# 6 Creeks Market Recap: Sales Slow as Prices Dip in Rolling Six Months

6 Creeks · 2026-11-27



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

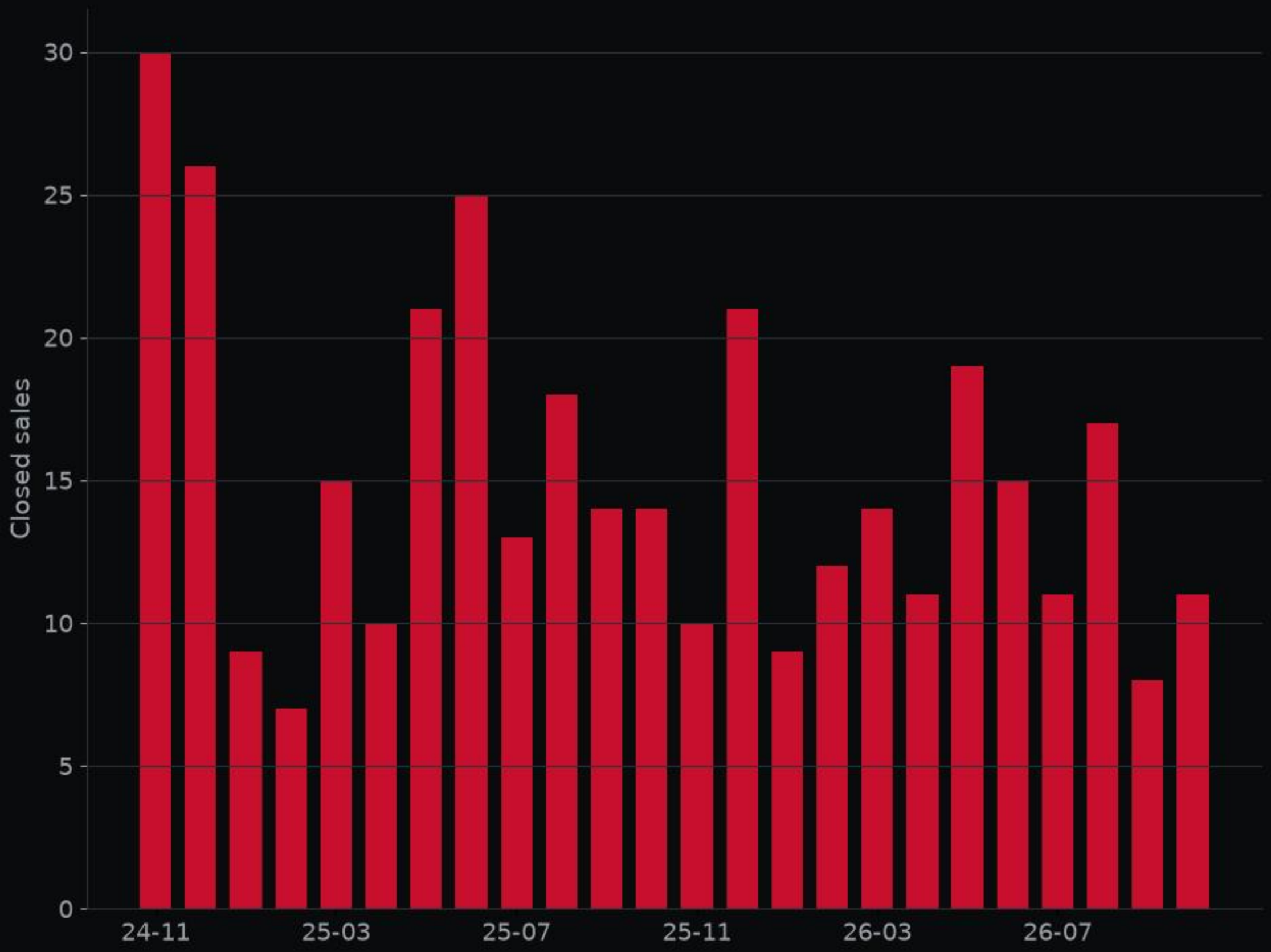
# Median Sale Price by Month

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



# 202 Muddy Creek WAY · MLS #4803633

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

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alex-companies.com/market-data

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