Spicewood New Listings vs. Closings: The Supply Gap

Spicewood · 2026-11-18



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

205

months of inventory: 7.5

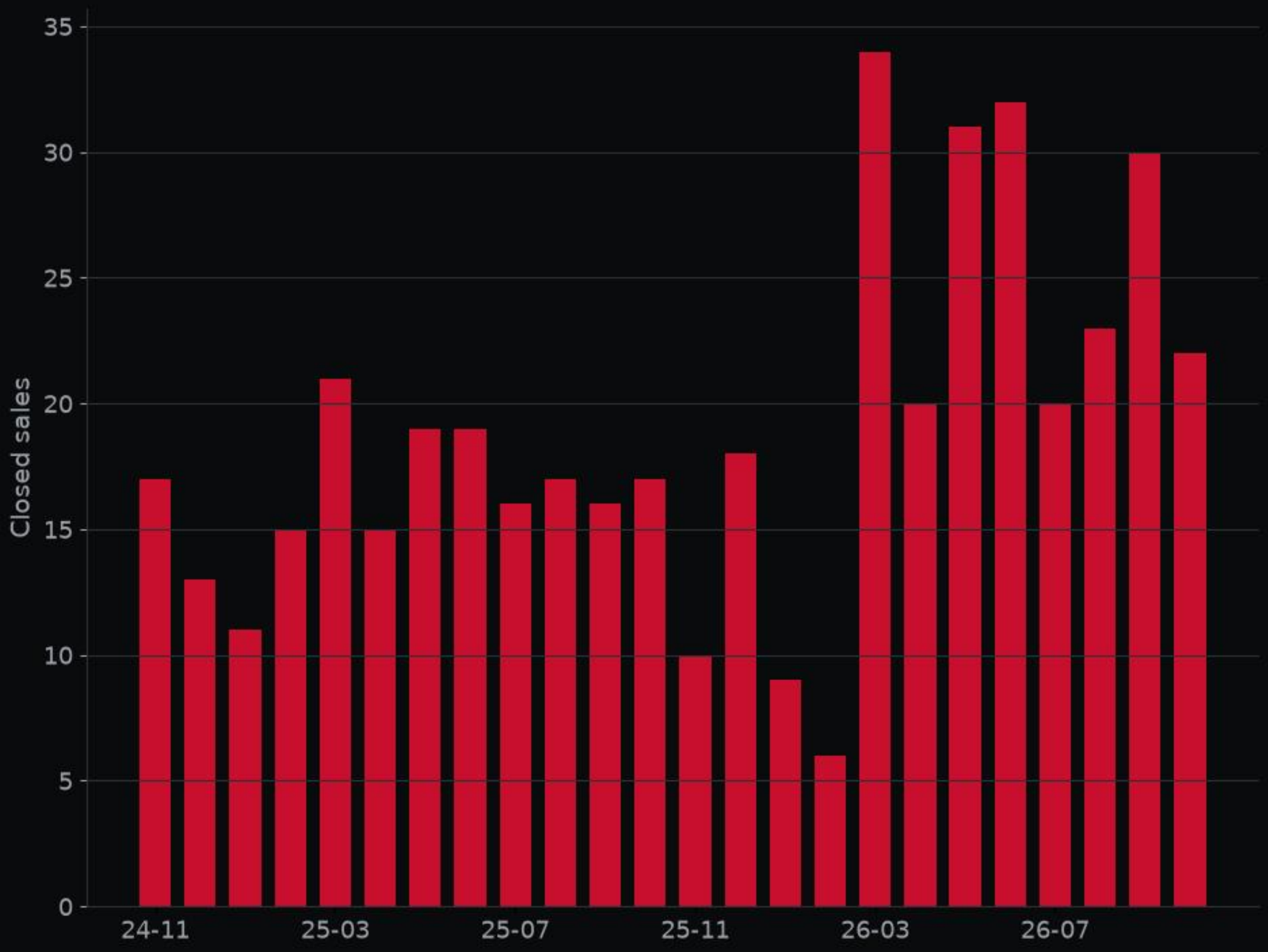
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1607 Clubhouse Hill DR · MLS #7029774

Kitchen · Listed by Keller Williams Realty



1607 Clubhouse Hill DR · MLS #7029774

Living room · Listed by Keller Williams Realty



1607 Clubhouse Hill DR · MLS #7029774

Backyard · Listed by Keller Williams Realty



1607 Clubhouse Hill DR · MLS #7029774

Bathroom · Listed by Keller Williams Realty

Deal of the Week

1607 Clubhouse Hill DR · MLS #7029774

$375,000

2 bed · 2 bath · 1,673 sq ft

listed 19% below the ALEX valuation; 16% under the local price per sq ft; price reduced 25% from original.

ALEX valuation: $464,000 (range $396,000–$475,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

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

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

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