Shadow Creek vs. Neighbors: Market Benchmarks

Shadow Creek, Buda · 2026-11-25



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$257,625

-5.6% vs. last year

n=52

MEDIAN DAYS ON MARKET

35

-45.3% vs. last year

n=52

SOLD VS. ORIGINAL LIST

95.1%

n=52

HOMES FOR SALE TODAY

15

months of inventory: 3.0

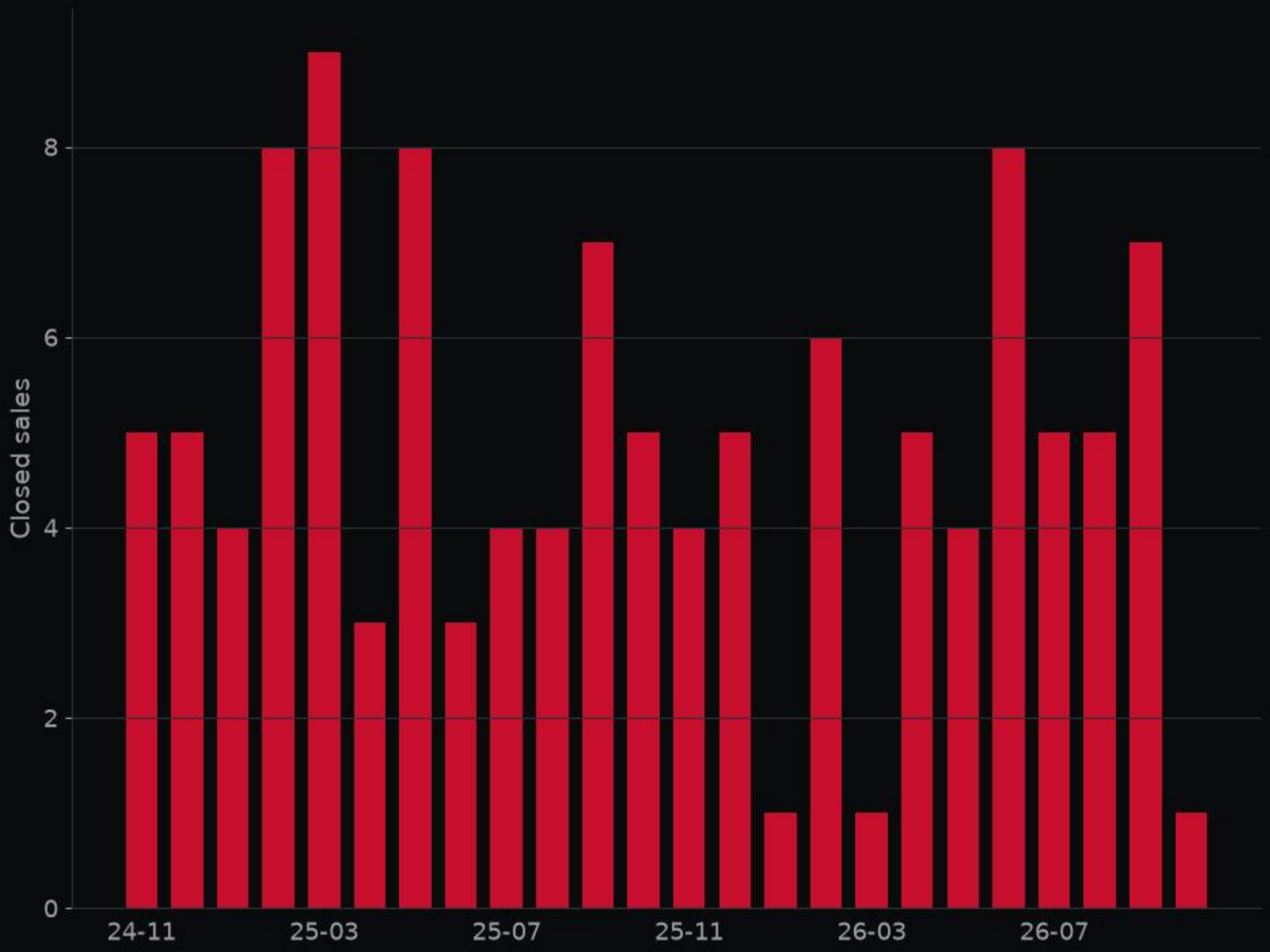
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





263 Quarter Ave · MLS #2200695

Kitchen · Listed by Orchard Brokerage



263 Quarter Ave · MLS #2200695

Living room · Listed by Orchard Brokerage



263 Quarter Ave · MLS #2200695

Backyard · Listed by Orchard Brokerage



263 Quarter Ave · MLS #2200695

Dining room · Listed by Orchard Brokerage



263 Quarter Ave · MLS #2200695

Bathroom · Listed by Orchard Brokerage

Deal of the Week

263 Quarter Ave · MLS #2200695

$225,000

3 bed · 2.5 bath · 1,700 sq ft

listed 3% below the ALEX valuation; 26% under the local price per sq ft; price reduced 6% from original.

ALEX valuation: $233,000 (range $212,000–$249,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Orchard Brokerage

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

Data from Unlock MLS. Deemed reliable, not guaranteed.