Cottonwood Creek vs. Neighbors: Prices Down, Days Up

Cottonwood Creek, San Marcos · 2026-11-26



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$254,946 **-8.0% vs. last year**

n=56

MEDIAN DAYS ON MARKET

80 **+15.9% vs. last year**

n=56

SOLD VS. ORIGINAL LIST

91.0%

n=56

HOMES FOR SALE TODAY

12

months of inventory: 2.32

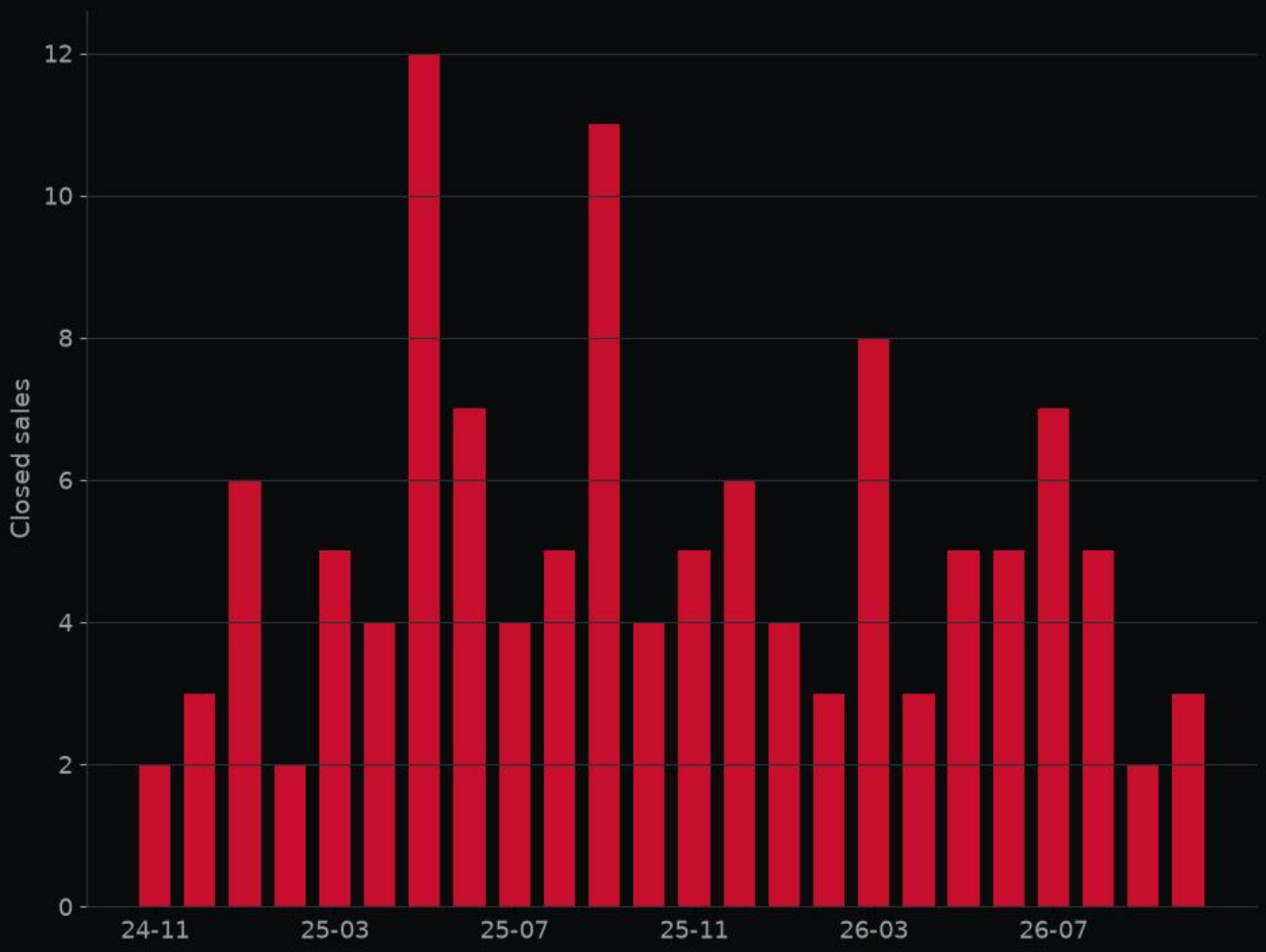
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





724 Adler WAY · MLS #3732896

Kitchen · Listed by The Real Estate Central



724 Adler WAY · MLS #3732896

Living room · Listed by The Real Estate Central



724 Adler WAY · MLS #3732896

Bedroom · Listed by The Real Estate Central



724 Adler WAY · MLS #3732896

Backyard · Listed by The Real Estate Central



724 Adler WAY · MLS #3732896

Dining room · Listed by The Real Estate Central

Deal of the Week

724 Adler WAY · MLS #3732896

$240,000

4 bed · 2.5 bath · 1,831 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 10% under the local price per sq ft.

ALEX valuation: $235,000 (range $221,000–$252,000)

ALEX Intelligence estimate, not an appraisal.

Listed by The Real Estate Central

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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