Del Valle Entry-Level Homes: Can Buyers Afford the Drop?

Del Valle · 2026-11-20



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

Key numbers

October 2026

MEDIAN SALE PRICE

$289,990

-12.7% vs. last year

n=19

MEDIAN DAYS ON MARKET

66

-13.2% vs. last year

n=19

SOLD VS. ORIGINAL LIST

94.0%

n=19

HOMES FOR SALE TODAY

98

months of inventory: 5.55

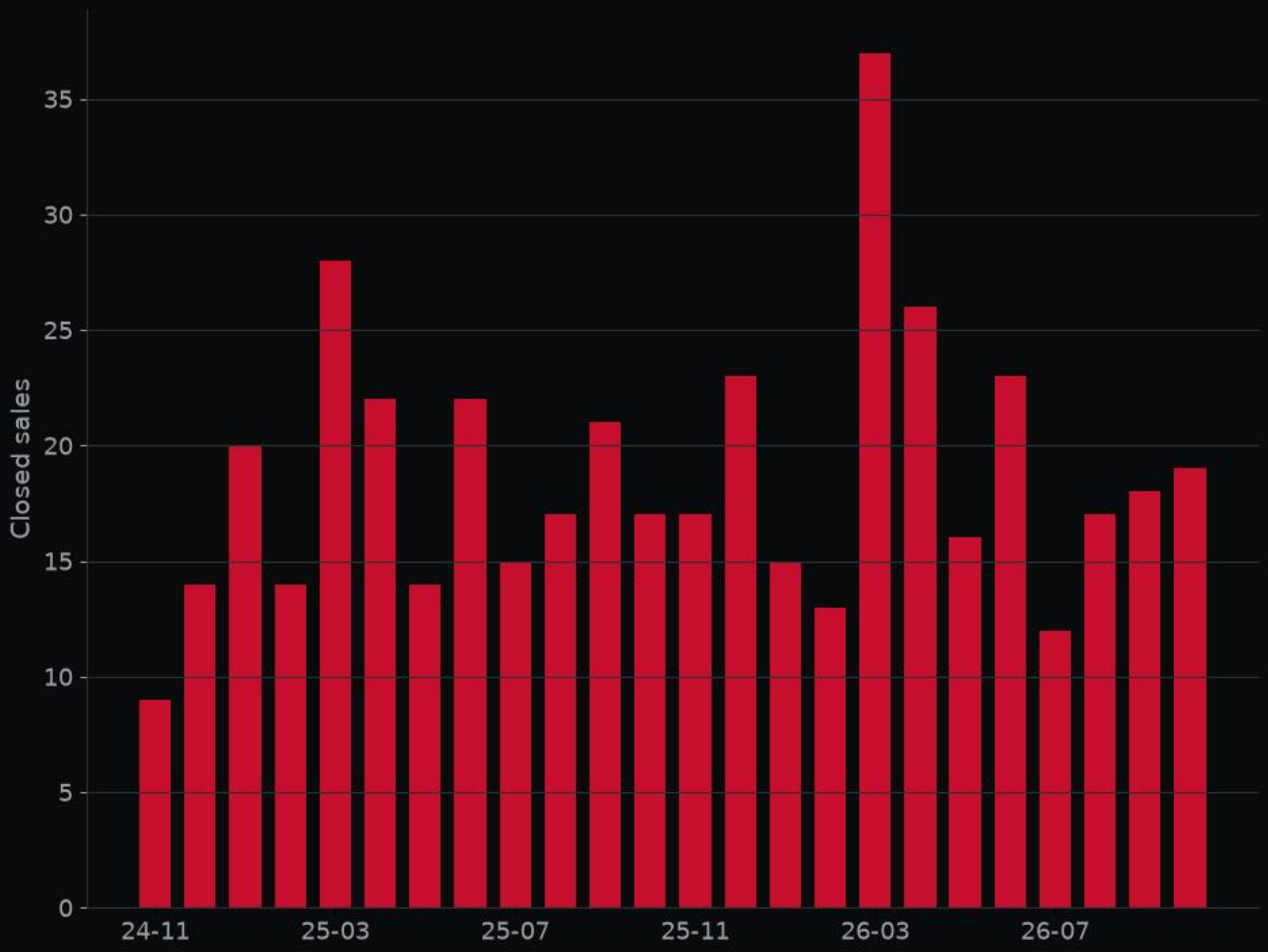
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

5008 Irvine LN · MLS #8979250

$269,000

3 bed · 2.5 bath · 1,742 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 12% under the local price per sq ft; price reduced 2% from original.

ALEX valuation: $261,000 (range $235,000–$278,000)

ALEX Intelligence estimate, not an appraisal.

Listed by StepStone 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

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.