Kyle vs. Neighbors: Sales and Price Trends

Briarcliff Inc, Spicewood · 2026-11-20



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$532,750

+4.8% vs. last year

n=30

MEDIAN DAYS ON MARKET

100

+11.1% vs. last year

n=30

SOLD VS. ORIGINAL LIST

93.2%

n=30

HOMES FOR SALE TODAY

16

months of inventory: 5.65

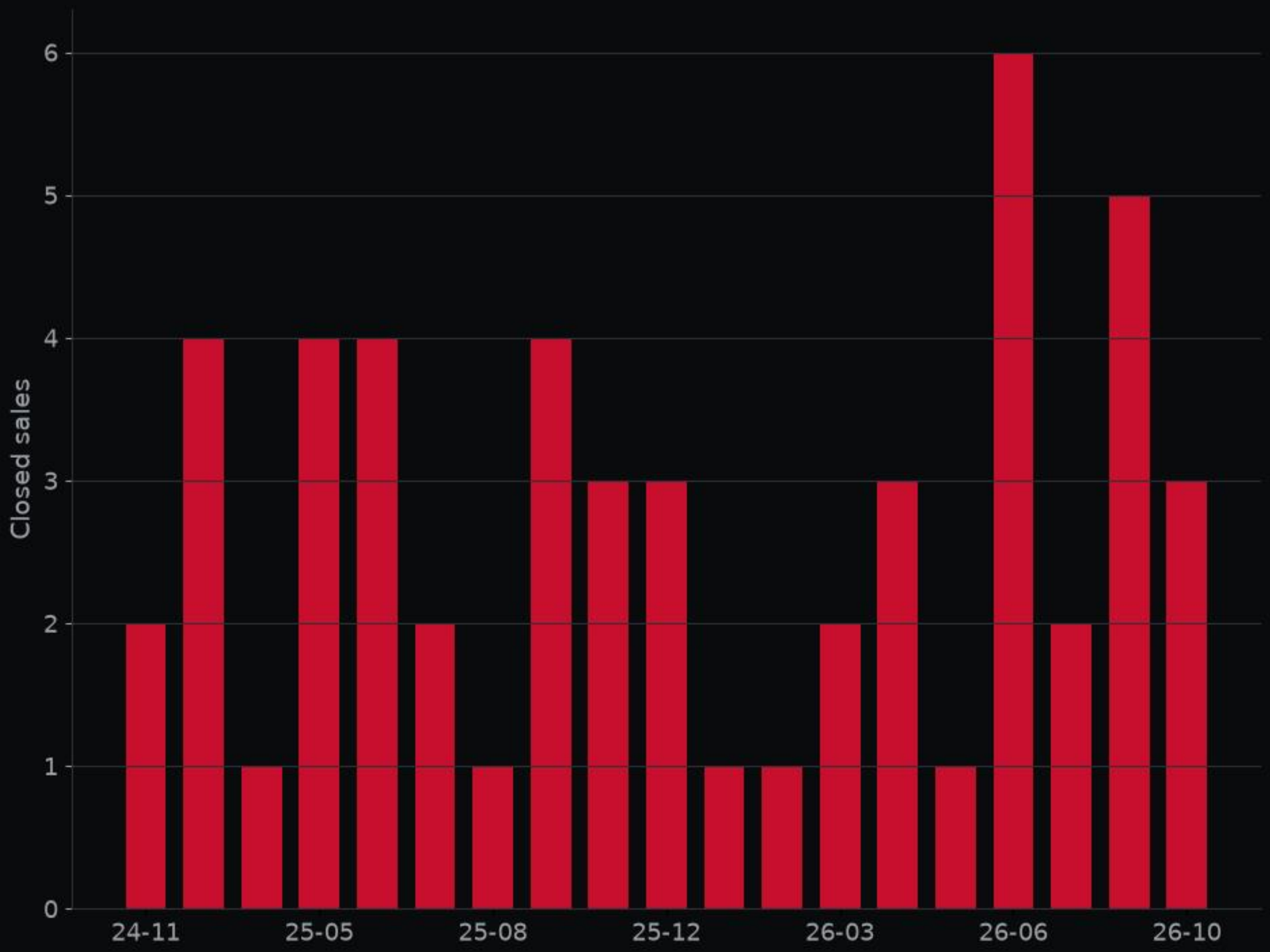
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Deal of the Week

911 Lauder DR · MLS #1538296

$434,000

3 bed · 2 bath · 2,736 sq ft

listed 6% below the ALEX valuation; 41% under the local price per sq ft.

ALEX valuation: $460,000 (range $378,000–$543,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Coldwell Banker Realty

View on alex.realestate

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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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