Point Venture Market Heat Score: High Inventory, Slow Sales

Point Venture · 2026-11-09



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$478,500

+2.9% vs. last year

n=29

MEDIAN DAYS ON MARKET

126

-3.8% vs. last year

n=29

SOLD VS. ORIGINAL LIST

91.8%

n=29

HOMES FOR SALE TODAY

30

months of inventory: 10.0

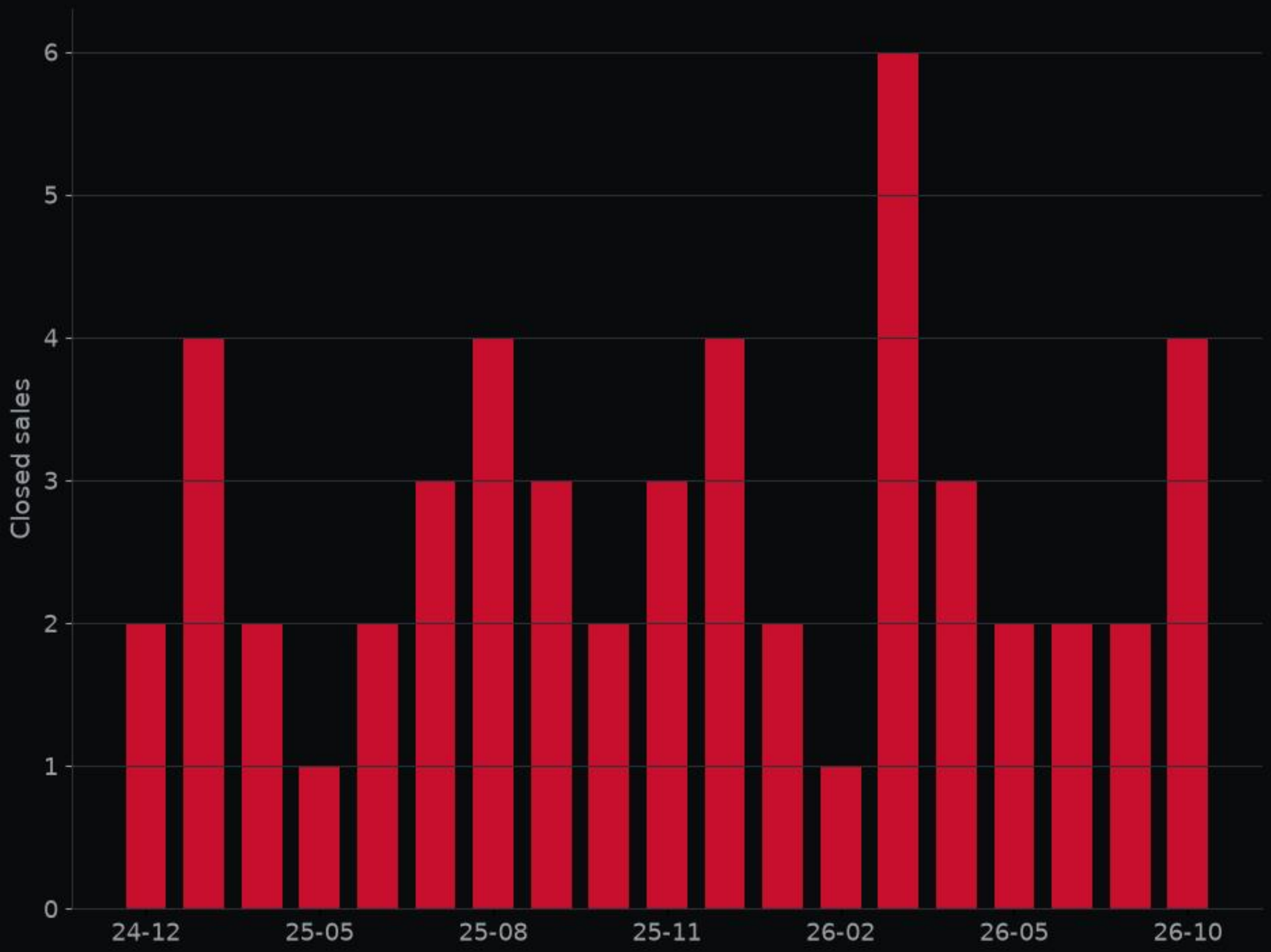
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





18803 Hogan CIR # 16 · MLS #3000481

Kitchen · Listed by Kuper Sotheby's Int'l Realty



18803 Hogan CIR # 16 · MLS #3000481

Living room · Listed by Kuper Sotheby's Int'l Realty



18803 Hogan CIR # 16 · MLS #3000481

Bedroom · Listed by Kuper Sotheby's Int'l Realty



18803 Hogan CIR # 16 · MLS #3000481

Backyard · Listed by Kuper Sotheby's Int'l Realty



18803 Hogan CIR # 16 · MLS #3000481

Dining room · Listed by Kuper Sotheby's Int'l Realty

Deal of the Week

18803 Hogan CIR # 16 · MLS #3000481

$229,000

2 bed · 1.5 bath · 1,156 sq ft

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

Listed by Kuper Sotheby's Int'l 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

George Arnold Alexander III, MPA
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.