Big Sky Ranch Housing Market: Six Months Ending Oct 31, 2026

Big Sky Ranch · 2026-11-07



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$464,990

+22.4% vs. last year

n=47

MEDIAN DAYS ON MARKET

35

-34.0% vs. last year

n=47

SOLD VS. ORIGINAL LIST

96.2%

n=47

HOMES FOR SALE TODAY

11

months of inventory: 1.4

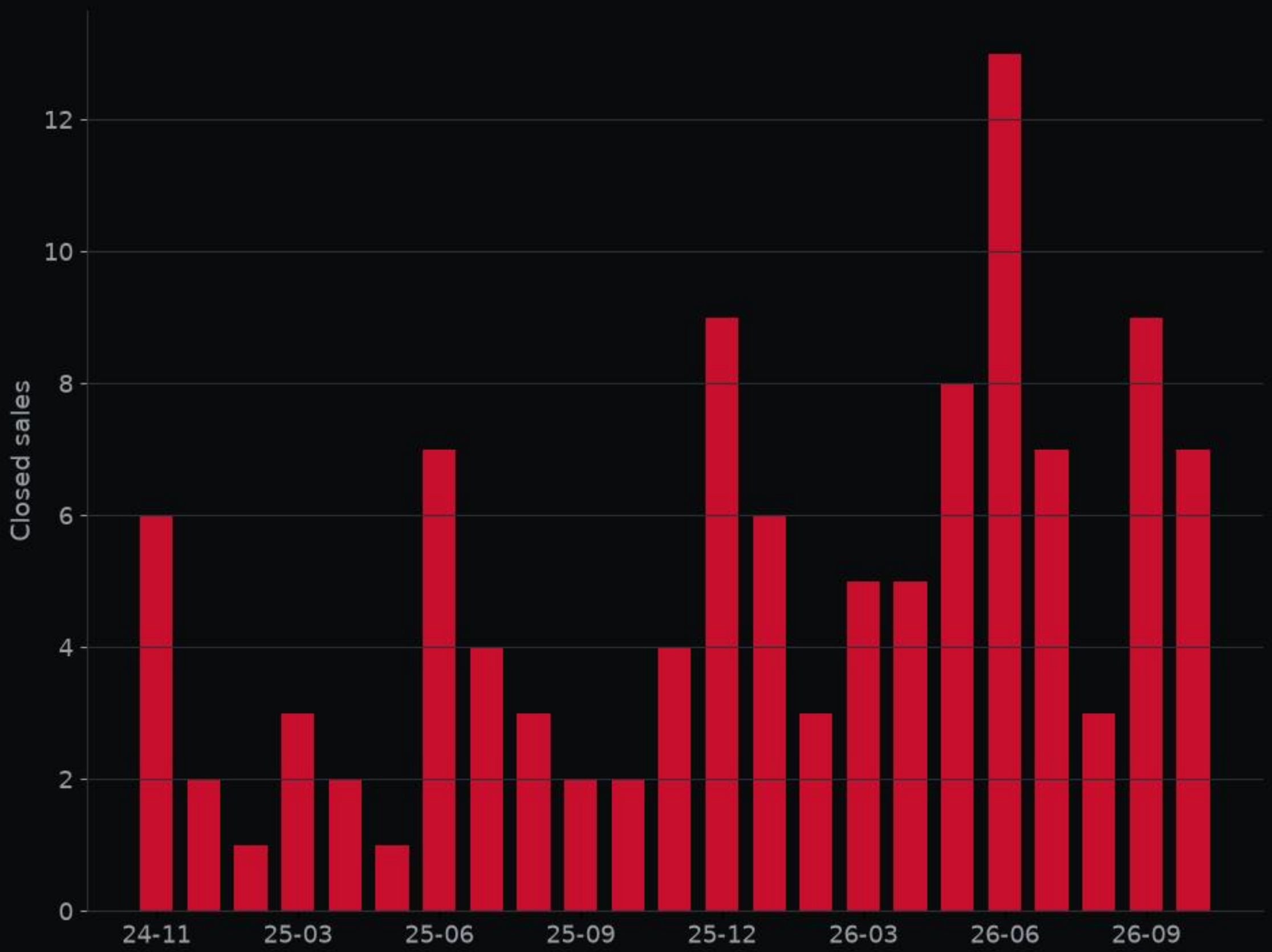
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





144 El Capitan LOOP · MLS #1778881

Front exterior · Listed by Phyllis Browning Company



144 El Capitan LOOP · MLS #1778881

Kitchen · Listed by Phyllis Browning Company



144 El Capitan LOOP · MLS #1778881

Living room · Listed by Phyllis Browning Company



144 El Capitan LOOP · MLS #1778881

Bedroom · Listed by Phyllis Browning Company



144 El Capitan LOOP · MLS #1778881

Backyard · Listed by Phyllis Browning Company

Deal of the Week

144 El Capitan LOOP · MLS #1778881

$379,000

3 bed · 2 bath · 1,510 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; price reduced 5% from original.

ALEX valuation: $362,000 (range $325,000–$382,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Phyllis Browning Company

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.