Maxwell New Listings vs. Closings: The Supply Gap

Maxwell · 2026-11-14



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$224,926

-8.7% vs. last year

n=110

MEDIAN DAYS ON MARKET

46

+91.7% vs. last year

n=110

SOLD VS. ORIGINAL LIST

95.8%

n=110

HOMES FOR SALE TODAY

104

months of inventory: 5.67

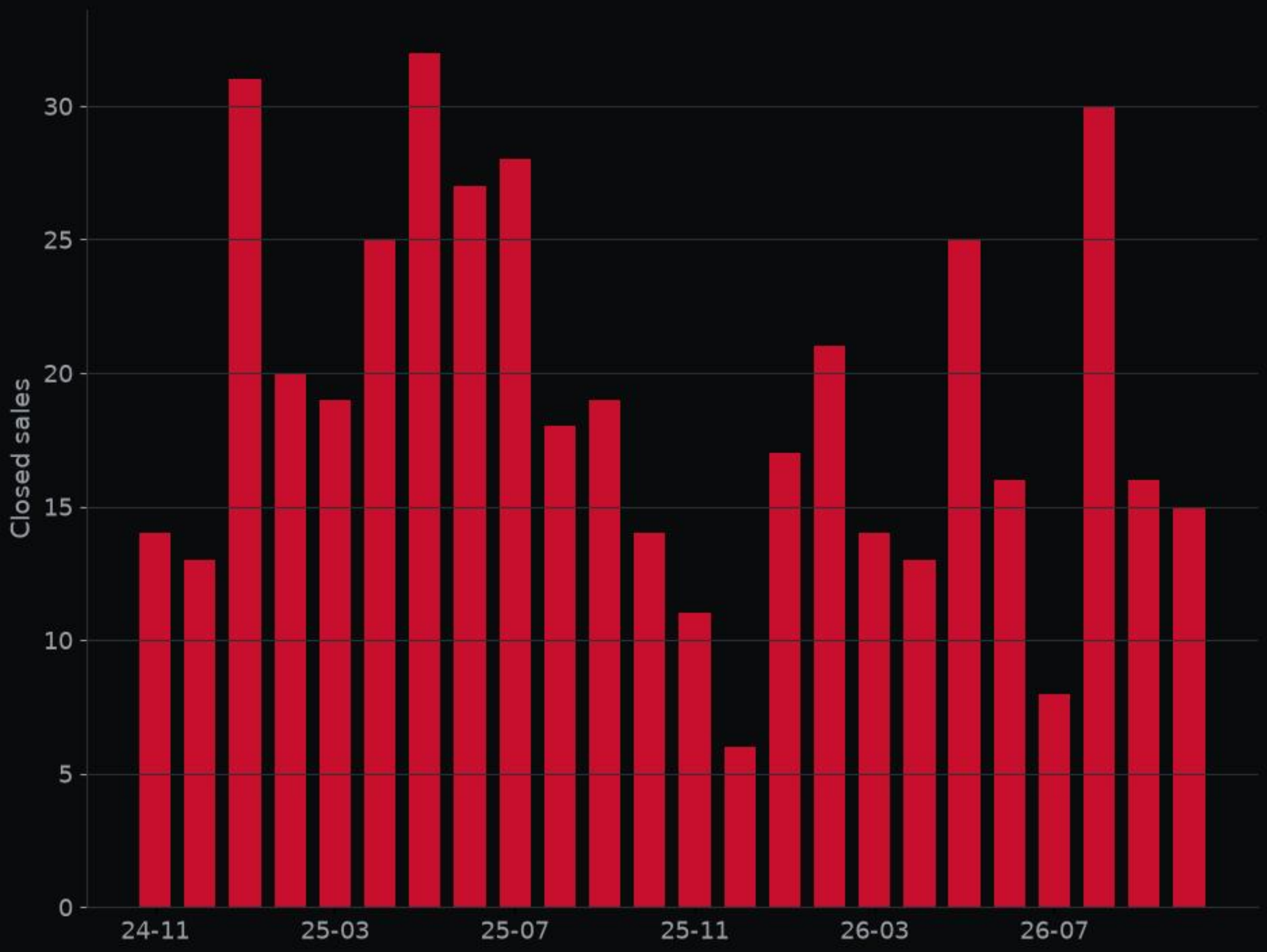
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





439 Dubai Ave · MLS #7548689

Front exterior · Listed by Keller Williams City-View



439 Dubai Ave · MLS #7548689

Kitchen · Listed by Keller Williams City-View



439 Dubai Ave · MLS #7548689

Living room · Listed by Keller Williams City-View



439 Dubai Ave · MLS #7548689

Bedroom · Listed by Keller Williams City-View



439 Dubai Ave · MLS #7548689

Backyard · Listed by Keller Williams City-View

Deal of the Week

439 Dubai Ave · MLS #7548689

$214,249

4 bed · 2 bath · 1,575 sq ft

listed 7% below the ALEX valuation; price reduced 4% from original.

ALEX valuation: $230,000 (range $220,000–$241,000)

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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