Bella Vista List-to-Sale Ratios Explain Price Trends

Bella Vista, Cedar Park · 2026-11-21



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$715,750

-4.6% vs. last year

n=12

MEDIAN DAYS ON MARKET

14

+7.7% vs. last year

n=12

SOLD VS. ORIGINAL LIST

97.9%

n=12

HOMES FOR SALE TODAY

4

months of inventory: —

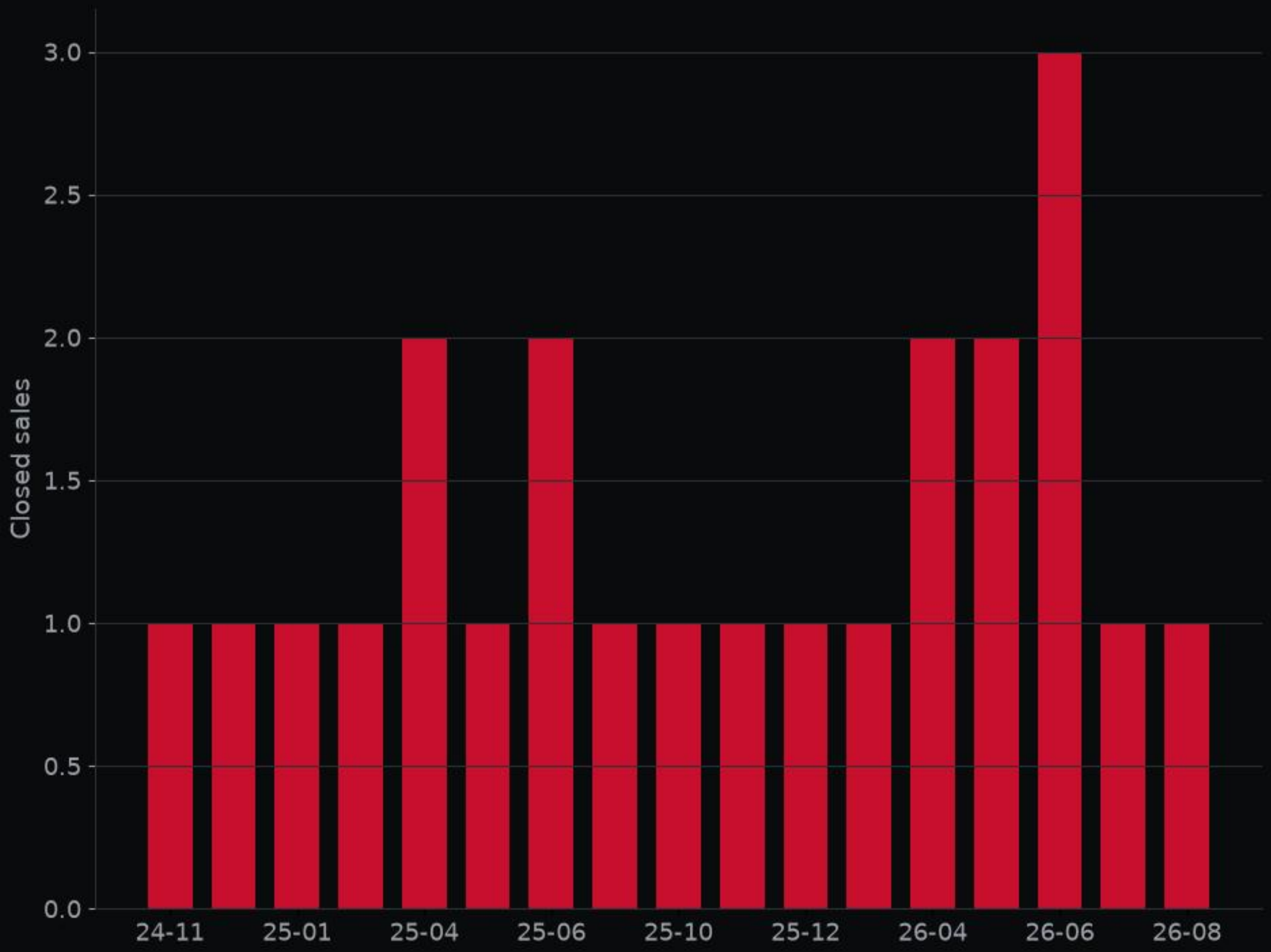
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





3102 Lombardi WAY · MLS #6866346

Kitchen · Listed by Real Broker, LLC



3102 Lombardi WAY · MLS #6866346

Living room · Listed by Real Broker, LLC



3102 Lombardi WAY · MLS #6866346

Backyard · Listed by Real Broker, LLC



3102 Lombardi WAY · MLS #6866346

Dining room · Listed by Real Broker, LLC



3102 Lombardi WAY · MLS #6866346

Bathroom · Listed by Real Broker, LLC

Deal of the Week

3102 Lombardi WAY · MLS #6866346

$699,000

3 bed · 3 bath · 2,818 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market.

ALEX valuation: $682,000 (range $624,000–$734,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Real Broker, 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

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