ShadowGlen New Listings vs. Closings: The Supply Gap

ShadowGlen · 2026-11-02

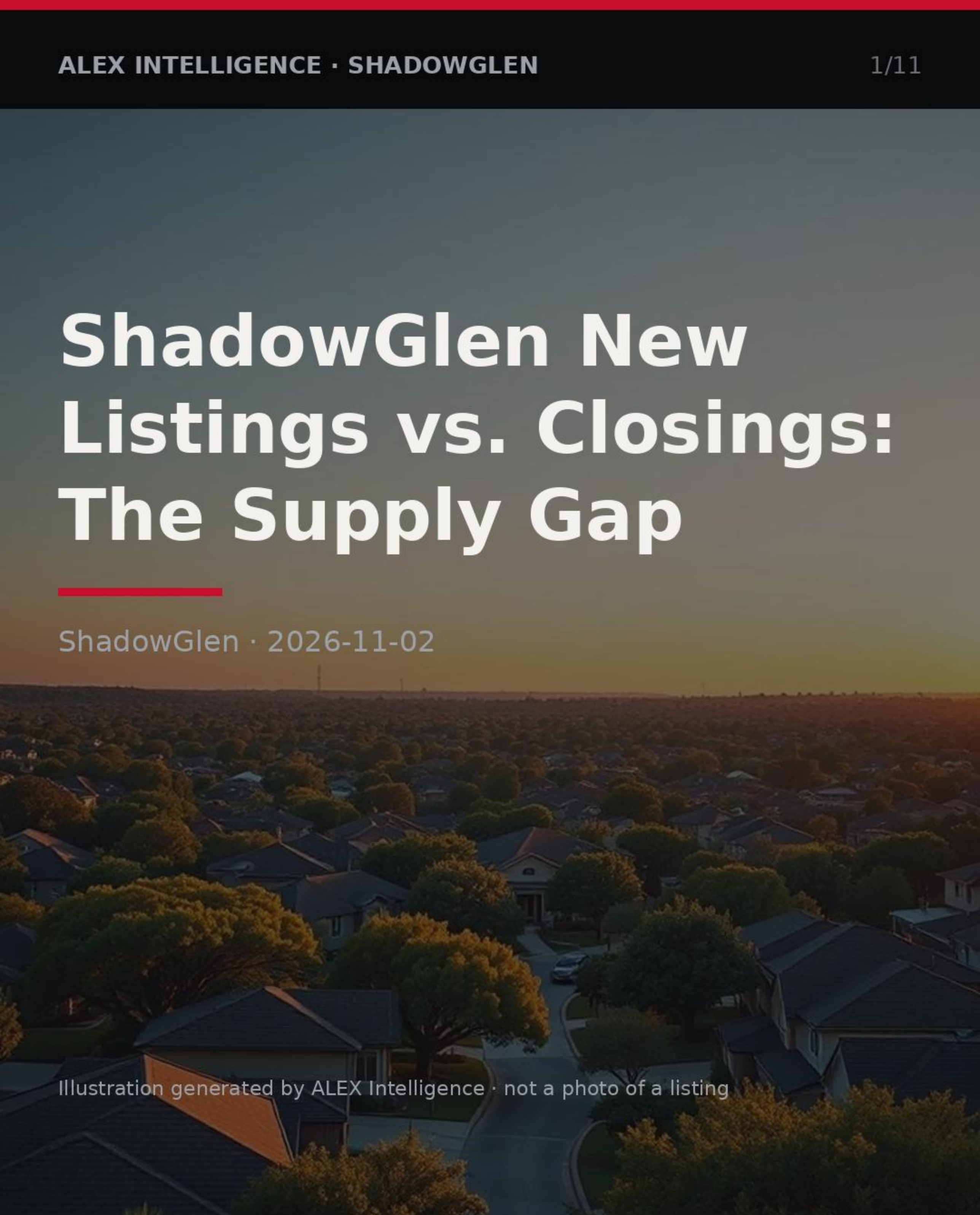


Illustration generated by ALEX Intelligence · not a photo of a listing

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

30

months of inventory: 6.0

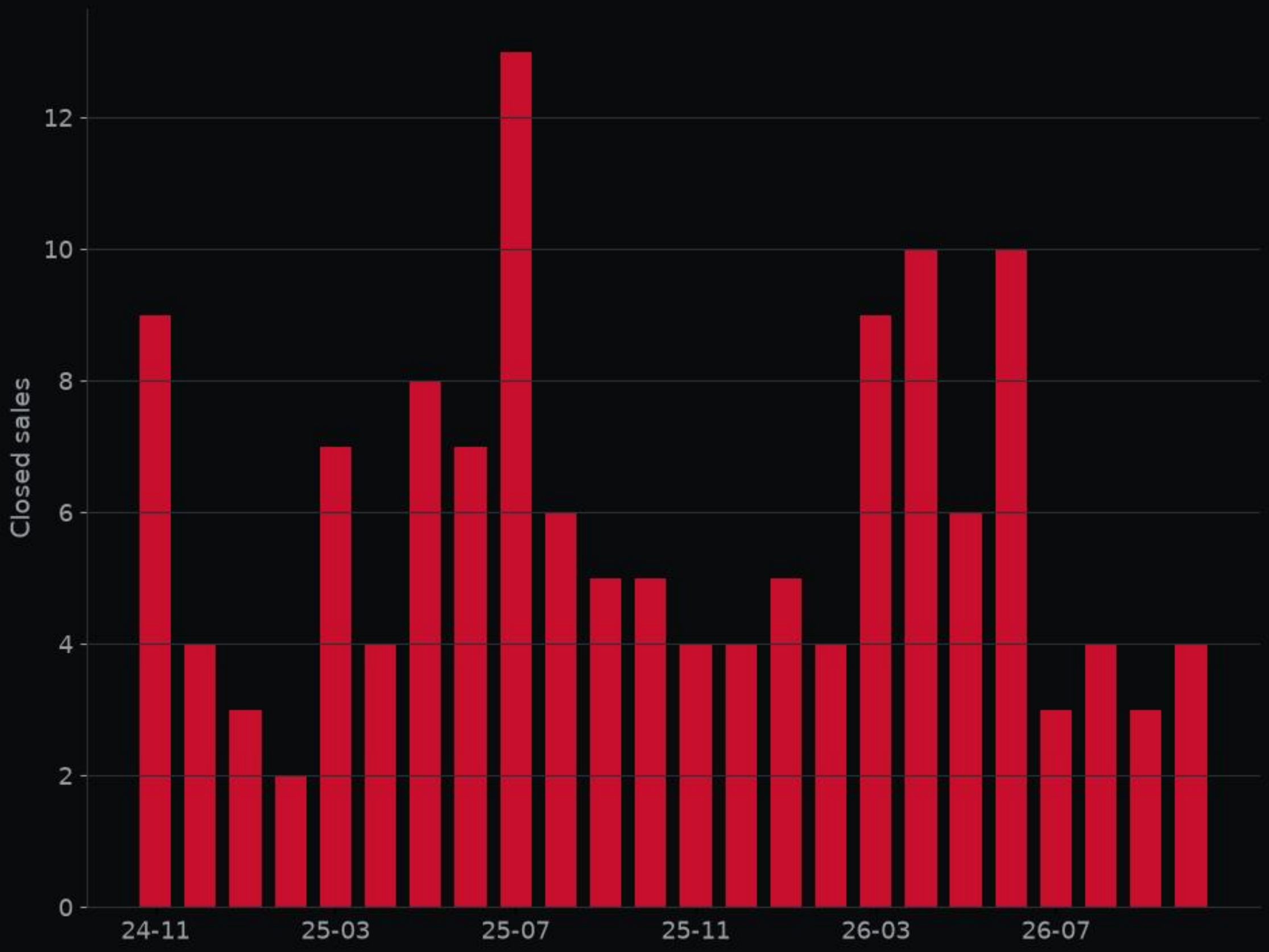
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





13804 Long Shadow DR · MLS #7673755

Kitchen · Listed by Opendoor Brokerage, LLC



13804 Long Shadow DR · MLS #7673755

Living room · Listed by Opendoor Brokerage, LLC



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Bedroom · Listed by Opendoor Brokerage, LLC



13804 Long Shadow DR · MLS #7673755

Backyard · Listed by Opendoor Brokerage, LLC



13804 Long Shadow DR · MLS #7673755

Bathroom · Listed by Opendoor Brokerage, LLC

Deal of the Week

13804 Long Shadow DR · MLS #7673755

$321,000

3 bed · 2 bath · 2,085 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 8% under the local price per sq ft.

ALEX valuation: $319,000 (range $294,000–$321,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Opendoor Brokerage, 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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