La Cima: Is It a Buyer's Market?

La Cima · 2026-11-05



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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$466,900

-2.7% vs. last year

n=42

MEDIAN DAYS ON MARKET

66

-51.5% vs. last year

n=42

SOLD VS. ORIGINAL LIST

93.3%

n=42

HOMES FOR SALE TODAY

55

months of inventory: 7.86

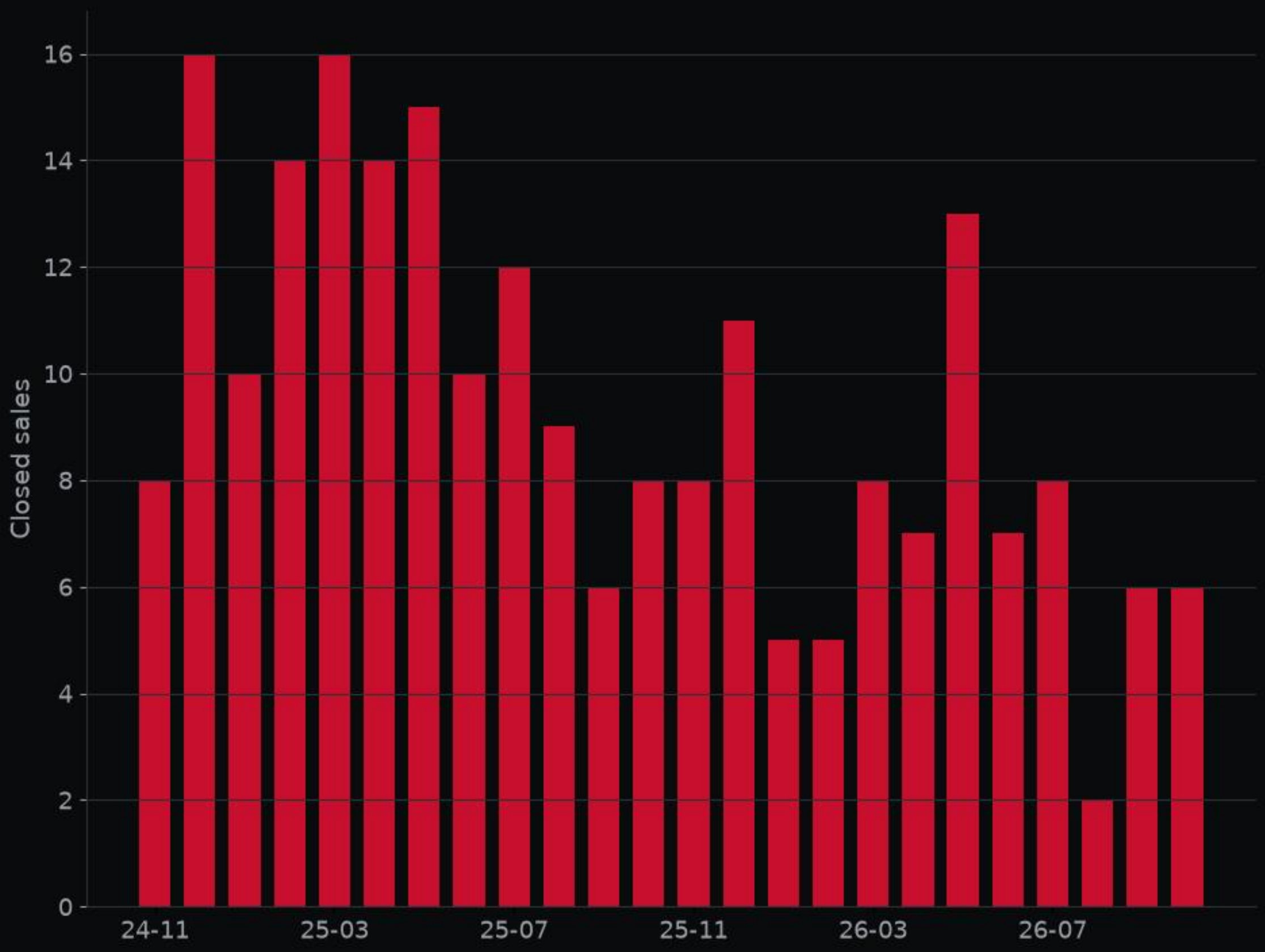
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





212 Cogitare LN · MLS #4122261

Kitchen · Listed by ERA Experts



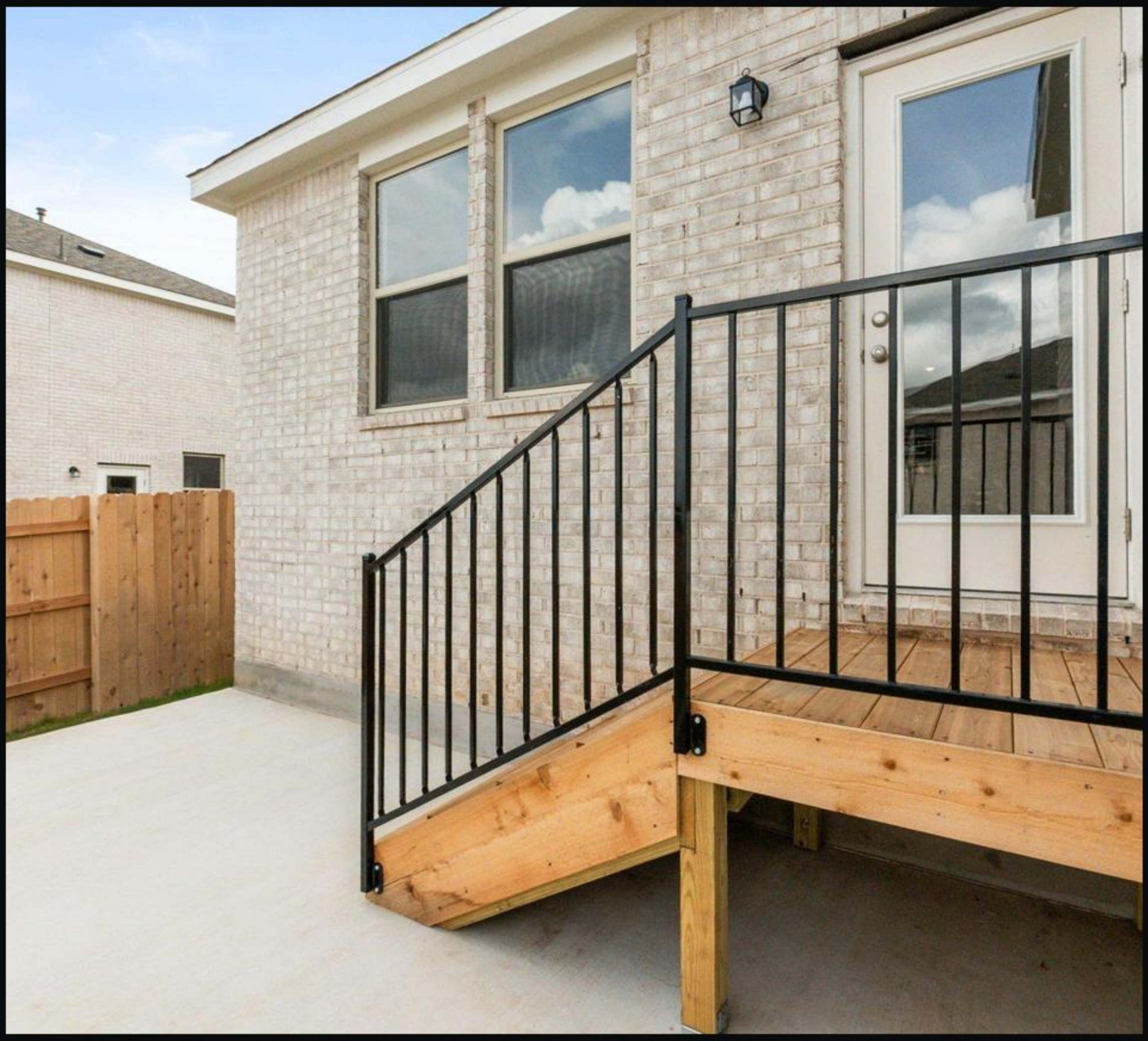
212 Cogitare LN · MLS #4122261

Living room · Listed by ERA Experts



212 Cogitare LN · MLS #4122261

Bedroom · Listed by ERA Experts



212 Cogitare LN · MLS #4122261

Backyard · Listed by ERA Experts



212 Cogitare LN · MLS #4122261

Bathroom · Listed by ERA Experts

Deal of the Week

212 Cogitare LN · MLS #4122261

$339,268

4 bed · 2 bath · 1,977 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 13% under the local price per sq ft; price reduced 5% from original.

ALEX valuation: $326,000 (range $299,000–$356,000)

ALEX Intelligence estimate, not an appraisal.

Listed by ERA Experts

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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