6 Creeks vs. Neighbors: Price and Speed Gap Widens

6 Creeks · 2026-11-26



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$486,290

-9.7% vs. last year

n=81

MEDIAN DAYS ON MARKET

126

+7.7% vs. last year

n=81

SOLD VS. ORIGINAL LIST

90.6%

n=81

HOMES FOR SALE TODAY

78

months of inventory: 5.78

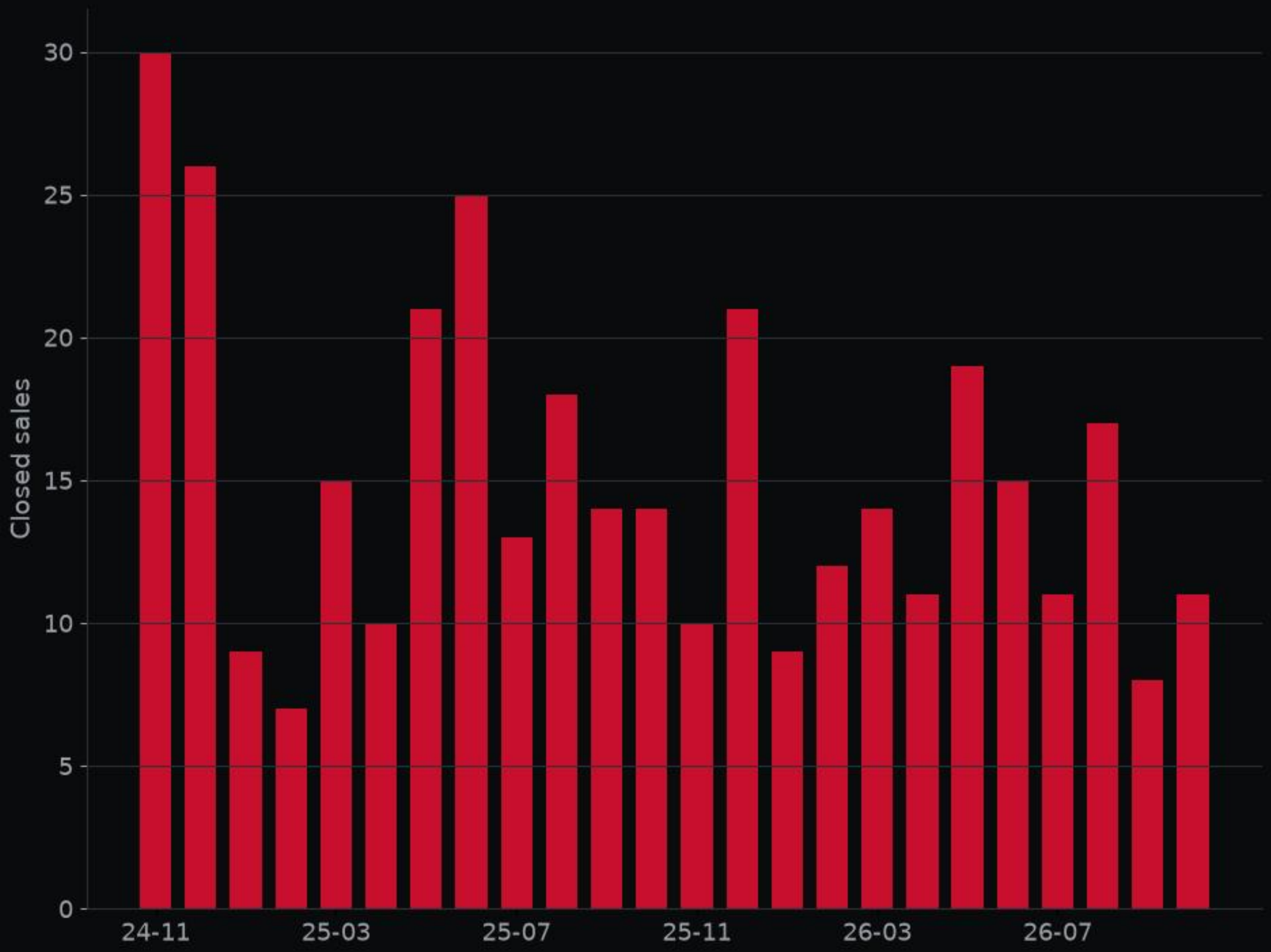
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





202 Muddy Creek WAY · MLS #4803633

Kitchen · Listed by All City Real Estate



202 Muddy Creek WAY · MLS #4803633

Living room · Listed by All City Real Estate



202 Muddy Creek WAY · MLS #4803633

Bedroom · Listed by All City Real Estate



202 Muddy Creek WAY · MLS #4803633

Backyard · Listed by All City Real Estate



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Dining room · Listed by All City Real Estate

Deal of the Week

202 Muddy Creek WAY · MLS #4803633

$375,000

3 bed · 2.5 bath · 2,066 sq ft

listed 2% below the ALEX valuation; price reduced 12% from original.

ALEX valuation: $384,000 (range $358,000–$421,000)

ALEX Intelligence estimate, not an appraisal.

Listed by All City Real Estate

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

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