Spicewood Months of Inventory Signals Buyer Market

Spicewood · 2026-11-26



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

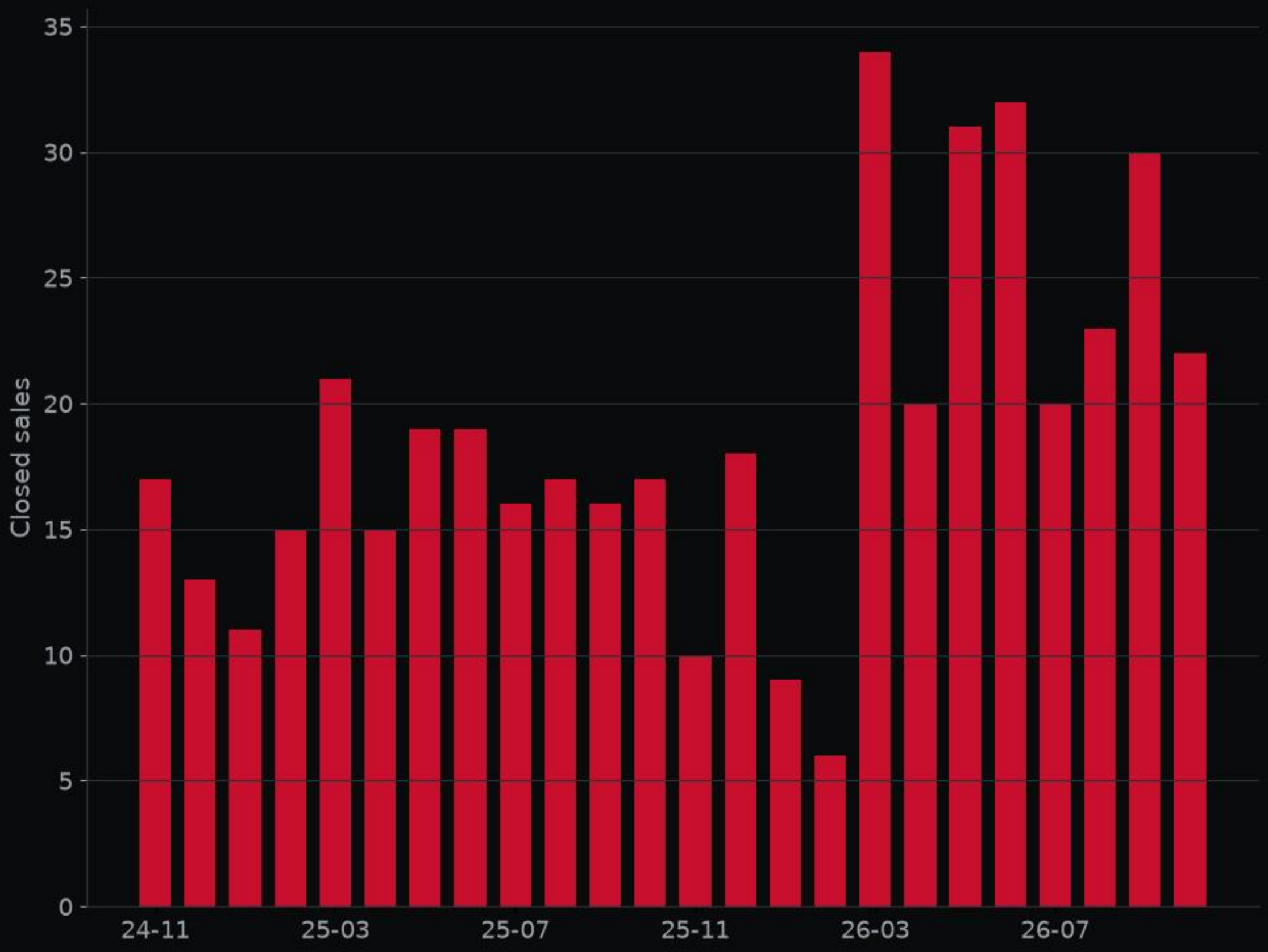
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





122 Ridge DR · MLS #9542675

Kitchen · Listed by Zina & Co. Real Estate



122 Ridge DR · MLS #9542675

Living room · Listed by Zina & Co. Real Estate



122 Ridge DR · MLS #9542675

Bedroom · Listed by Zina & Co. Real Estate



122 Ridge DR · MLS #9542675

Backyard · Listed by Zina & Co. Real Estate



122 Ridge DR · MLS #9542675

Bathroom · Listed by Zina & Co. Real Estate

Deal of the Week

122 Ridge DR · MLS #9542675

$275,000

3 bed · 2 bath · 1,860 sq ft

listed 5% below the ALEX valuation; 45% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $289,000 (range $216,000–$322,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Zina & Co. Real Estate

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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