Spicewood New Listings vs Closings: The Supply Gap

Spicewood 78669 · 2026-11-20



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

Key numbers

October 2026

MEDIAN SALE PRICE

$677,500

+23.8% vs. last year

n=22

MEDIAN DAYS ON MARKET

168

+20.0% vs. last year

n=22

SOLD VS. ORIGINAL LIST

88.2%

n=22

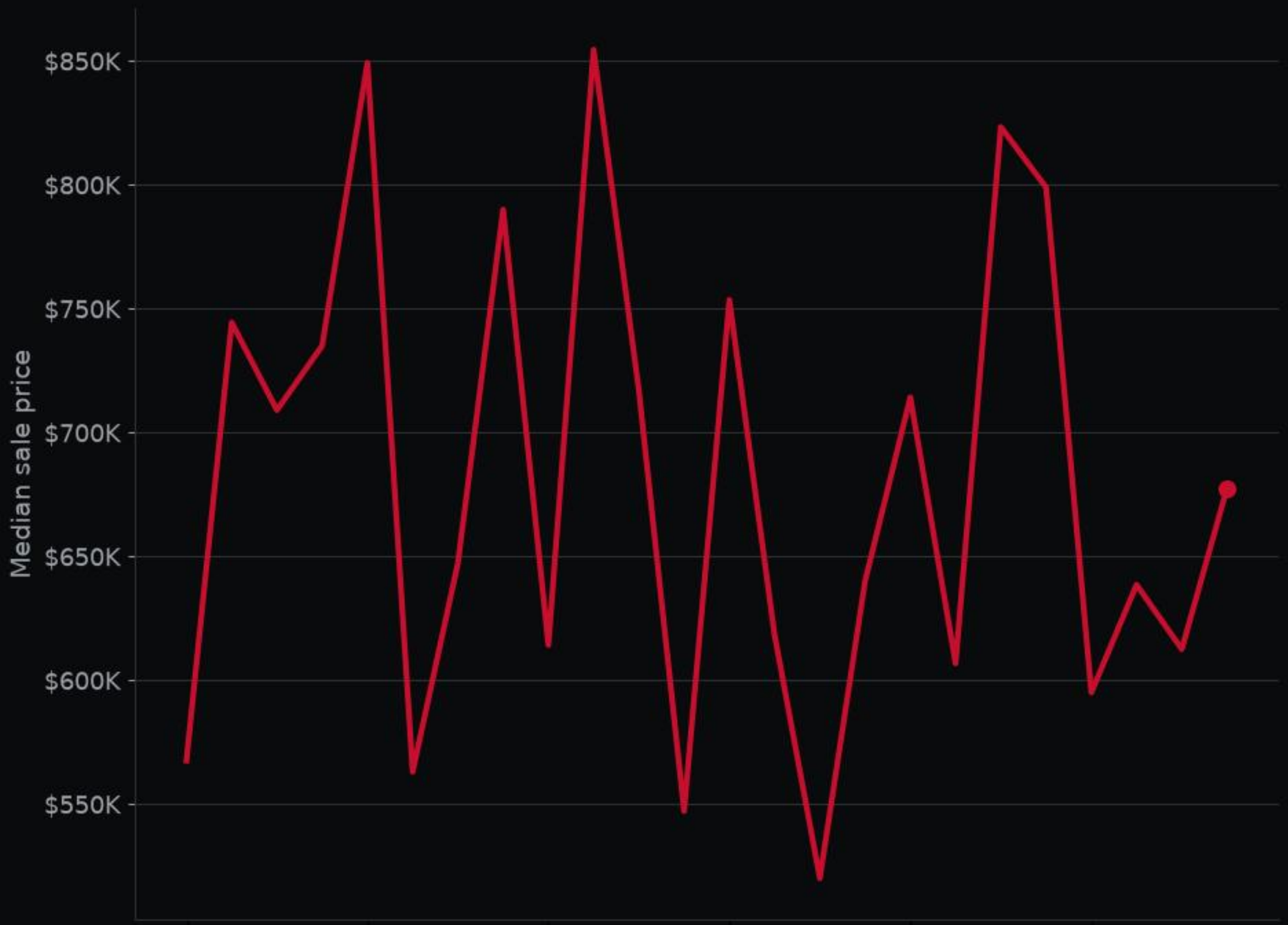
HOMES FOR SALE TODAY

207

months of inventory: 7.53

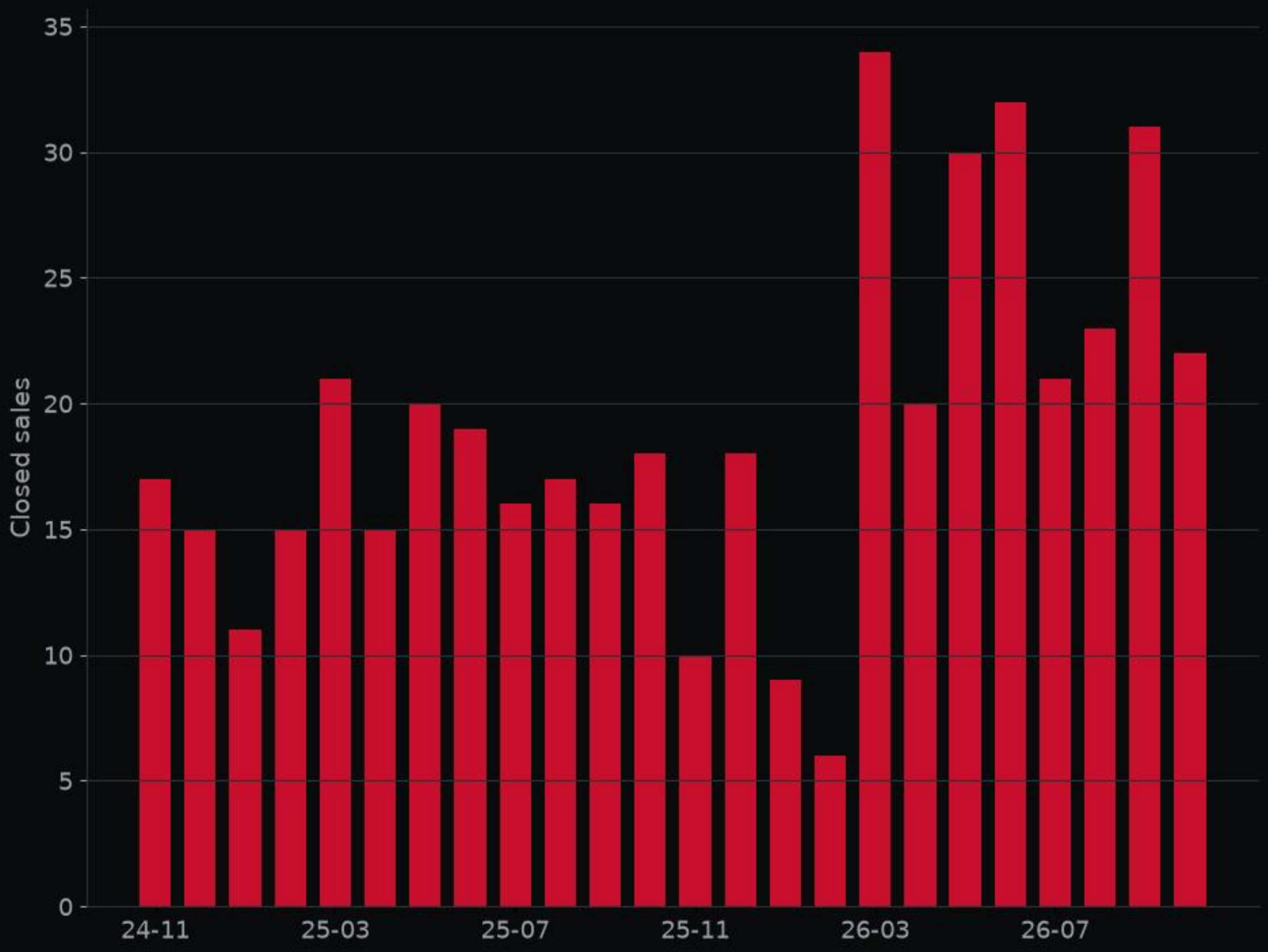
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

22308 Moulin DR · MLS #1116604

$490,000

4 bed · 2.5 bath · 2,700 sq ft

listed 16% below the ALEX valuation; 32% under the local price per sq ft; price reduced 18% from original.

ALEX valuation: $585,000 (range $506,000–$589,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Engel & Volkers Austin

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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