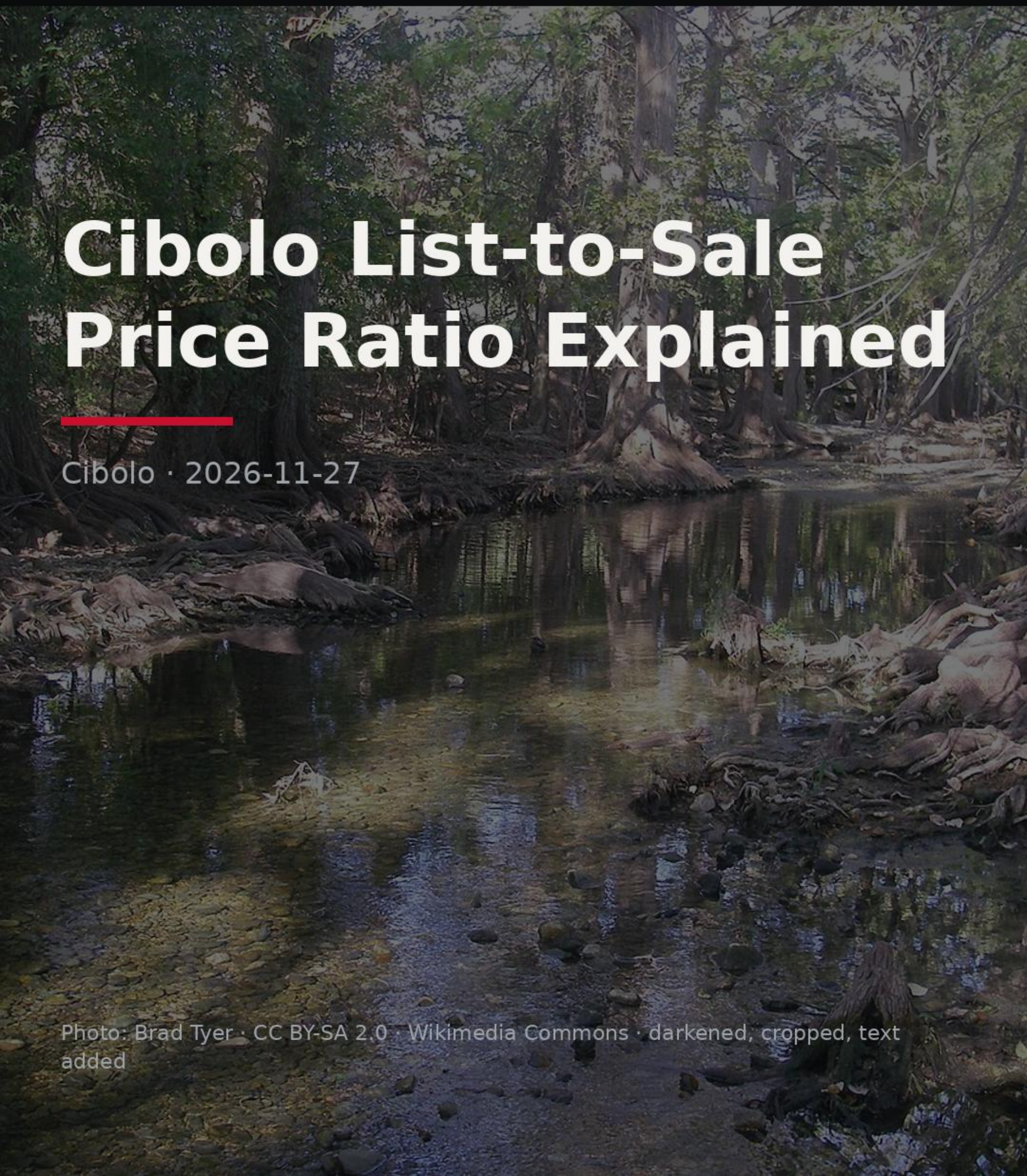


Photo: Brad Tyer · CC BY-SA 2.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$353,000

-16.7% vs. last year

n=11

MEDIAN DAYS ON MARKET

76

-26.9% vs. last year

n=11

SOLD VS. ORIGINAL LIST

94.7%

n=11

HOMES FOR SALE TODAY

4

months of inventory: —

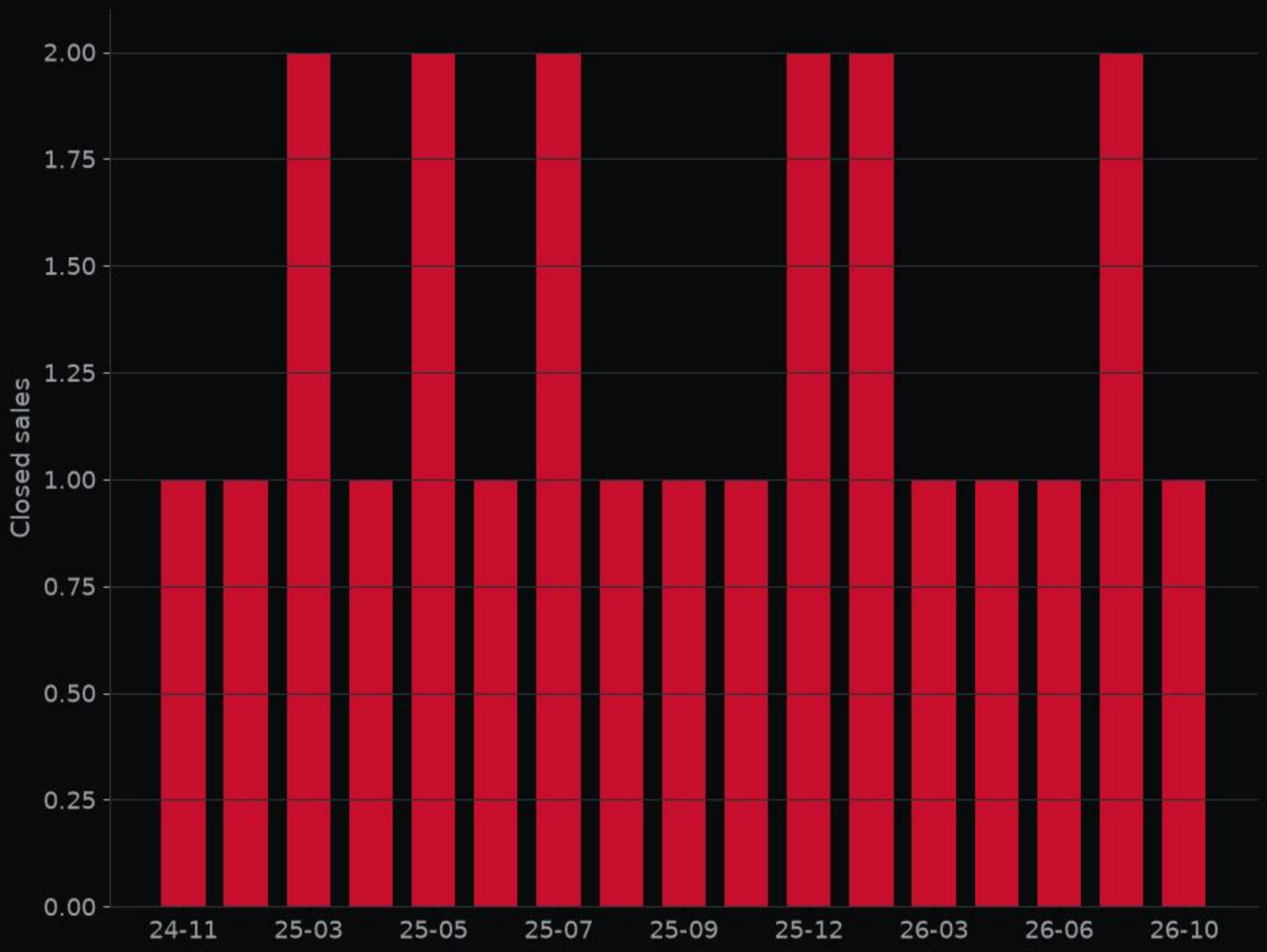
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





520 Brook Shadow · MLS #6698717

Kitchen · Listed by eXp Realty, LLC



520 Brook Shadow · MLS #6698717

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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Dining room · Listed by eXp Realty, LLC

Deal of the Week

520 Brook Shadow · MLS #6698717

$350,000

4 bed · 3.5 bath · 3,426 sq ft

listed 3% below the ALEX valuation; 29% under the local price per sq ft; price reduced 4% from original.

ALEX valuation: $361,000 (range $343,000–$415,000)

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 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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