Manchaca New Listings vs. Closings: The Supply Gap

Manchaca · 2026-11-20



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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

31

months of inventory: 5.31

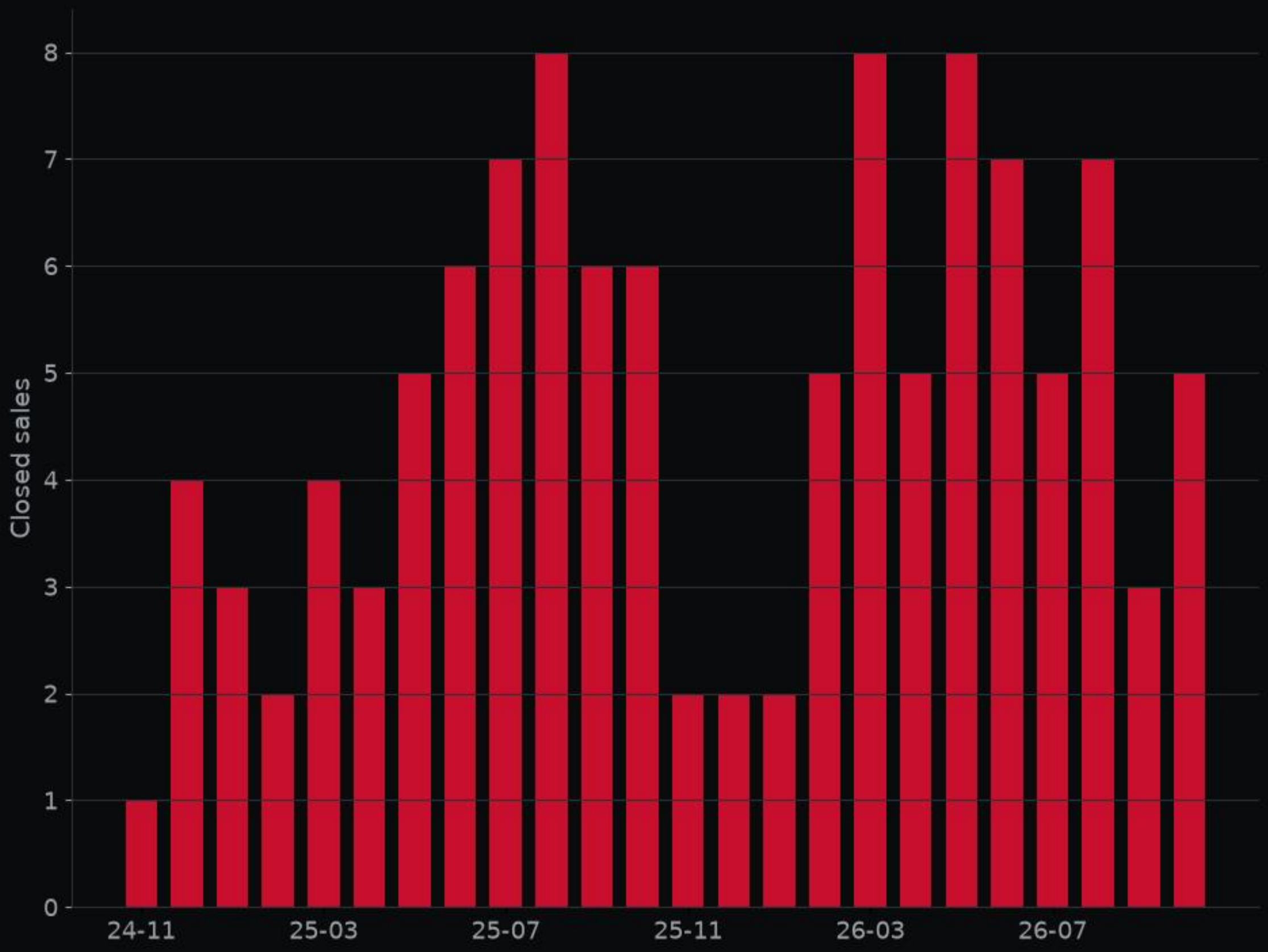
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

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 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

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