Tanglewood Forest: Is It a Buyer's Market?

Tanglewood Forest, Austin · 2026-11-19

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$411,325

-15.6% vs. last year

n=26

MEDIAN DAYS ON MARKET

38

-25.5% vs. last year

n=26

SOLD VS. ORIGINAL LIST

95.5%

n=26

HOMES FOR SALE TODAY

11

months of inventory: 6.6

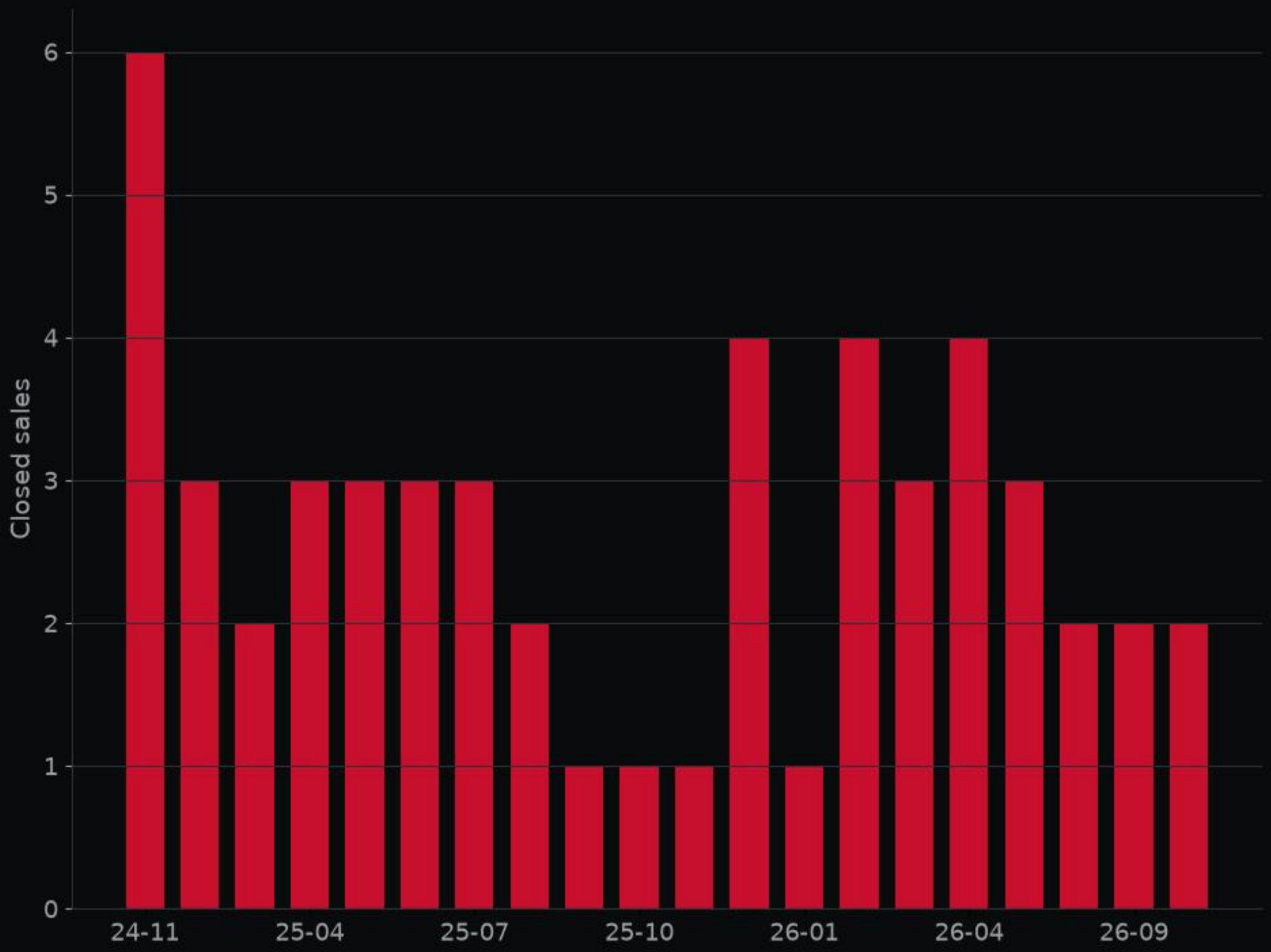
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





3011 Jubilee TRL · MLS #5393669

Kitchen · Listed by Opendoor Brokerage LLC



3011 Jubilee TRL · MLS #5393669

Living room · Listed by Opendoor Brokerage LLC



3011 Jubilee TRL · MLS #5393669

Backyard · Listed by Opendoor Brokerage LLC



3011 Jubilee TRL · MLS #5393669

Bathroom · Listed by Opendoor Brokerage LLC



3011 Jubilee TRL · MLS #5393669

Garage · Listed by Opendoor Brokerage LLC

Deal of the Week

3011 Jubilee TRL · MLS #5393669

$300,000

2 bed · 2 bath · 1,158 sq ft

listed 4% below the ALEX valuation; 12% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $311,000 (range $276,000–$341,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Opendoor Brokerage LLC

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

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.