# Sunfield: How List Prices Compared to Final Sales in October

Sunfield · 2026-11-14



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

# Key numbers

October 2026

**MEDIAN SALE PRICE**

**$350,330**

**-10.2% vs. last year**

n=20

**MEDIAN DAYS ON MARKET**

**78**

**-6.0% vs. last year**

n=20

**SOLD VS. ORIGINAL LIST**

**95.9%**

n=20

**HOMES FOR SALE TODAY**

**113**

months of inventory: 5.22

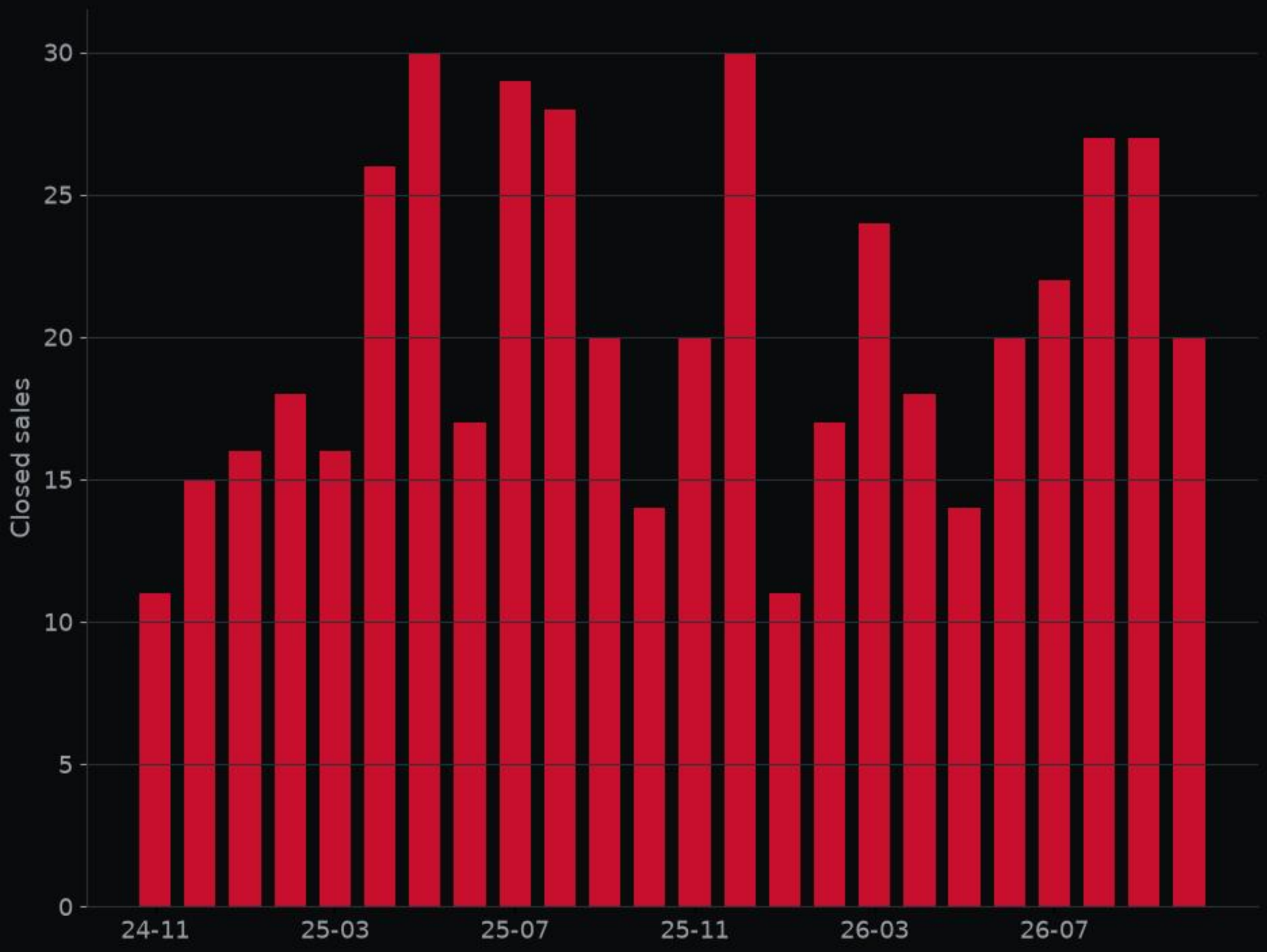
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

Closed sales, last 24 months





# 263 Beechnut DR · MLS #9799406

Kitchen · Listed by Keller Williams Realty



# 263 Beechnut DR · MLS #9799406

Living room · Listed by Keller Williams Realty



# 263 Beechnut DR · MLS #9799406

Bedroom · Listed by Keller Williams Realty



# 263 Beechnut DR · MLS #9799406

Backyard · Listed by Keller Williams Realty



# 263 Beechnut DR · MLS #9799406

Dining room · Listed by Keller Williams Realty

# Deal of the Week

263 Beechnut DR · MLS #9799406

# $309,999

4 bed · 2.5 bath · 2,151 sq ft

listed 6% below the ALEX valuation; 11% under the local price per sq ft; price reduced 14% from original.

ALEX valuation: $329,000 (range $302,000–$356,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

**View on alex.realestate**

Want a private showing? Call or text George · 713.918.9951

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# Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

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

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

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