Presidential Glen vs. Neighbors: Price and Speed Gap

Presidential Glen, Manor · 2026-11-20

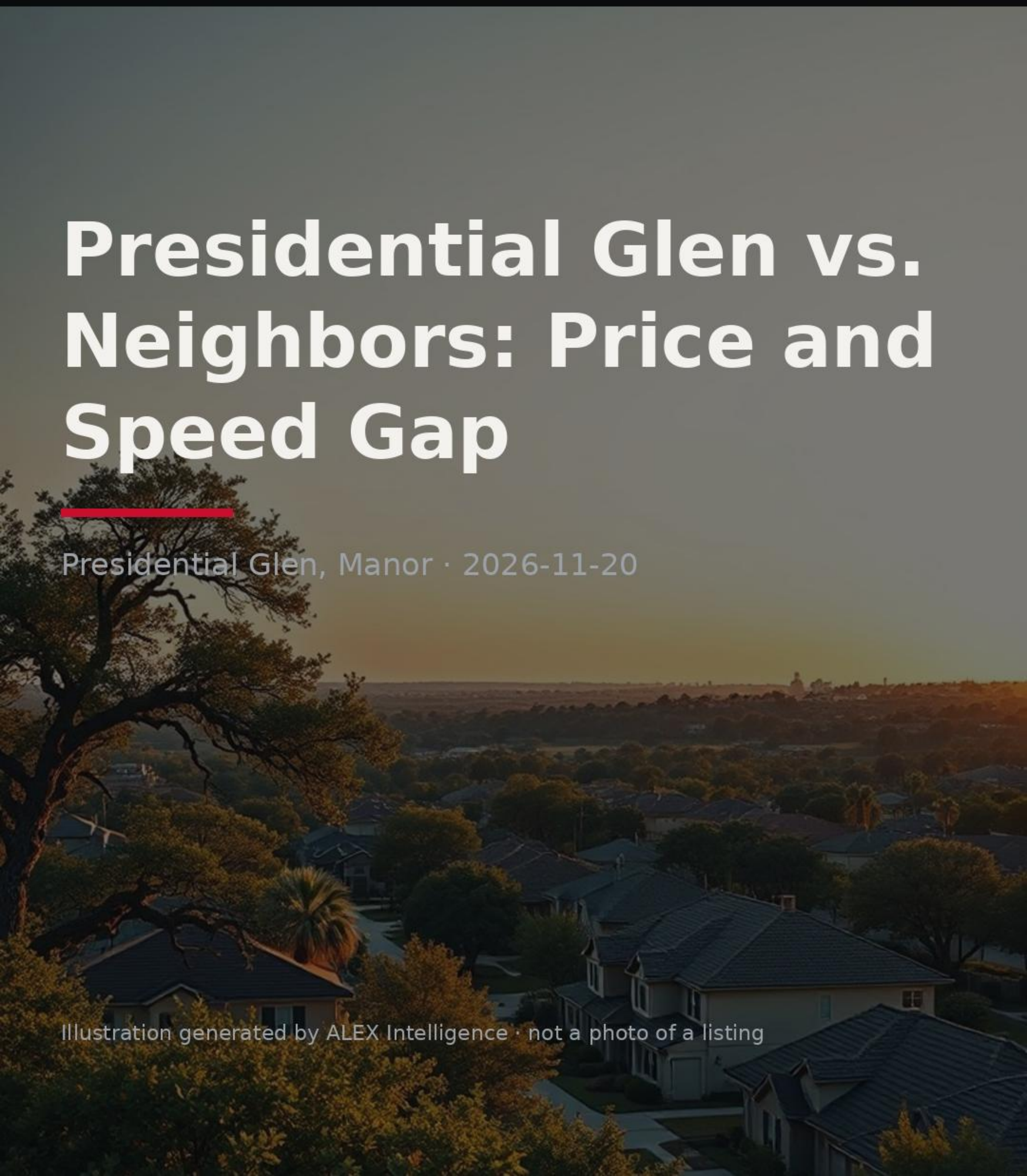


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$257,500

-10.5% vs. last year

n=34

MEDIAN DAYS ON MARKET

62

+55.0% vs. last year

n=34

SOLD VS. ORIGINAL LIST

95.8%

n=34

HOMES FOR SALE TODAY

22

months of inventory: 5.5

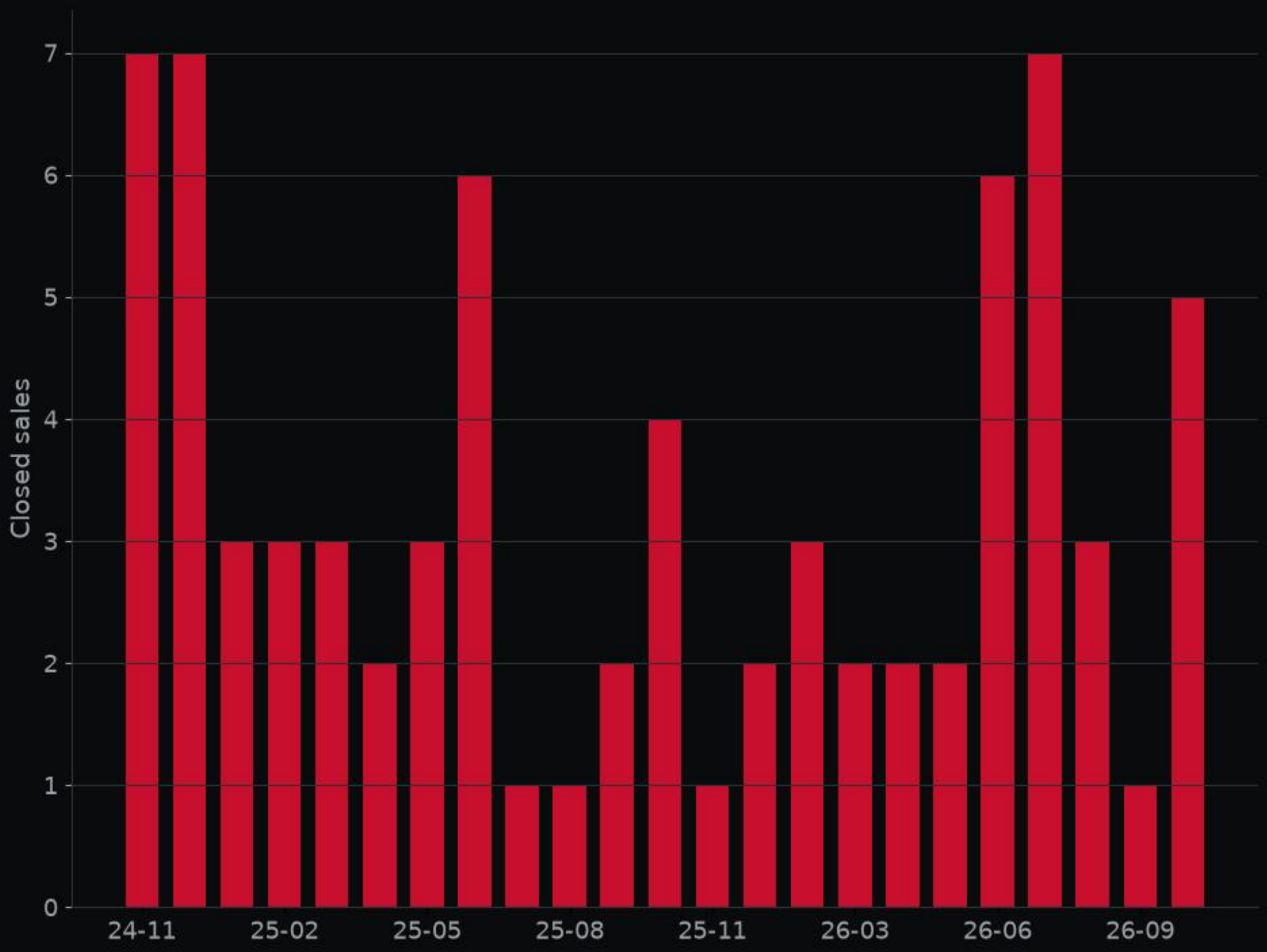
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

19624 Smith Gin ST · MLS #5996013

$244,900

3 bed · 2 bath · 1,735 sq ft

listed 10% below the ALEX valuation; 16% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $271,000 (range $255,000–$278,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Bramlett Partners

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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