Bell Farms Entry-Level Homes: Affordability Check

Bell Farms, Manor · 2026-11-20



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$247,200

-9.9% vs. last year

n=24

MEDIAN DAYS ON MARKET

50

+11.1% vs. last year

n=24

SOLD VS. ORIGINAL LIST

95.8%

n=24

HOMES FOR SALE TODAY

2

months of inventory: 0.92

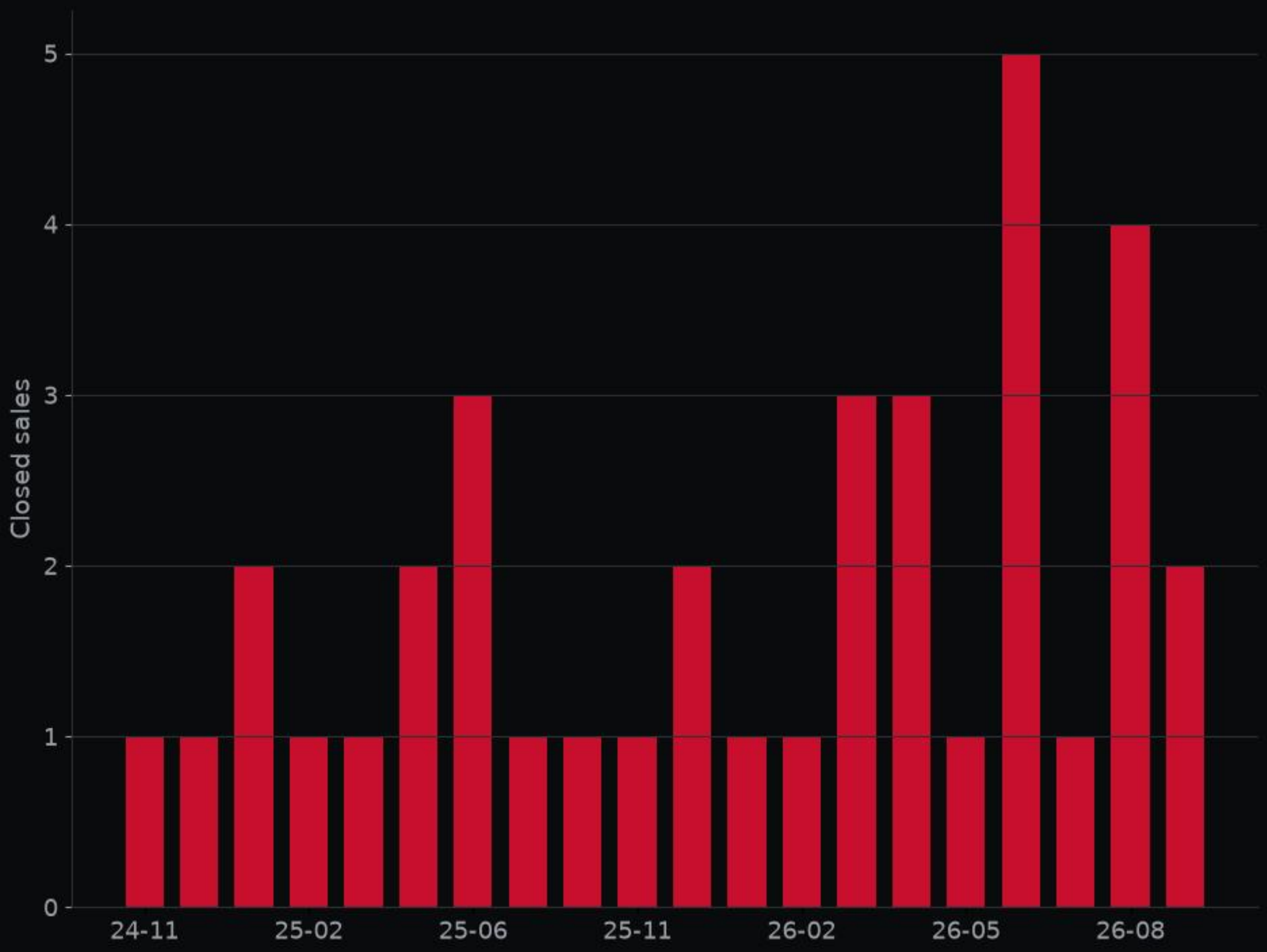
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

13213 Forest Sage ST · MLS #9317087

$264,000

3 bed · 2 bath · 1,196 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market.

ALEX valuation: $250,000 (range $233,000–$264,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Amazing 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

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