Big Sky Ranch: Six-Month Market Recap and Outlook

Big Sky Ranch · 2026-11-16



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$451,476

+18.8% vs. last year

n=47

MEDIAN DAYS ON MARKET

39

-50.0% vs. last year

n=47

SOLD VS. ORIGINAL LIST

96.2%

n=47

HOMES FOR SALE TODAY

11

months of inventory: 1.4

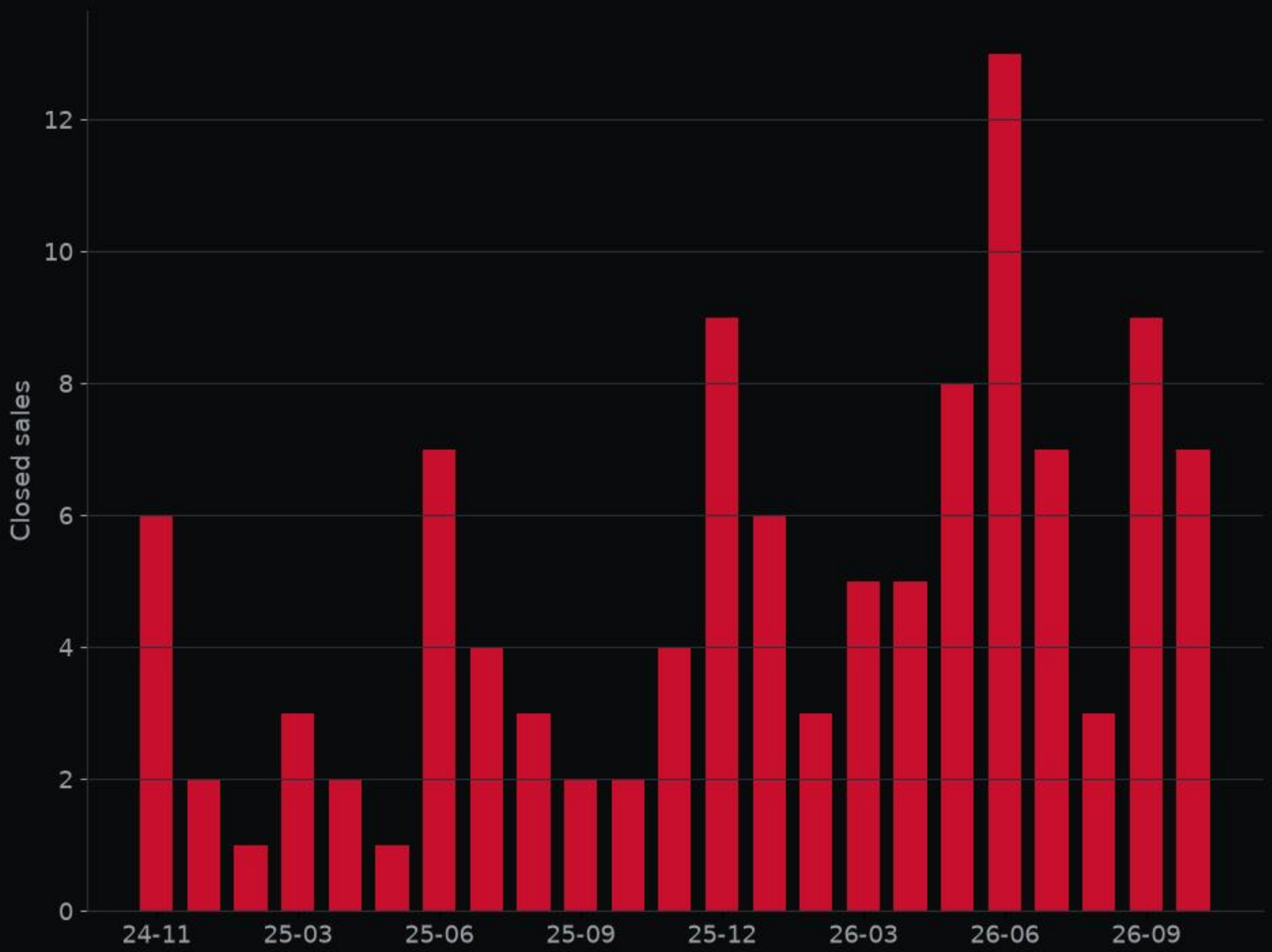
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





162 El Capitan LOOP · MLS #3762592

Kitchen · Listed by Compass RE Texas, LLC



162 El Capitan LOOP · MLS #3762592

Living room · Listed by Compass RE Texas, LLC



162 El Capitan LOOP · MLS #3762592

Bedroom · Listed by Compass RE Texas, LLC



162 El Capitan LOOP · MLS #3762592

Backyard · Listed by Compass RE Texas, LLC



162 El Capitan LOOP · MLS #3762592

Dining room · Listed by Compass RE Texas, LLC

Deal of the Week

162 El Capitan LOOP · MLS #3762592

$399,000

4 bed · 2 bath · 1,720 sq ft

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

ALEX valuation: $381,000 (range $346,000–$404,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, LLC

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

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

Data from Unlock MLS. Deemed reliable, not guaranteed.