Manchaca: Mortgage Rates and Buying Power in November

Manchaca · 2026-11-09



Photo: WhisperToMe · Public domain · Wikimedia Commons · darkened, cropped, text added

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$441,850

-5.5% vs. last year

n=35

MEDIAN DAYS ON MARKET

47

+23.7% vs. last year

n=35

SOLD VS. ORIGINAL LIST

95.5%

n=35

HOMES FOR SALE TODAY

33

months of inventory: 5.66

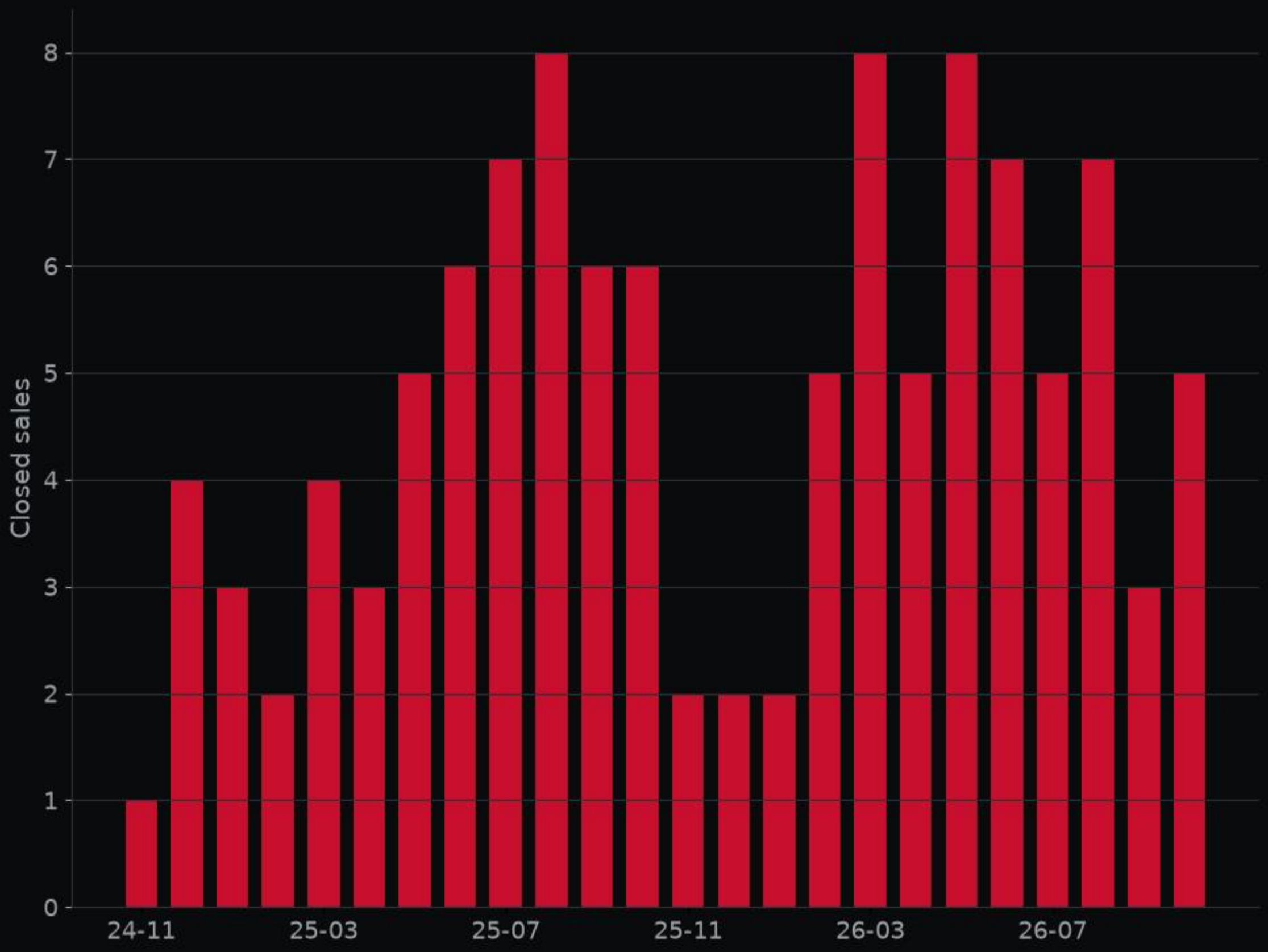
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





12900 Ben Milam DR · MLS #9526468

Kitchen · Listed by Keller Williams Realty



12900 Ben Milam DR · MLS #9526468

Living room · Listed by Keller Williams Realty



12900 Ben Milam DR · MLS #9526468

Bedroom · Listed by Keller Williams Realty



12900 Ben Milam DR · MLS #9526468

Backyard · Listed by Keller Williams Realty



12900 Ben Milam DR · MLS #9526468

Dining room · Listed by Keller Williams Realty

Deal of the Week

12900 Ben Milam DR · MLS #9526468

$379,000

3 bed · 2 bath · 2,093 sq ft

listed 18% below the ALEX valuation; 23% under the local price per sq ft; price reduced 23% from original.

ALEX valuation: $464,000 (range $424,000–$487,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams 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

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.