Carmel West List-to-Sale Ratios Explained

Carmel West, Pflugerville · 2026-11-18

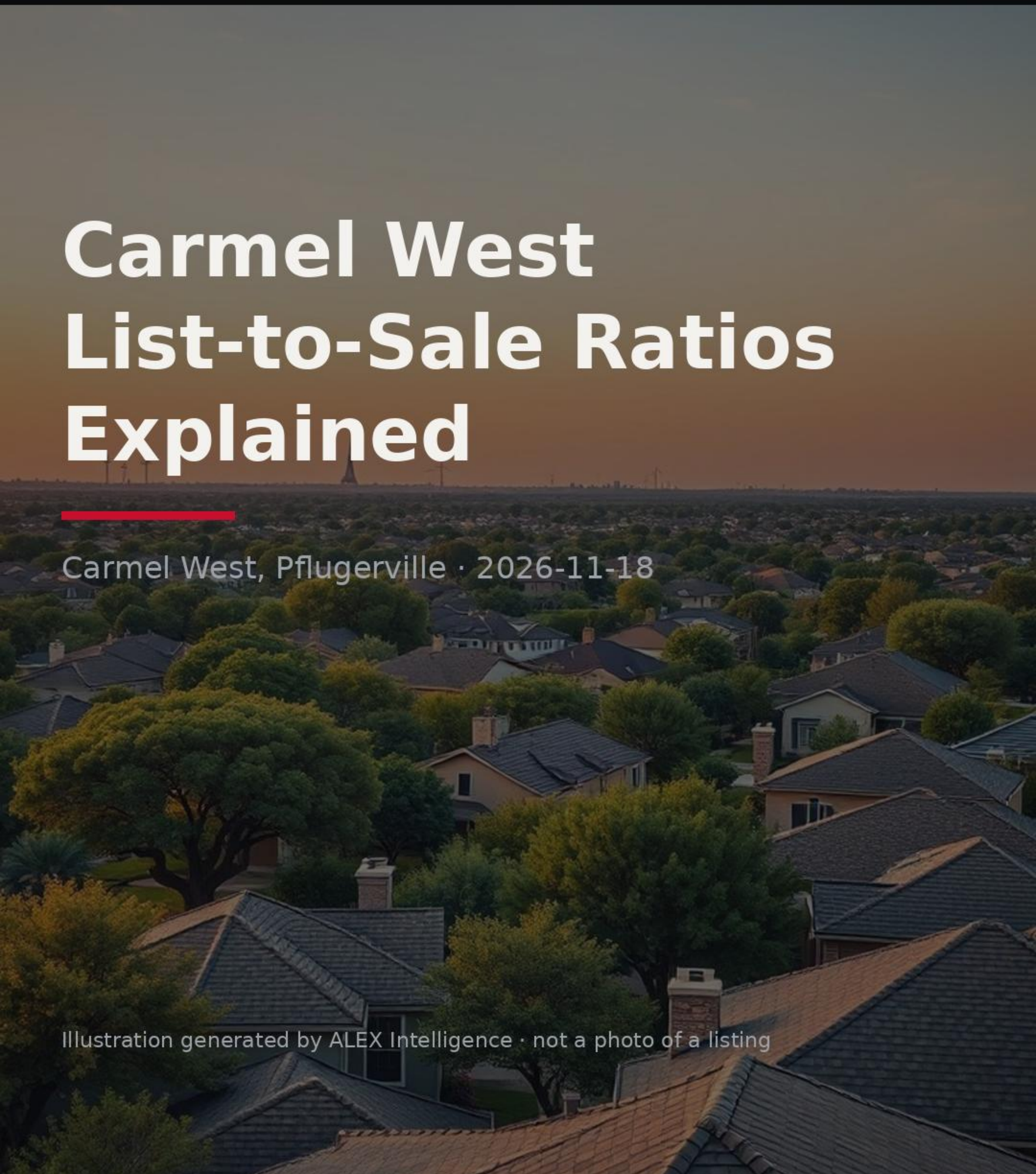


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$417,500

-6.2% vs. last year

n=31

MEDIAN DAYS ON MARKET

51

+34.2% vs. last year

n=31

SOLD VS. ORIGINAL LIST

95.8%

n=31

HOMES FOR SALE TODAY

11

months of inventory: 3.47

Median Sale Price by Month

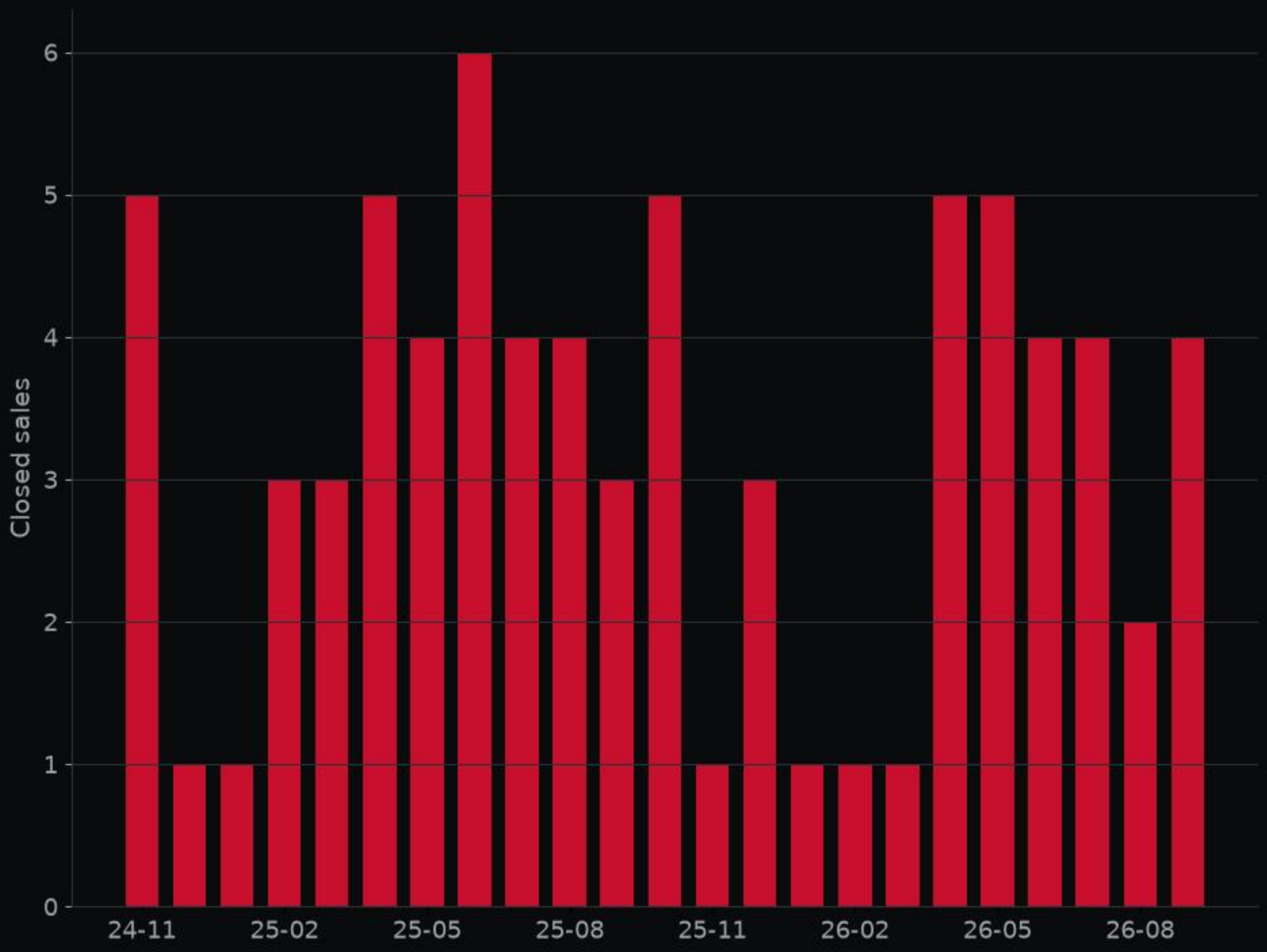
Closed sales, last 24 months · actuals only



Data: Unlock MLS

Homes Sold by Month

Closed sales, last 24 months





17232 Borromeo Ave · MLS #2810462

Kitchen · Listed by Compass RE Texas, LLC



17232 Borromeo Ave · MLS #2810462

Living room · Listed by Compass RE Texas, LLC



17232 Borromeo Ave · MLS #2810462

Backyard · Listed by Compass RE Texas, LLC



17232 Borromeo Ave · MLS #2810462

Bathroom · Listed by Compass RE Texas, LLC



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Community · Listed by Compass RE Texas, LLC

Deal of the Week

17232 Borromeo Ave · MLS #2810462

$335,000

3 bed · 2 bath · 1,854 sq ft

listed 3% below the ALEX valuation; price reduced 4% from original.

ALEX valuation: $344,000 (range $312,000–$375,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, 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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Data from Unlock MLS. Deemed reliable, not guaranteed.