Manchaca: Months of Inventory Signal a Buyer's Market

Manchaca · 2026-11-27



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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

29

months of inventory: 4.97

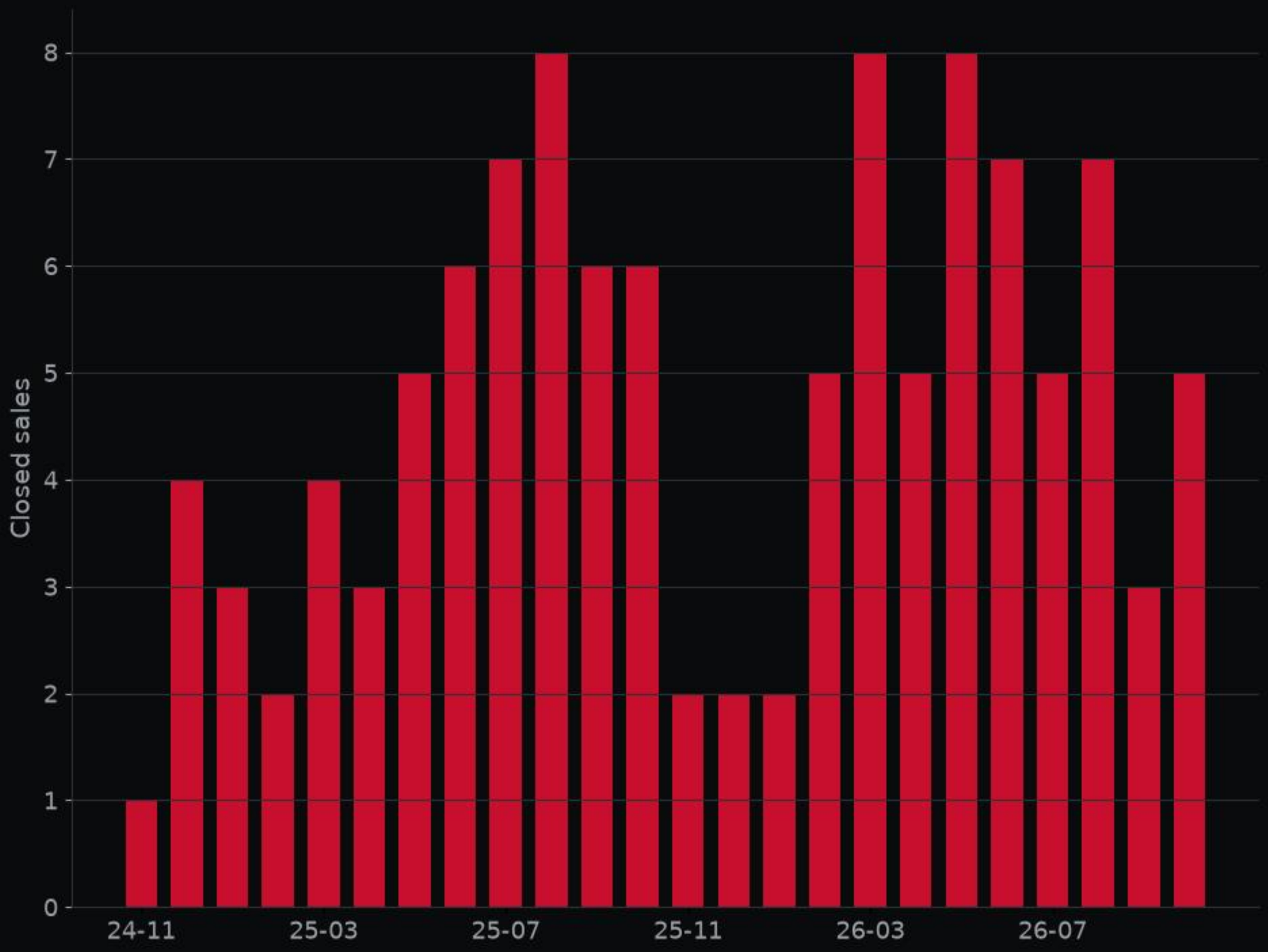
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





101 Texas Ash CV · MLS #1962657

Kitchen · Listed by Watters International Realty



101 Texas Ash CV · MLS #1962657

Living room · Listed by Watters International Realty



101 Texas Ash CV · MLS #1962657

Bedroom · Listed by Watters International Realty



101 Texas Ash CV · MLS #1962657

Backyard · Listed by Watters International Realty



101 Texas Ash CV · MLS #1962657

Dining room · Listed by Watters International Realty

Deal of the Week

101 Texas Ash CV · MLS #1962657

$290,000

3 bed · 2 bath · 1,429 sq ft

listed 3% below the ALEX valuation; price reduced 3% from original.

ALEX valuation: $298,000 (range $274,000–$312,000)

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

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