Manchaca Market Pulse: Prices Drop in Rolling Six Months

Manchaca · 2026-11-17



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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

30

months of inventory: 5.14

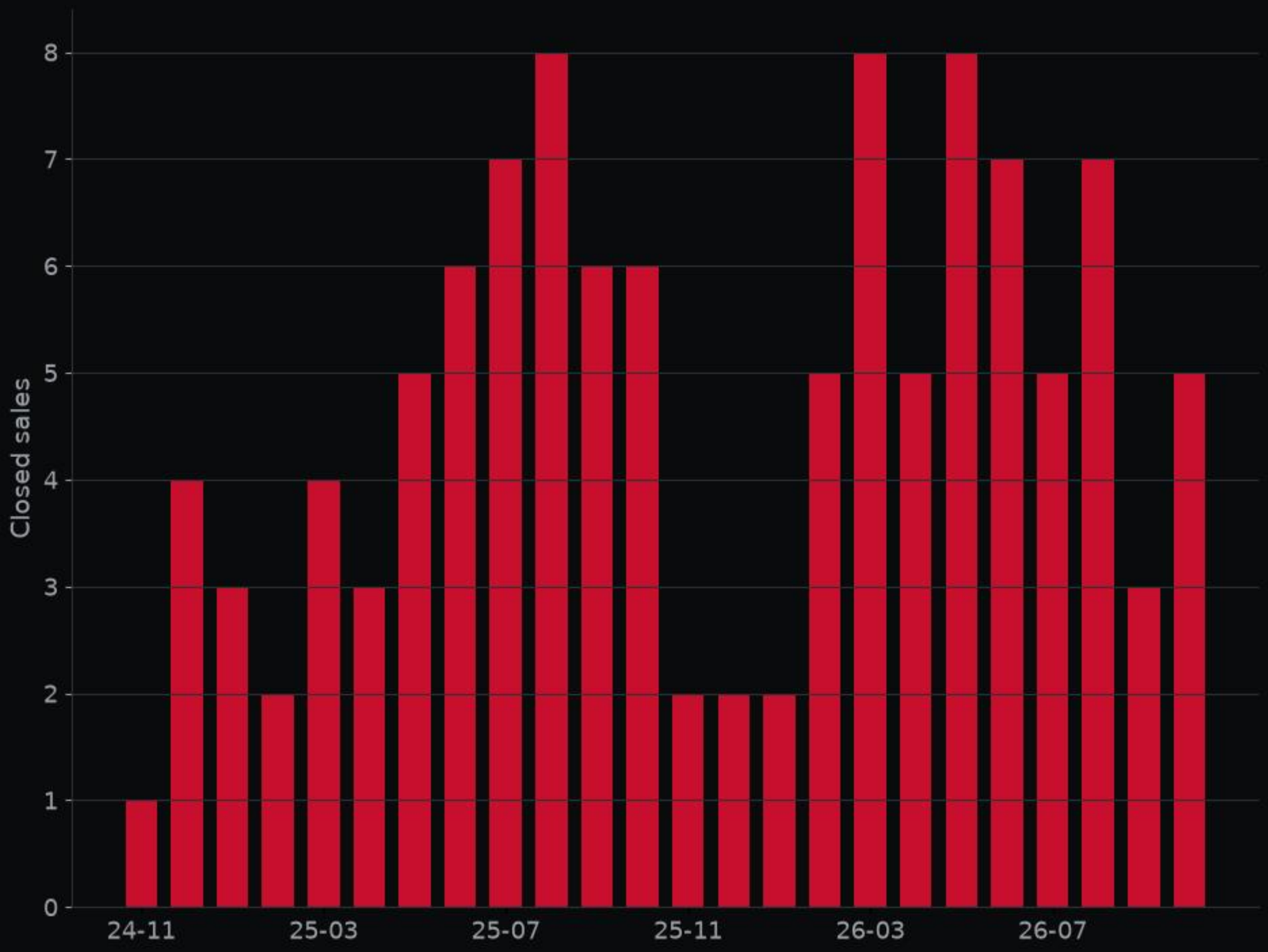
Median Sale Price by Month

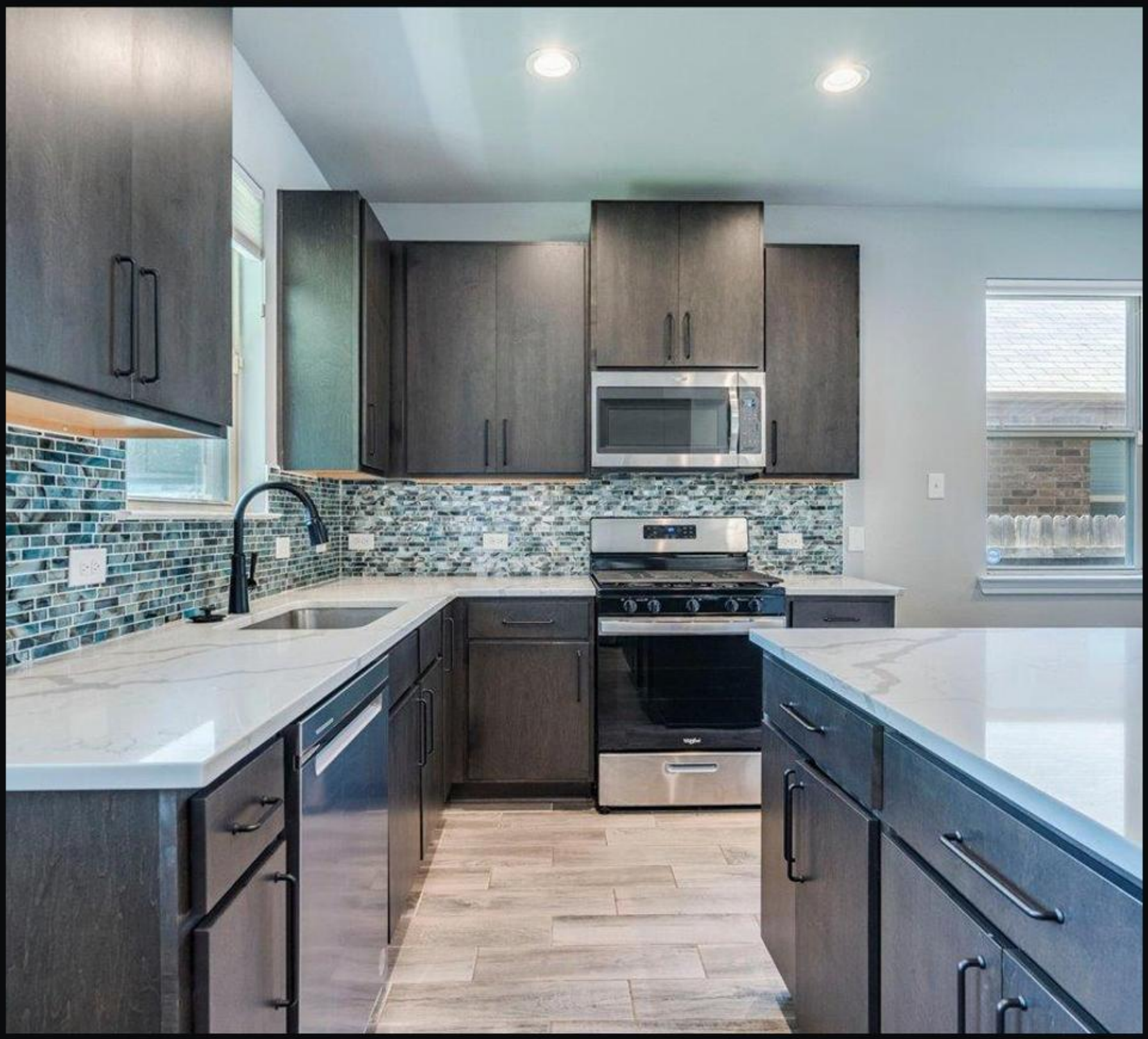
Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





2005 Garretts WAY · MLS #5699894

Kitchen · Listed by eXp Realty LLC



2005 Garretts WAY · MLS #5699894

Living room · Listed by eXp Realty LLC



2005 Garretts WAY · MLS #5699894

Bedroom · Listed by eXp Realty LLC



2005 Garretts WAY · MLS #5699894

Backyard · Listed by eXp Realty LLC



2005 Garretts WAY · MLS #5699894

Dining room · Listed by eXp Realty LLC

Deal of the Week

2005 Garretts WAY · MLS #5699894

$360,000

3 bed · 2.5 bath · 1,975 sq ft

listed 5% below the ALEX valuation; 22% under the local price per sq ft; price reduced 9% from original.

ALEX valuation: $379,000 (range $353,000–$403,000)

ALEX Intelligence estimate, not an appraisal.

Listed by eXp Realty 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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Data from Unlock MLS. Deemed reliable, not guaranteed.