Kissing Tree: How Rates and Buydowns Shift Buying Power

Kissing Tree · 2026-11-20



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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$481,490

-14.9% vs. last year

n=36

MEDIAN DAYS ON MARKET

154

+90.1% vs. last year

n=36

SOLD VS. ORIGINAL LIST

88.5%

n=36

HOMES FOR SALE TODAY

61

months of inventory: 8.71

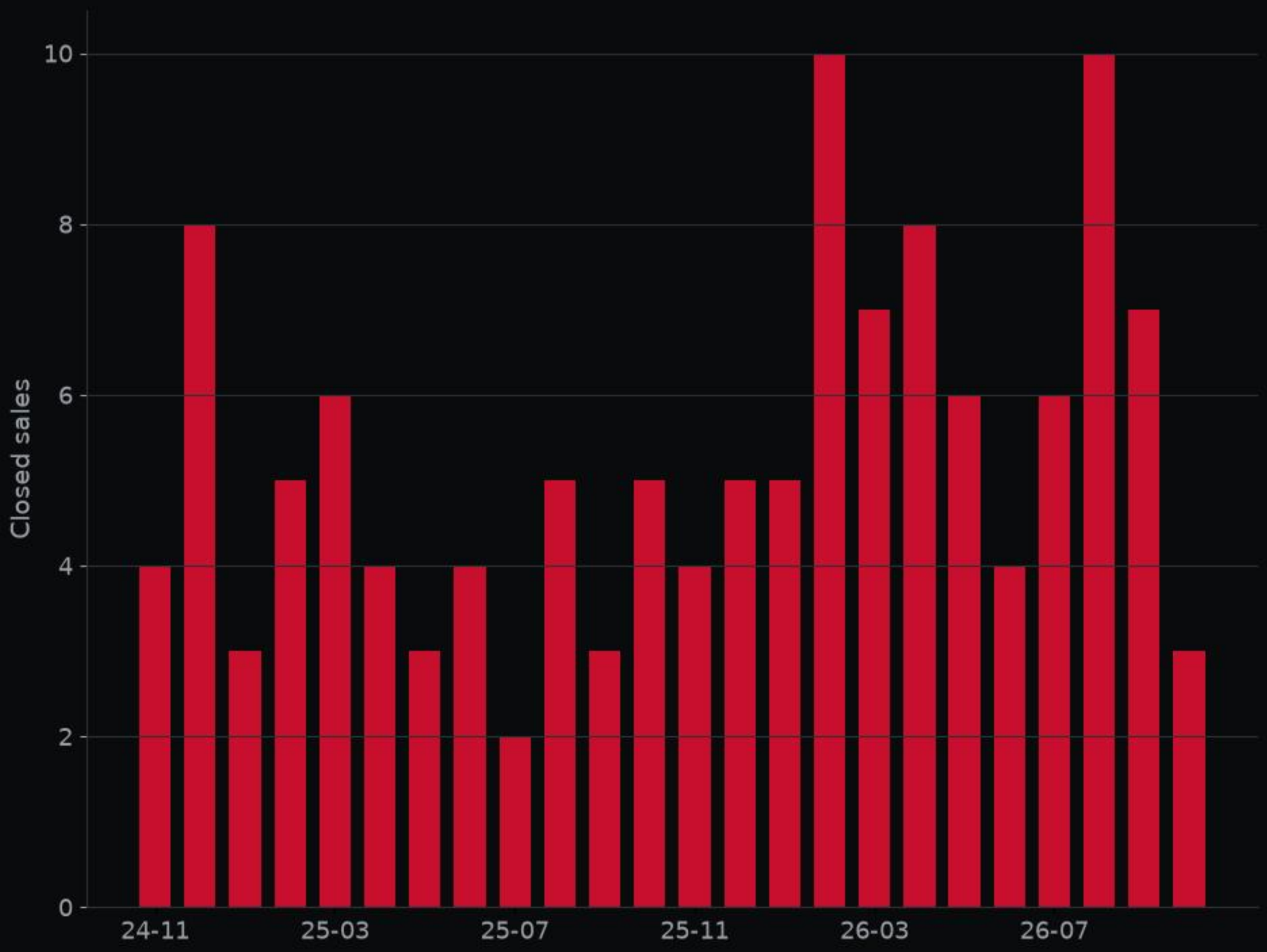
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

103 San Luis PASS # 102 · MLS #2507789

$330,000

2 bed · 2 bath · 1,521 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; price reduced 3% from original.

Listed by Realty Texas LLC

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

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

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