# Maxwell Months of Inventory: Who Holds the Power?

Maxwell · 2026-11-06



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

# Key numbers

rolling 6 months ending Oct 31, 2026

**MEDIAN SALE PRICE**

**$233,770**

**-9.4% vs. last year**

n=109

**MEDIAN DAYS ON MARKET**

**42**

**+100.0% vs. last year**

n=109

**SOLD VS. ORIGINAL LIST**

**95.8%**

n=109

**HOMES FOR SALE TODAY**

**106**

months of inventory: 5.83

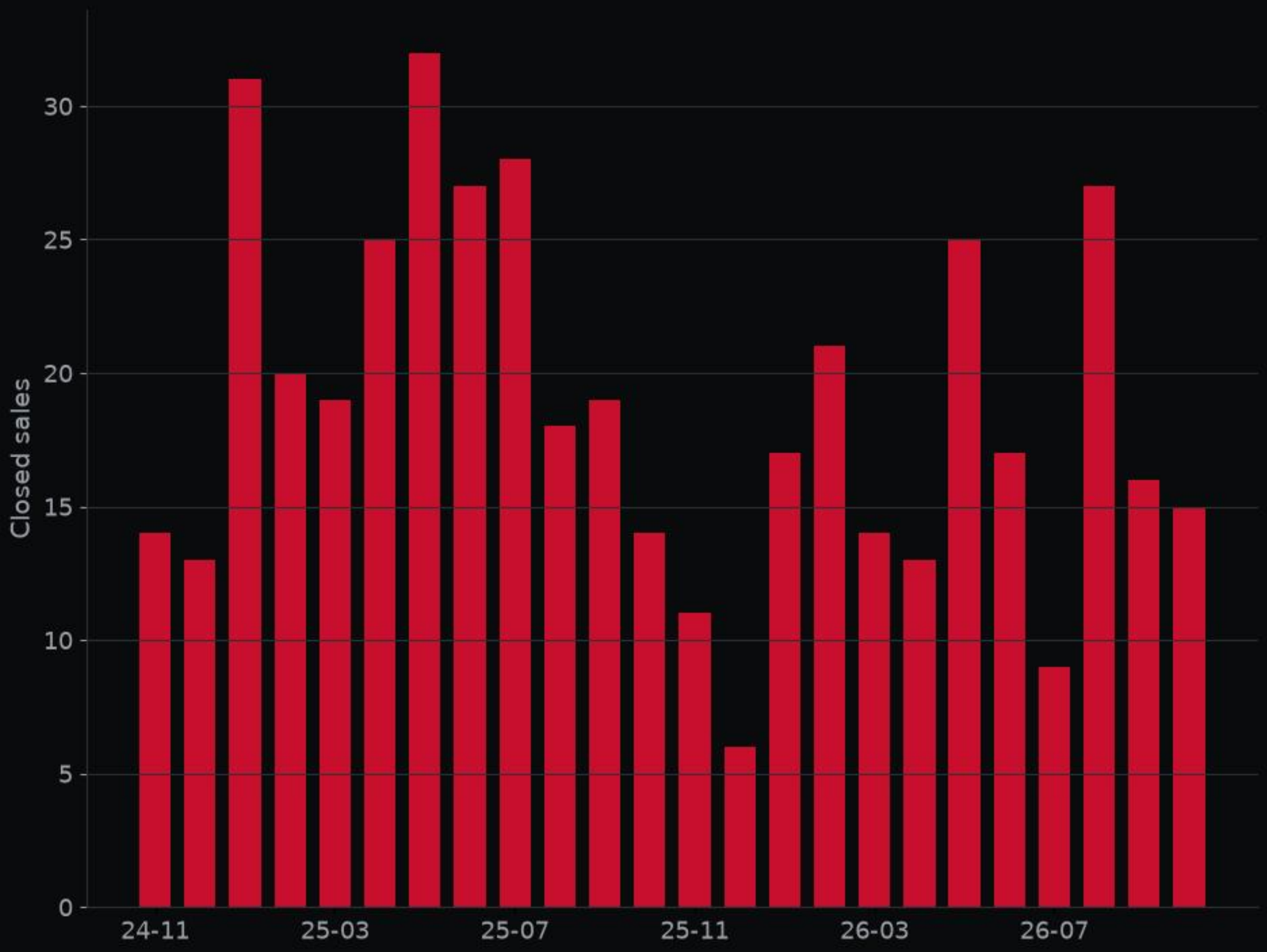
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

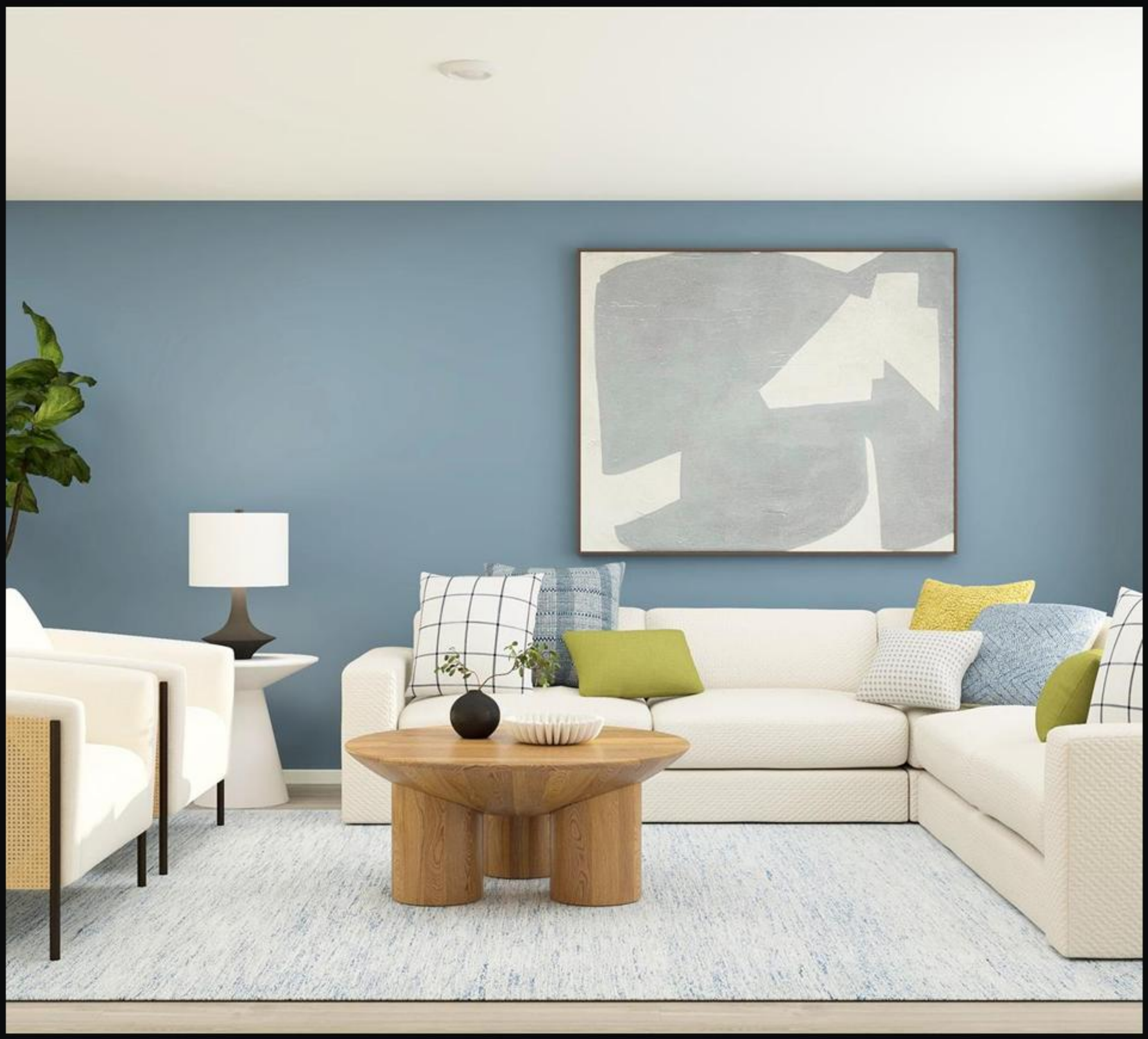
Closed sales, last 24 months





# 463 Dubai Ave · MLS #7469496

Kitchen · Listed by Keller Williams City-View



# 463 Dubai Ave · MLS #7469496

Living room · Listed by Keller Williams City-View



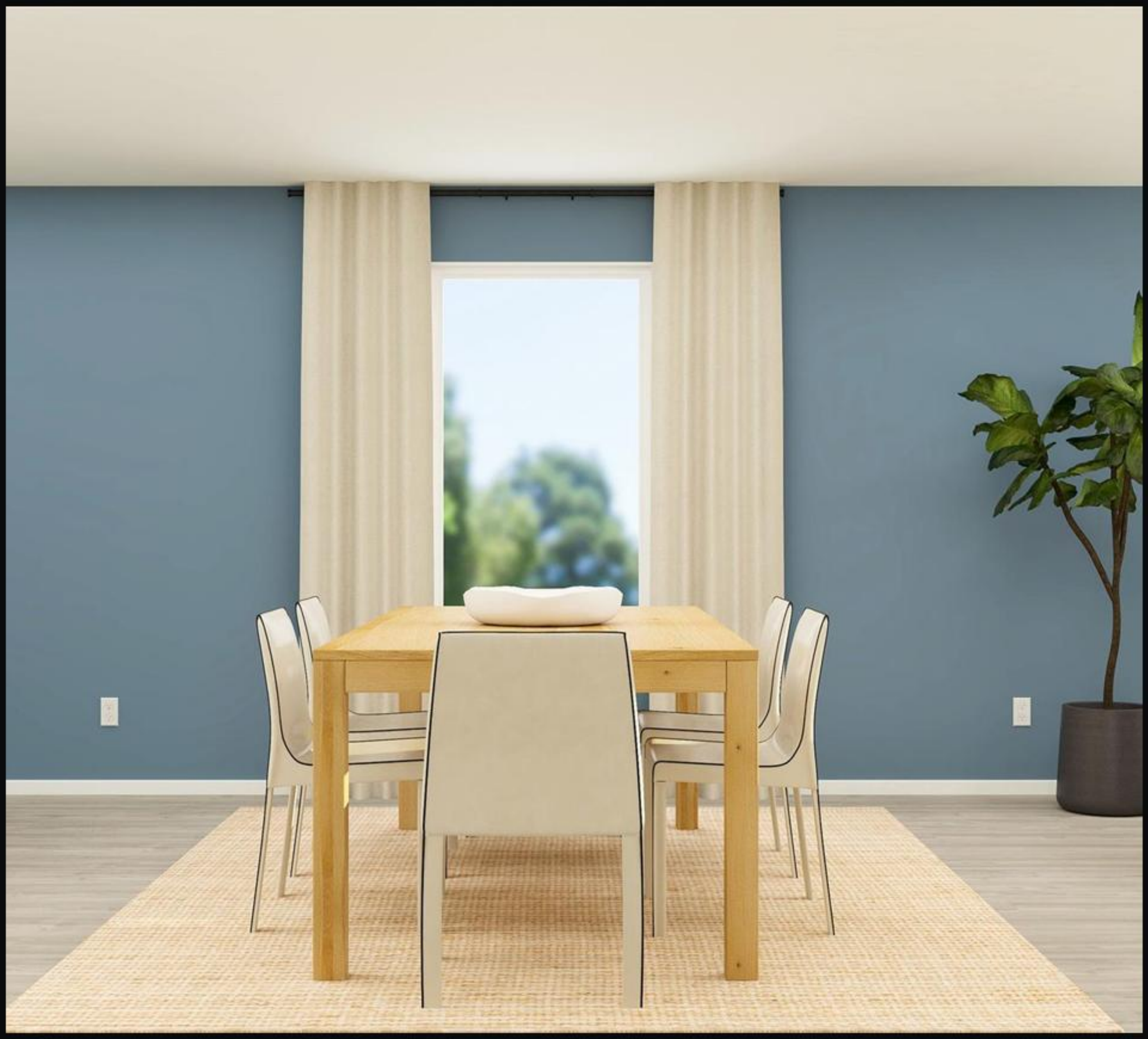
# 463 Dubai Ave · MLS #7469496

Bedroom · Listed by Keller Williams City-View



# 463 Dubai Ave · MLS #7469496

Backyard · Listed by Keller Williams City-View



# 463 Dubai Ave · MLS #7469496

Dining room · Listed by Keller Williams City-View

# Deal of the Week

463 Dubai Ave · MLS #7469496

# $215,999

4 bed · 2 bath · 1,600 sq ft

listed 12% below the ALEX valuation; price reduced 11% from original.

ALEX valuation: $245,000 (range $233,000–$262,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams City-View

**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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