Mueller New Listings vs. Closings: The Supply Gap

Mueller · 2026-11-10



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$977,000

+2.8% vs. last year

n=21

MEDIAN DAYS ON MARKET

11

-60.7% vs. last year

n=21

SOLD VS. ORIGINAL LIST

98.8%

n=21

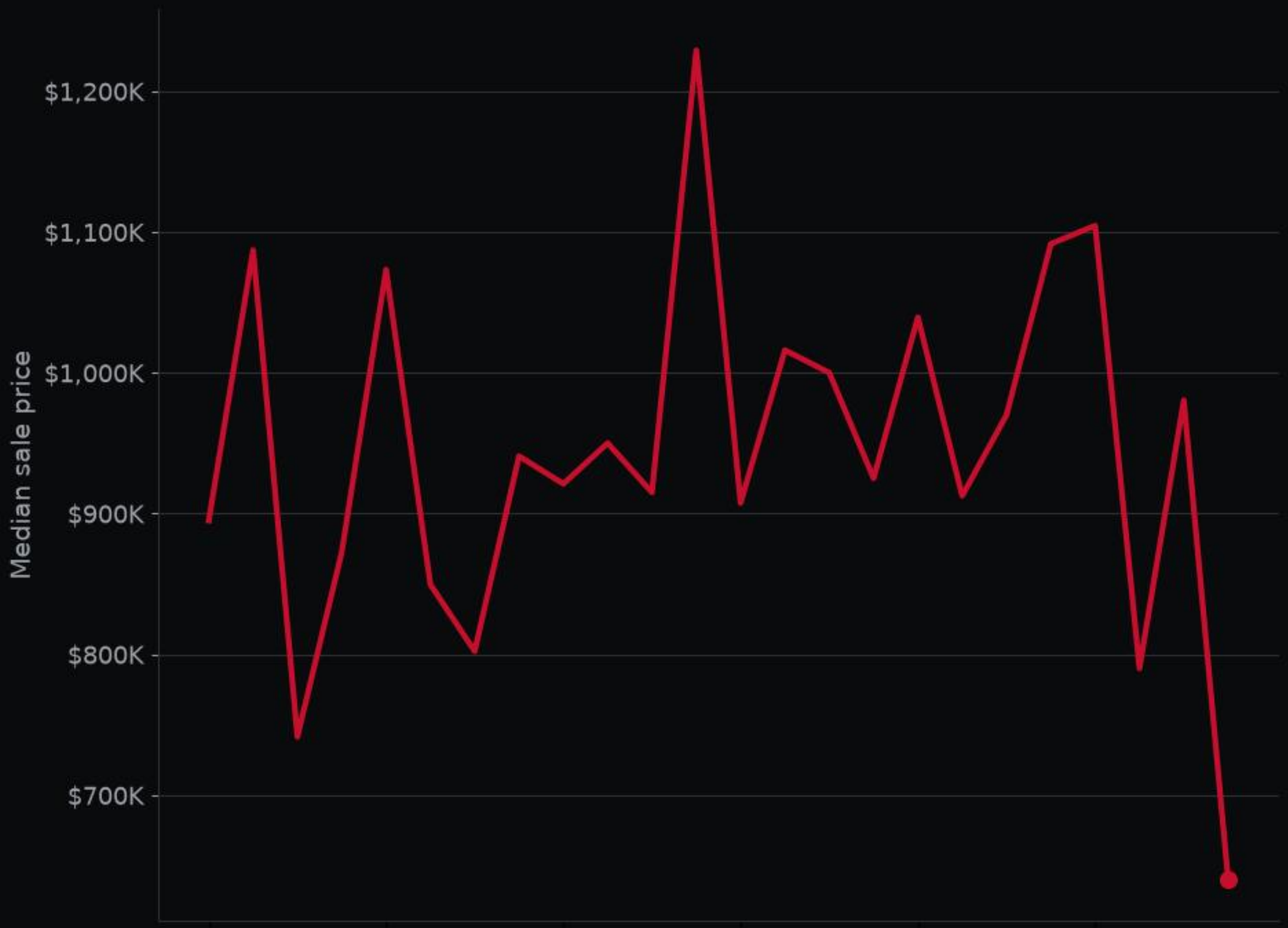
HOMES FOR SALE TODAY

34

months of inventory: 3.64

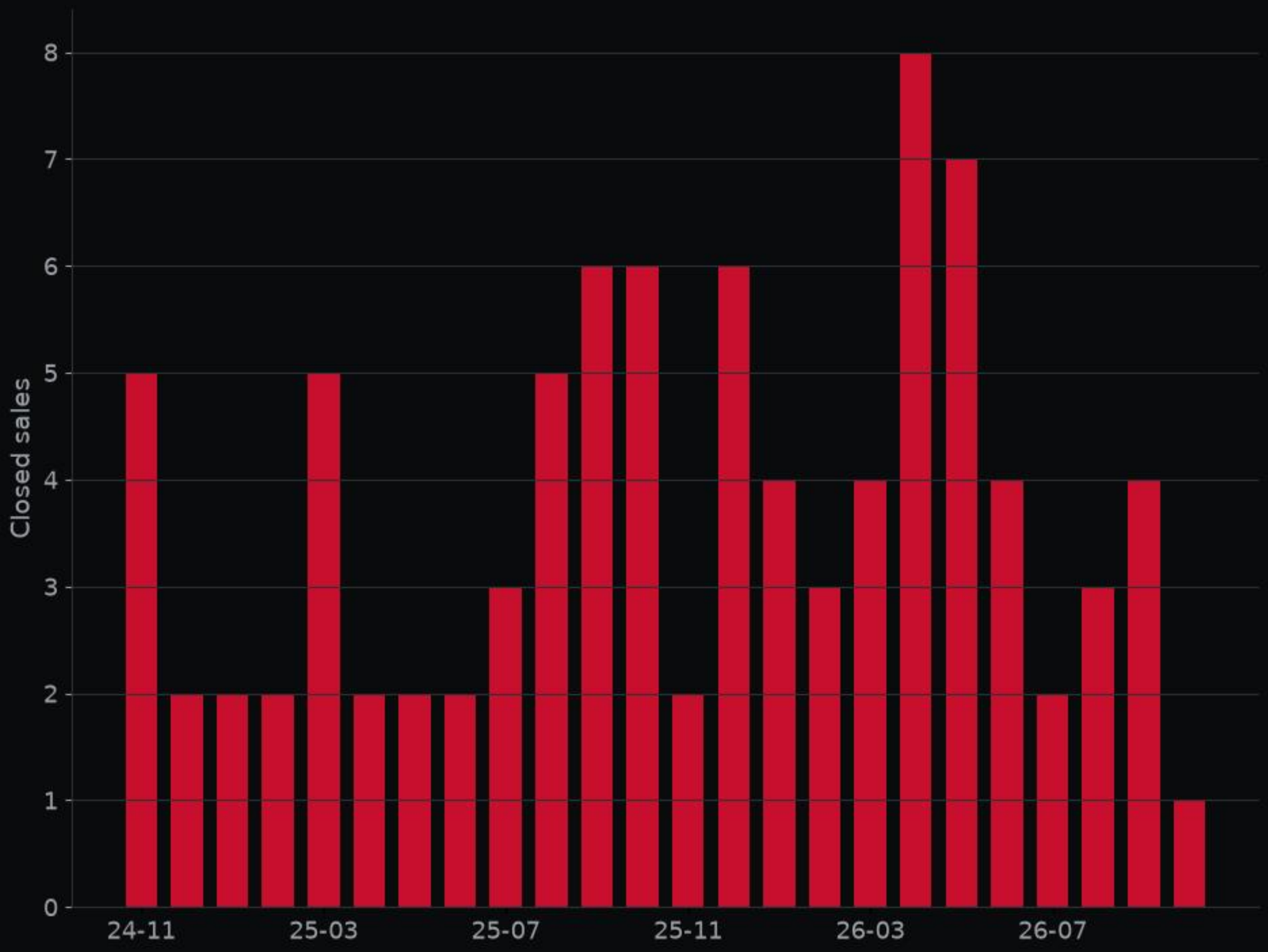
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1701 Simond Ave # 206 · MLS #6514019

Kitchen · Listed by Moreland Properties



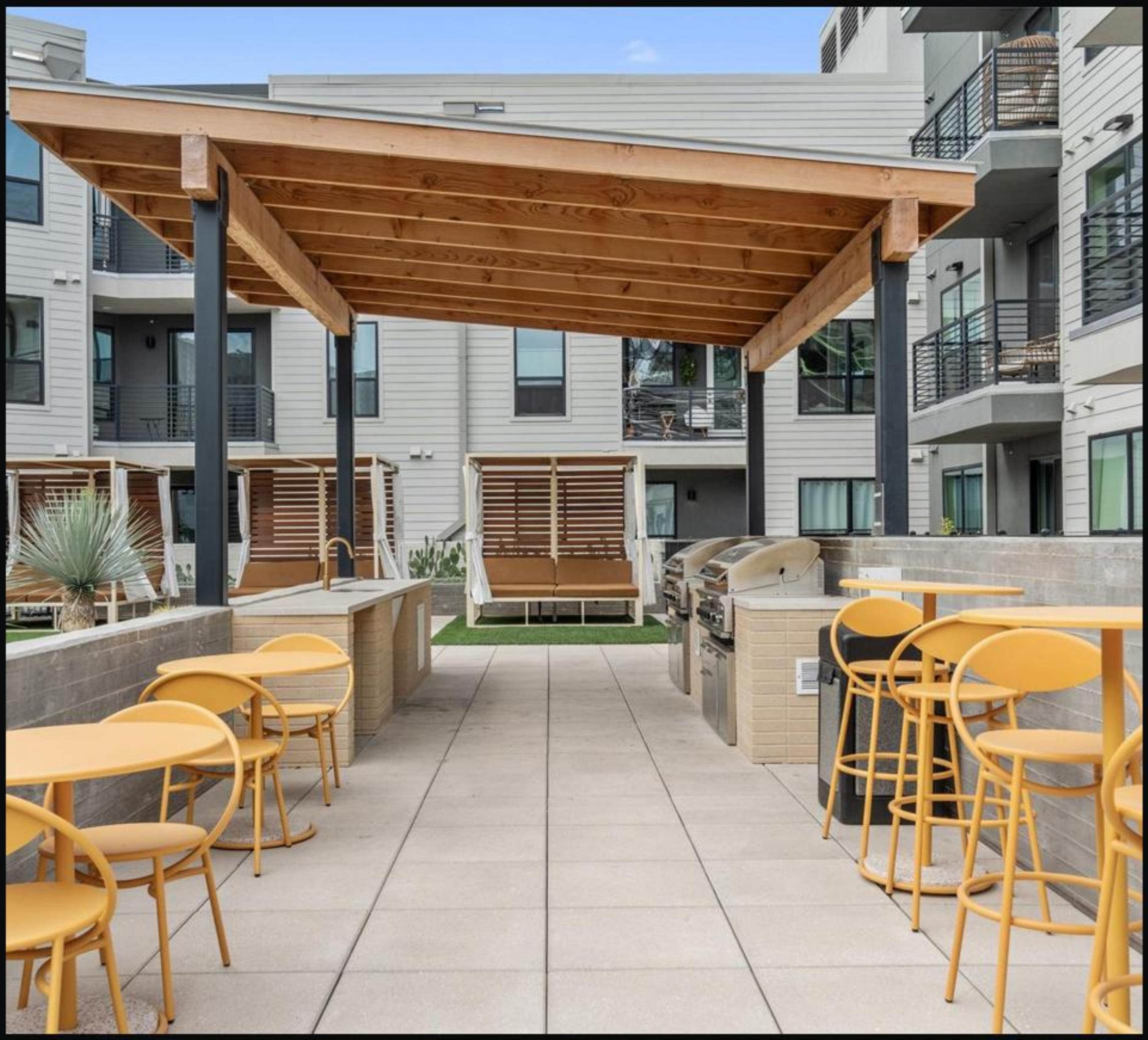
1701 Simond Ave # 206 · MLS #6514019

Living room · Listed by Moreland Properties



1701 Simond Ave # 206 · MLS #6514019

Bedroom · Listed by Moreland Properties



1701 Simond Ave # 206 · MLS #6514019

Backyard · Listed by Moreland Properties



1701 Simond Ave # 206 · MLS #6514019

Pool · Listed by Moreland Properties

Deal of the Week

1701 Simond Ave # 206 · MLS #6514019

$499,000

2 bed · 2 bath · 1,162 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 11% under the local price per sq ft; price reduced 17% from original.

Listed by Moreland Properties

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

Data from Unlock MLS. Deemed reliable, not guaranteed.