

# New Listings vs. Closings: The Supply Gap in Lakeside at Tessera

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Lakeside at Tessera · 2026-10-27

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

# Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$415,000

-17.9% vs. last year

n=18

MEDIAN DAYS ON MARKET

140

+21.7% vs. last year

n=18

SOLD VS. ORIGINAL LIST

92.2%

n=18

HOMES FOR SALE TODAY

26

months of inventory: 8.67

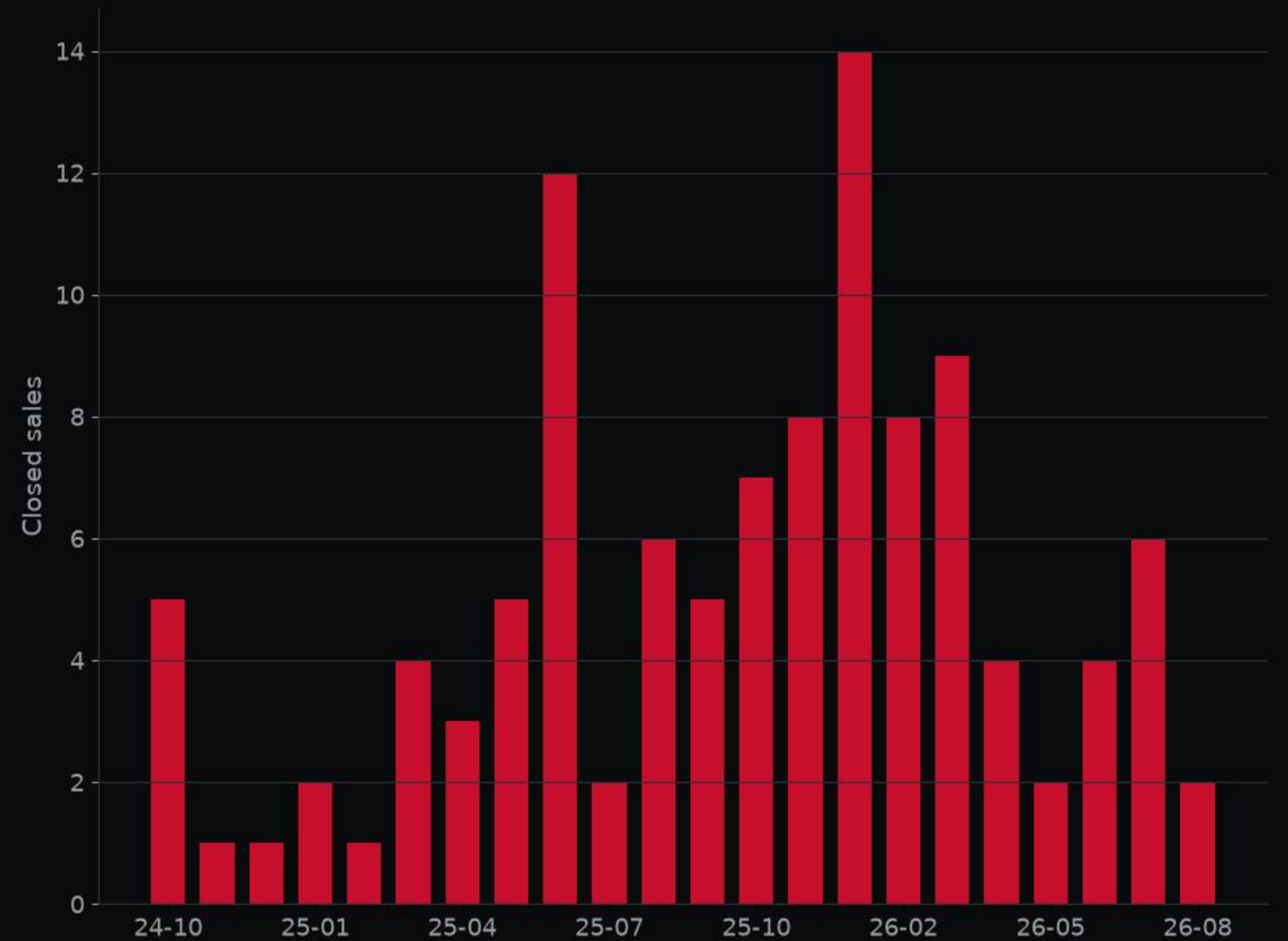
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

Closed sales, last 24 months





## 22108 Cross Timbers BND · MLS #2866092

Kitchen · Listed by Watters International Realty



## 22108 Cross Timbers BND · MLS #2866092

Living room · Listed by Watters International Realty



## 22108 Cross Timbers BND · MLS #2866092

Bedroom · Listed by Watters International Realty



## **22108 Cross Timbers BND · MLS #2866092**

Backyard · Listed by Watters International Realty



## 22108 Cross Timbers BND · MLS #2866092

Dining room · Listed by Watters International Realty

# Deal of the Week

22108 Cross Timbers BND · MLS #2866092

# \$330,000

3 bed · 2 bath · 2,306 sq ft

listed 28% below the ALEX valuation; 25% under the local price per sq ft; price reduced 28% from original.

ALEX valuation: \$456,000 (range \$400,000–\$465,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Watters International Realty

[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](https://alex-companies.com/market-data)

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Data from Unlock MLS. Deemed reliable, not guaranteed.