

Goodnight Ranch New Listings vs. Closings: The Supply Gap

Goodnight Ranch · 2026-11-02

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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$399,990

-5.9% vs. last year

n=25

MEDIAN DAYS ON MARKET

75

+13.6% vs. last year

n=25

SOLD VS. ORIGINAL LIST

94.3%

n=25

HOMES FOR SALE TODAY

48

months of inventory: 11.52

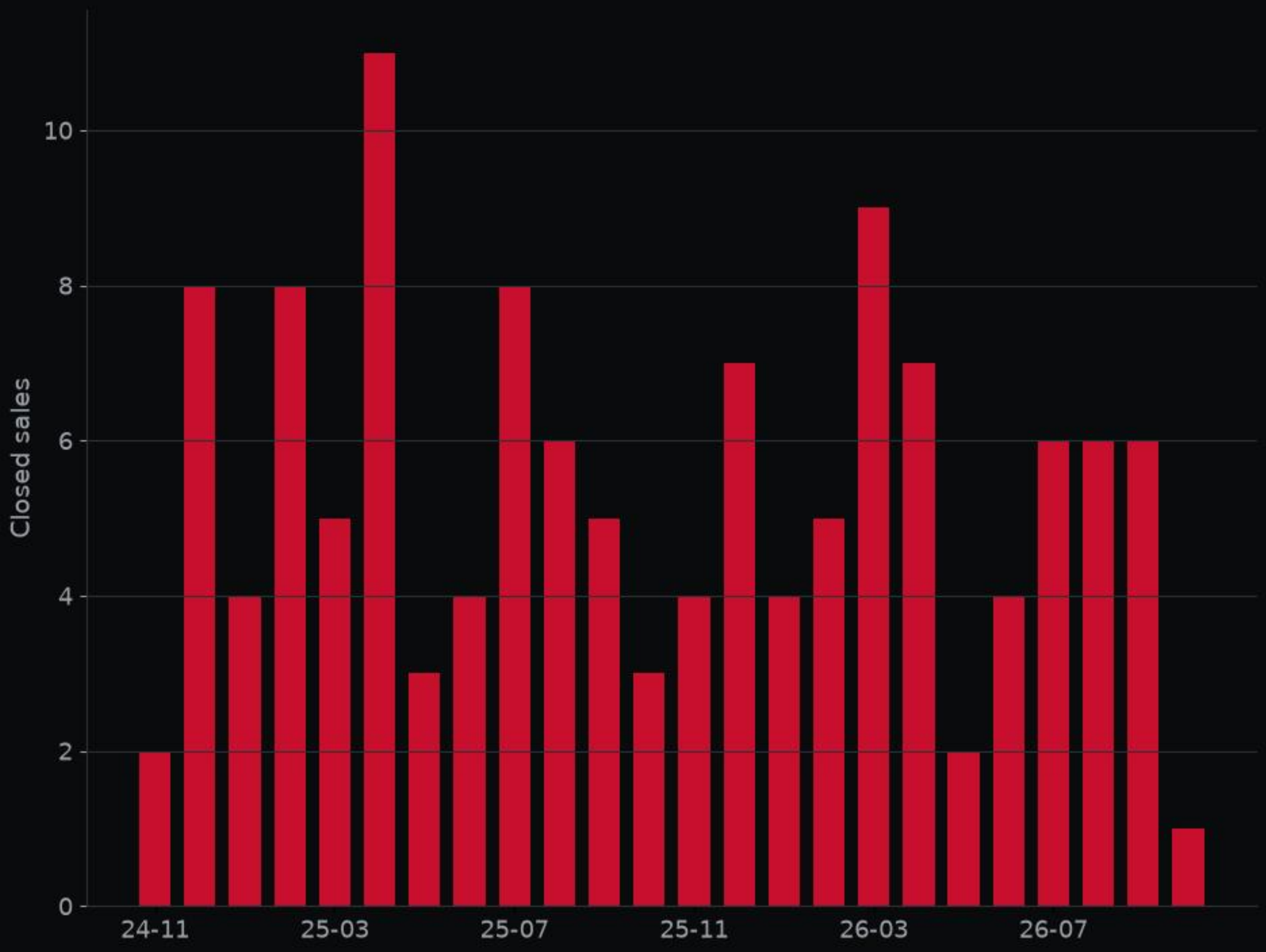
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





8716 Whitter DR # A · MLS #6240342

Kitchen · Listed by eXp Realty, LLC



8716 Whitter DR # A · MLS #6240342

Living room · Listed by eXp Realty, LLC



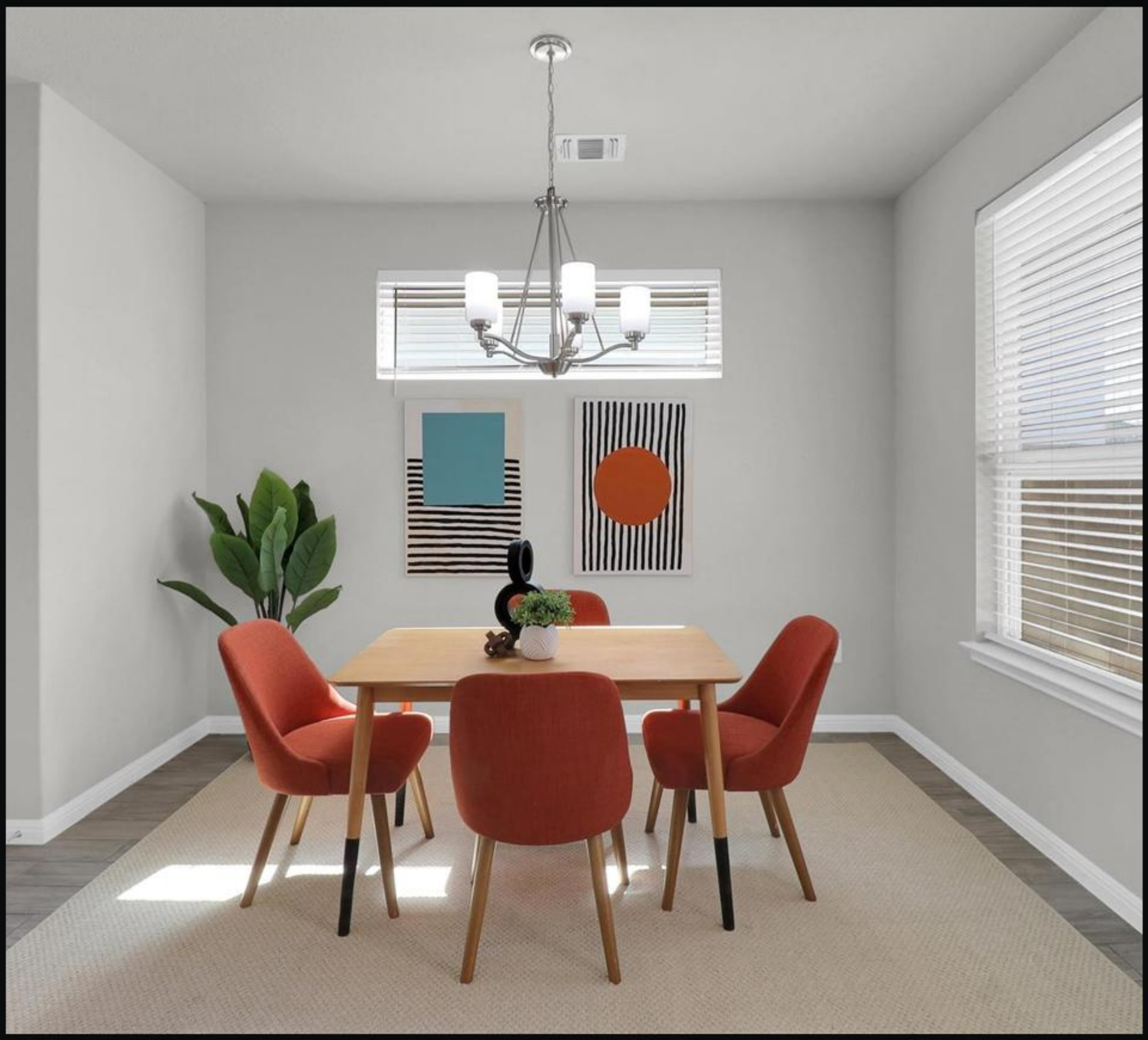
8716 Whitter DR # A · MLS #6240342

Bedroom · Listed by eXp Realty, LLC



8716 Whitter DR # A · MLS #6240342

Backyard · Listed by eXp Realty, LLC



8716 Whitter DR # A · MLS #6240342

Dining room · Listed by eXp Realty, LLC

Deal of the Week

8716 Whitter DR # A · MLS #6240342

$322,000

3 bed · 2.5 bath · 1,840 sq ft

listed 2% below the ALEX valuation; 7% under the local price per sq ft; price reduced 6% from original.

ALEX valuation: $329,000 (range $317,000–$337,000)

ALEX Intelligence estimate, not an appraisal.

Listed by eXp Realty, 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

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