

Big Sky Ranch: Is It a Buyer's or Seller's Market?

Big Sky Ranch · 2026-10-27

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

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$470,000

+24.5% vs. last year

n=45

MEDIAN DAYS ON MARKET

35

-34.0% vs. last year

n=45

SOLD VS. ORIGINAL LIST

95.8%

n=45

HOMES FOR SALE TODAY

11

months of inventory: 1.47

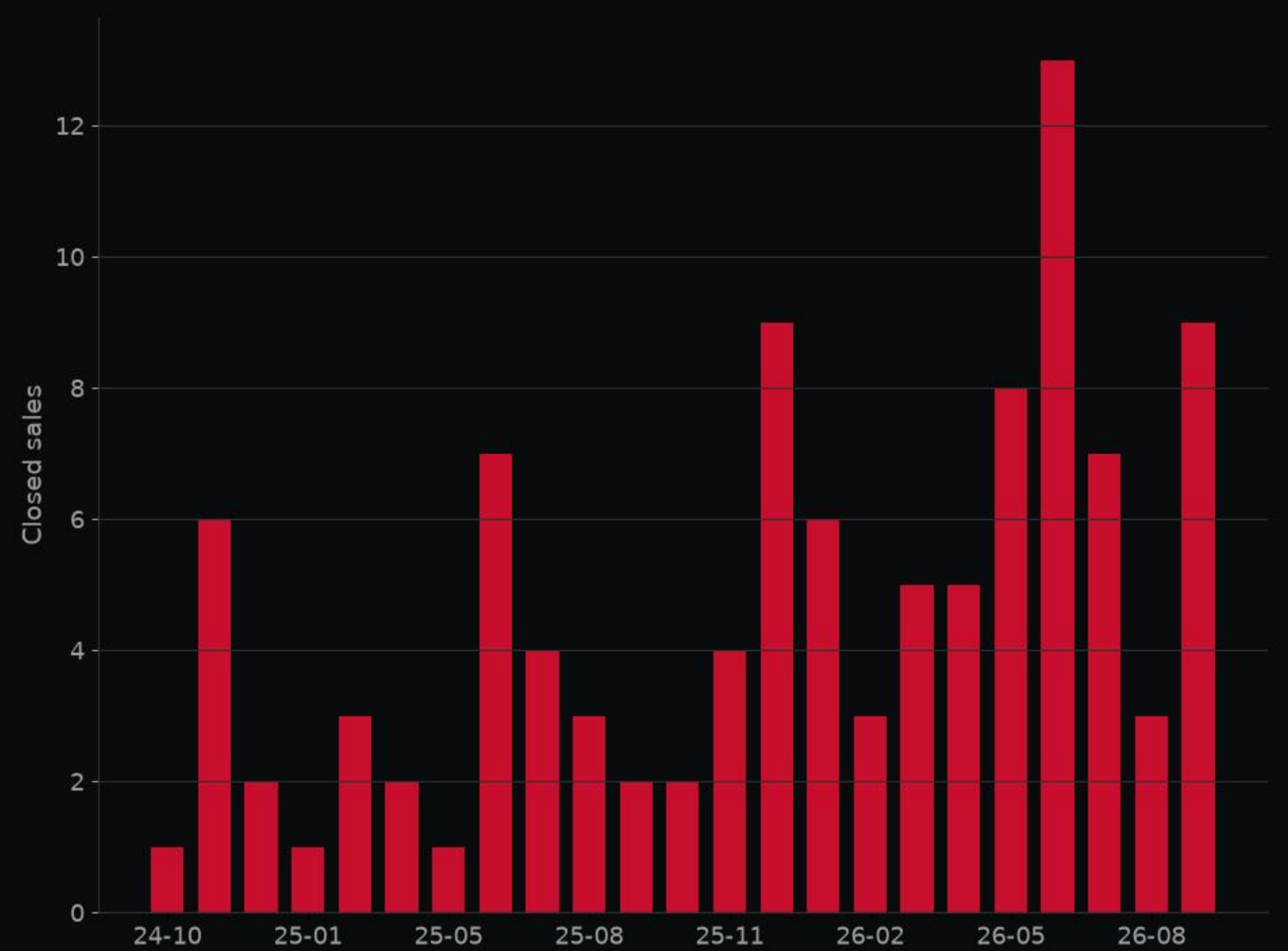
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





324 Delaware Mountains TER · MLS #4015463

Kitchen · Listed by Story Real Estate LLC



324 Delaware Mountains TER · MLS #4015463

Living room · Listed by Story Real Estate LLC



324 Delaware Mountains TER · MLS #4015463

Bedroom · Listed by Story Real Estate LLC



324 Delaware Mountains TER · MLS #4015463

Backyard · Listed by Story Real Estate LLC



324 Delaware Mountains TER · MLS #4015463

Bathroom · Listed by Story Real Estate LLC

Deal of the Week

324 Delaware Mountains TER · MLS #4015463

\$363,000

3 bed · 2.5 bath · 1,884 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 21% under the local price per sq ft; price reduced 6% from original.

ALEX valuation: \$362,000 (range \$345,000–\$379,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Story Real Estate 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

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

Data from Unlock MLS. Deemed reliable, not guaranteed.