Spicewood: Months of Inventory Point to Buyer's Market

Spicewood · 2026-11-15



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

Key numbers

October 2026

MEDIAN SALE PRICE

$677,500

+29.2% vs. last year

n=22

MEDIAN DAYS ON MARKET

168

+25.4% vs. last year

n=22

SOLD VS. ORIGINAL LIST

88.2%

n=22

HOMES FOR SALE TODAY

206

months of inventory: 7.54

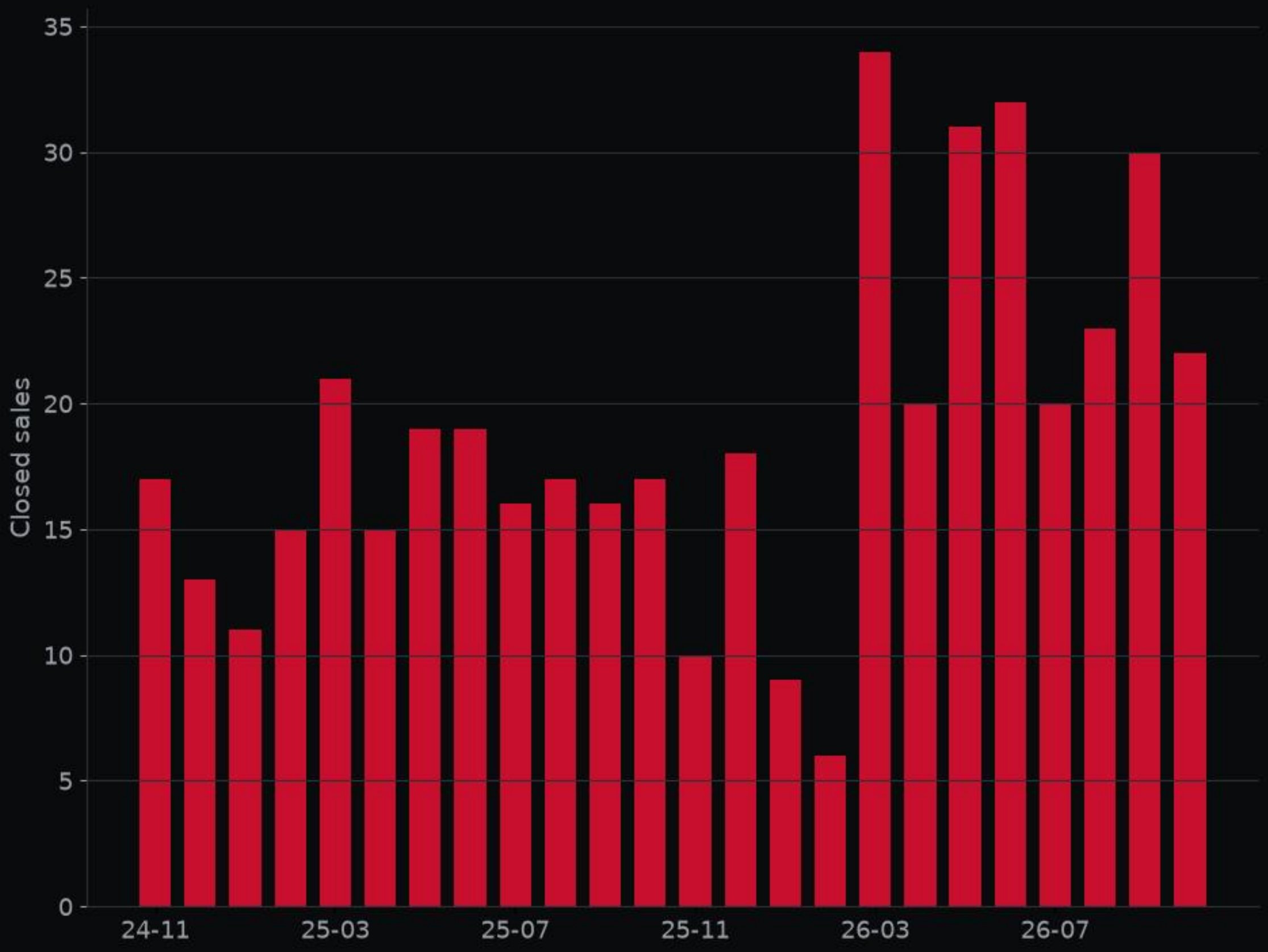
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





22101 Oban DR · MLS #8077634

Kitchen · Listed by Coldwell Banker Realty



22101 Oban DR · MLS #8077634

Living room · Listed by Coldwell Banker Realty



22101 Oban DR · MLS #8077634

Backyard · Listed by Coldwell Banker Realty



22101 Oban DR · MLS #8077634

Bathroom · Listed by Coldwell Banker Realty

Deal of the Week

22101 Oban DR · MLS #8077634

$449,000

4 bed · 3 bath · 3,172 sq ft

listed 31% below the ALEX valuation; 47% under the local price per sq ft; price reduced 34% from original.

ALEX valuation: $651,000 (range $558,000–$655,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Coldwell Banker 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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