6 Creeks Market Recap: Sales Slow as Prices Soften

6 Creeks · 2026-11-05



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$499,990

-8.8% vs. last year

n=81

MEDIAN DAYS ON MARKET

114

-1.7% vs. last year

n=81

SOLD VS. ORIGINAL LIST

90.6%

n=81

HOMES FOR SALE TODAY

73

months of inventory: 5.41

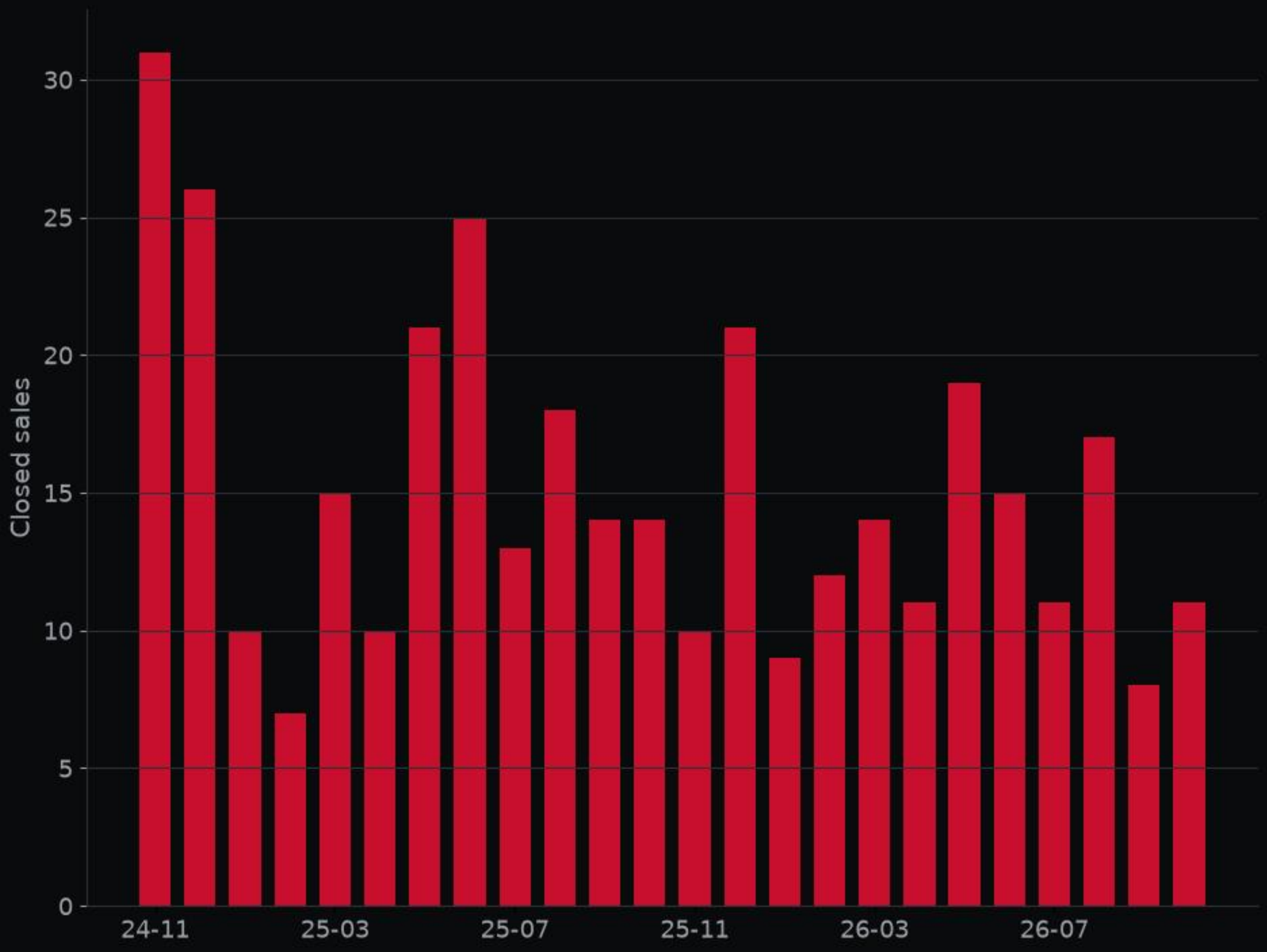
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





366 Cold River RUN · MLS #9546474

Kitchen · Listed by Compass RE Texas, LLC



366 Cold River RUN · MLS #9546474

Living room · Listed by Compass RE Texas, LLC



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Bedroom · Listed by Compass RE Texas, LLC



366 Cold River RUN · MLS #9546474

Backyard · Listed by Compass RE Texas, LLC



366 Cold River RUN · MLS #9546474

Dining room · Listed by Compass RE Texas, LLC

Deal of the Week

366 Cold River RUN · MLS #9546474

$349,000

3 bed · 2 bath · 1,644 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: $332,000 (range $324,000–$370,000)

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 a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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