ShadowGlen Inventory Signals a Shift to Buyers

ShadowGlen · 2026-11-01



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$408,250

+2.2% vs. last year

n=30

MEDIAN DAYS ON MARKET

36

+20.0% vs. last year

n=30

SOLD VS. ORIGINAL LIST

94.0%

n=30

HOMES FOR SALE TODAY

29

months of inventory: 5.8

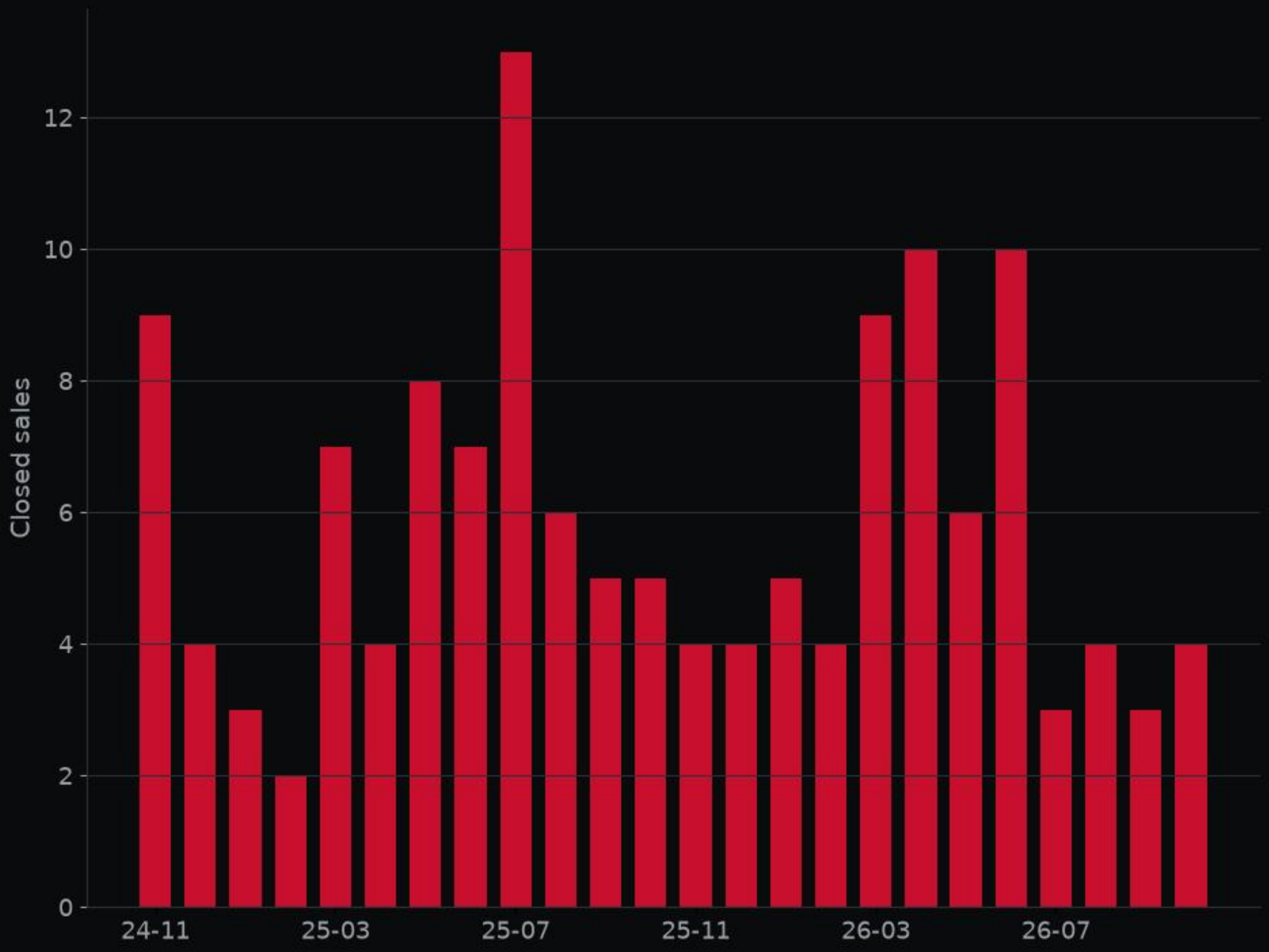
Median Sale Price by Month

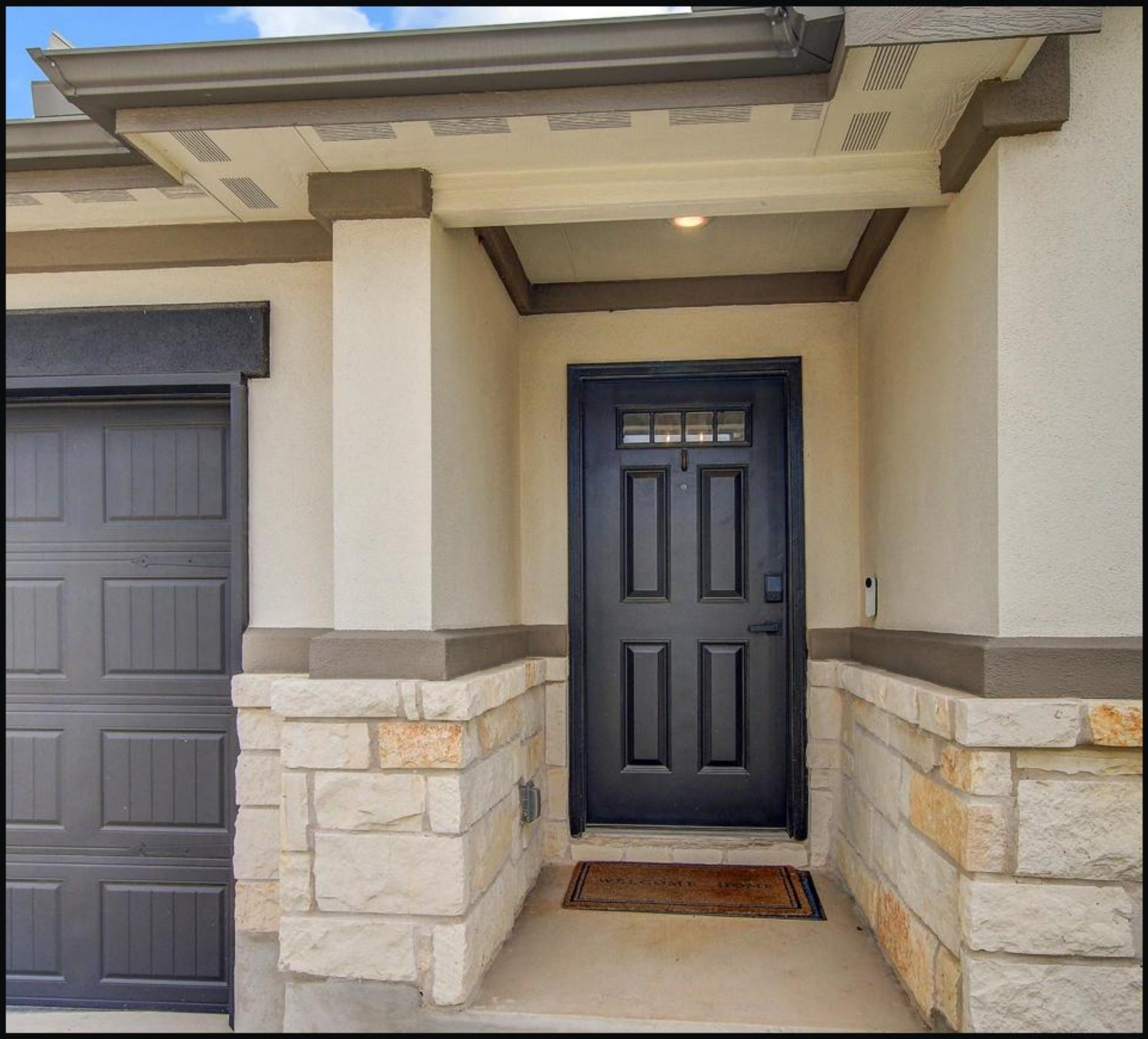
Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





17701 Owl Tree RD · MLS #2955591

Front exterior · Listed by Spyglass Realty



17701 Owl Tree RD · MLS #2955591

Kitchen · Listed by Spyglass Realty



17701 Owl Tree RD · MLS #2955591

Living room · Listed by Spyglass Realty



17701 Owl Tree RD · MLS #2955591

Bedroom · Listed by Spyglass Realty



17701 Owl Tree RD · MLS #2955591

Backyard · Listed by Spyglass Realty

Deal of the Week

17701 Owl Tree RD · MLS #2955591

$317,500

3 bed · 2 bath · 1,795 sq ft

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

ALEX valuation: $314,000 (range $292,000–$328,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Spyglass 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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