New Listings vs. Closings: The Supply Gap in Blanco Vista

Blanco Vista · 2026-11-03

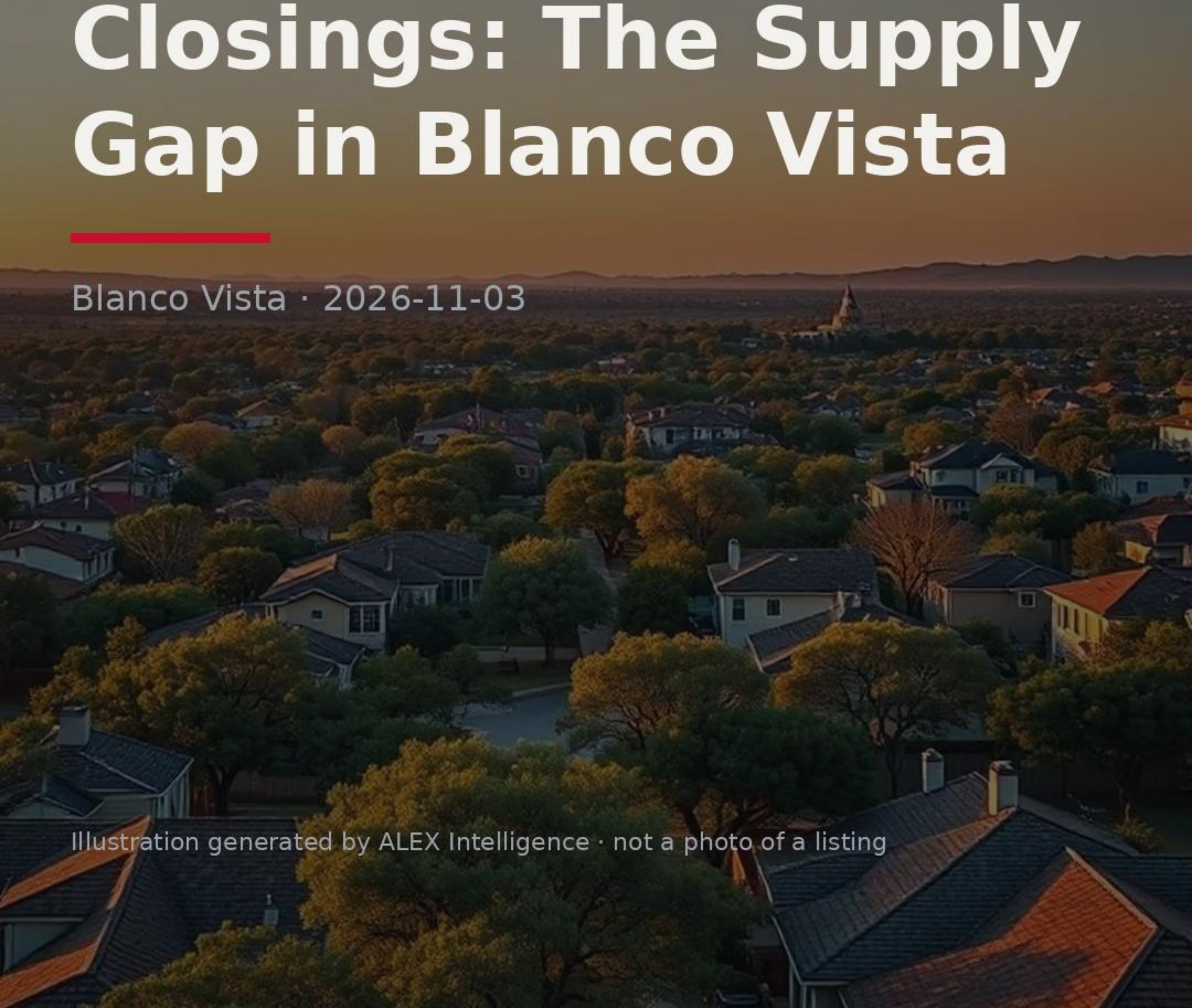


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$325,000

-11.2% vs. last year

n=27

MEDIAN DAYS ON MARKET

54

-15.6% vs. last year

n=27

SOLD VS. ORIGINAL LIST

95.5%

n=27

HOMES FOR SALE TODAY

28

months of inventory: 6.22

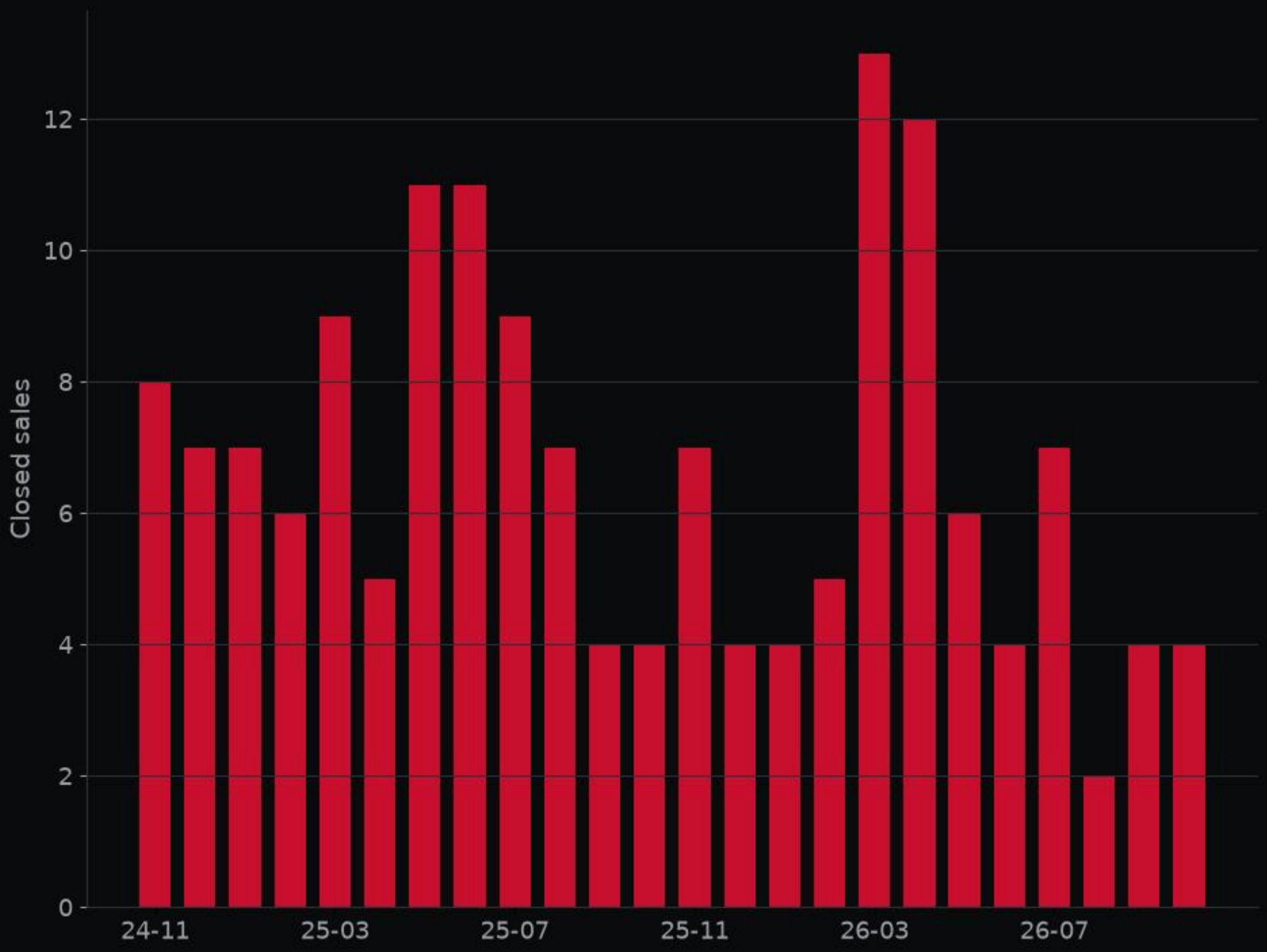
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





128 Lacey Oak LOOP · MLS #1720447

Kitchen · Listed by Compass RE Texas, LLC



128 Lacey Oak LOOP · MLS #1720447

Living room · Listed by Compass RE Texas, LLC



128 Lacey Oak LOOP · MLS #1720447

Bedroom · Listed by Compass RE Texas, LLC



128 Lacey Oak LOOP · MLS #1720447

Backyard · Listed by Compass RE Texas, LLC



128 Lacey Oak LOOP · MLS #1720447

Bathroom · Listed by Compass RE Texas, LLC

Deal of the Week

128 Lacey Oak LOOP · MLS #1720447

$275,000

3 bed · 2 bath · 1,790 sq ft

listed 2% below the ALEX valuation; 14% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $281,000 (range $267,000–$305,000)

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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