Los Cielos vs. Neighbors: Price and Speed Gap in Del Valle

Los Cielos, Del Valle · 2026-11-28

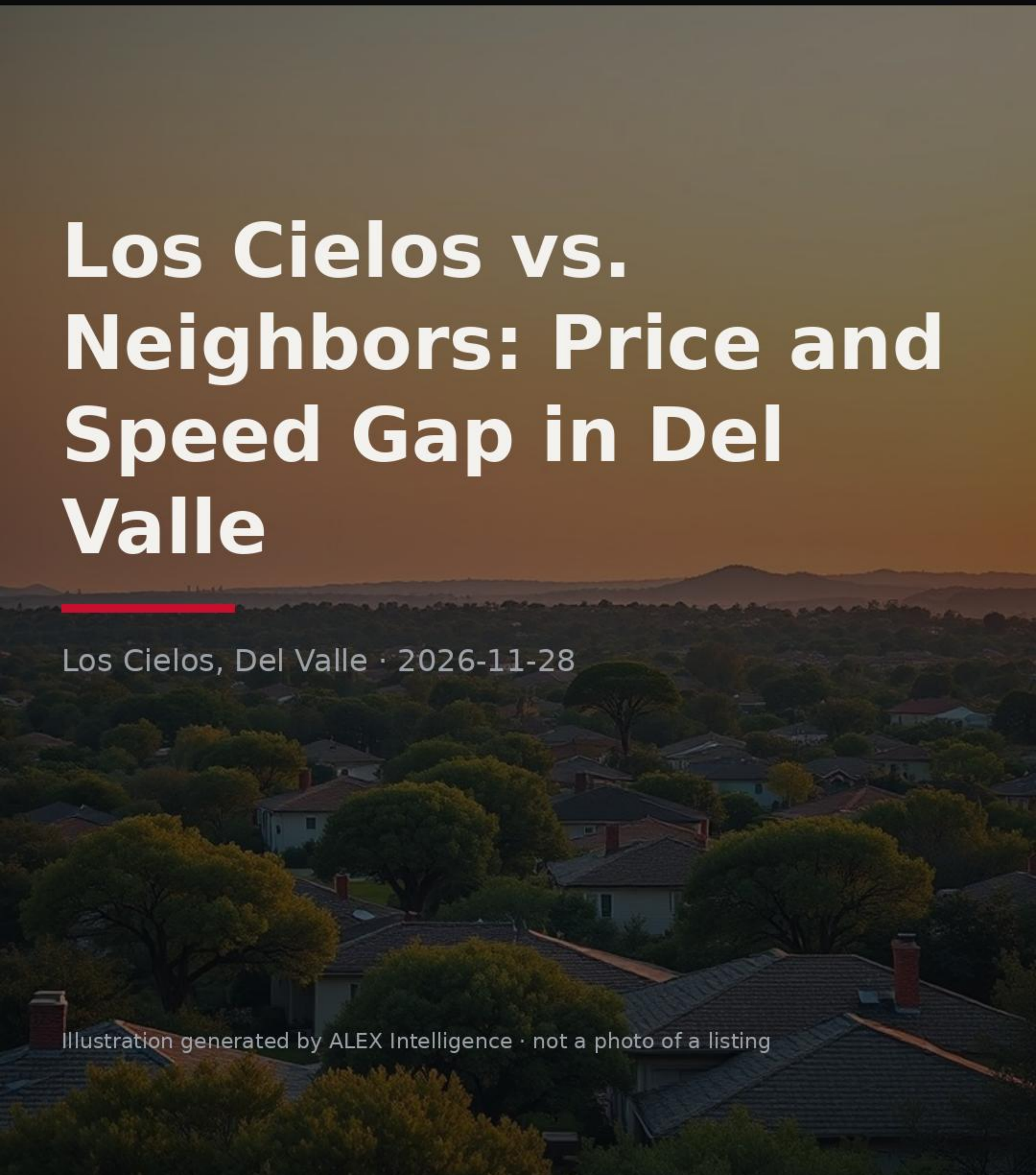


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$234,500

-15.0% vs. last year

n=21

MEDIAN DAYS ON MARKET

78

+8.3% vs. last year

n=21

SOLD VS. ORIGINAL LIST

94.2%

n=21

HOMES FOR SALE TODAY

9

months of inventory: 4.5

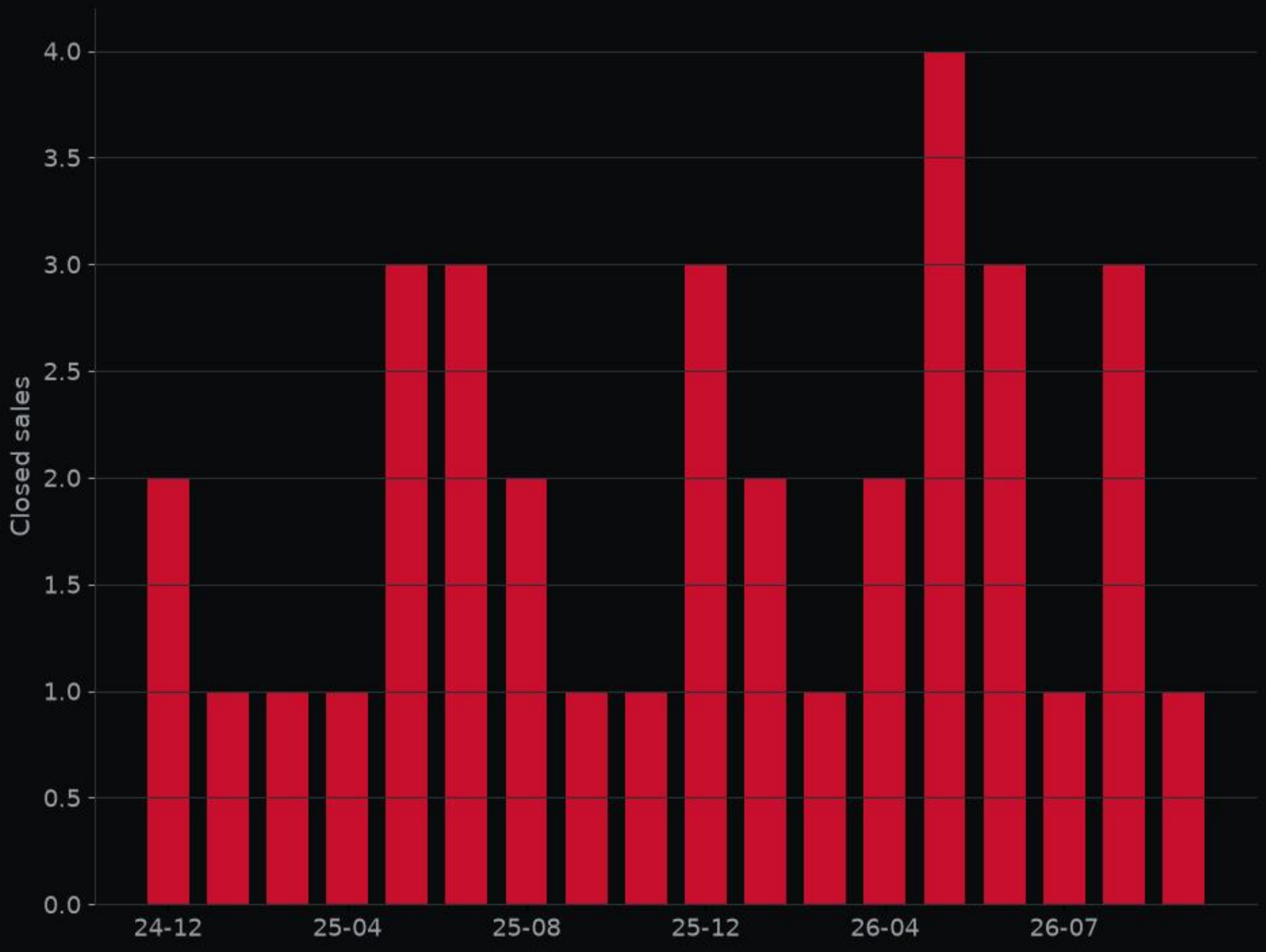
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





12512 La Paz LN · MLS #7126167

Kitchen · Listed by All City Real Estate Ltd. Co



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Bedroom · Listed by All City Real Estate Ltd. Co



12512 La Paz LN · MLS #7126167

Backyard · Listed by All City Real Estate Ltd. Co



12512 La Paz LN · MLS #7126167

Bathroom · Listed by All City Real Estate Ltd. Co



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Community · Listed by All City Real Estate Ltd. Co

Deal of the Week

12512 La Paz LN · MLS #7126167

$250,000

4 bed · 3 bath · 2,088 sq ft

listed 10% below the ALEX valuation; 27% under the local price per sq ft; price reduced 13% from original.

ALEX valuation: $277,000 (range $260,000–$300,000)

ALEX Intelligence estimate, not an appraisal.

Listed by All City Real Estate Ltd. Co

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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