Briarcliff Inc, Spicewood: A Rolling 12-Month Market Recap

Briarcliff Inc, Spicewood · 2026-11-27



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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

14

months of inventory: 4.94

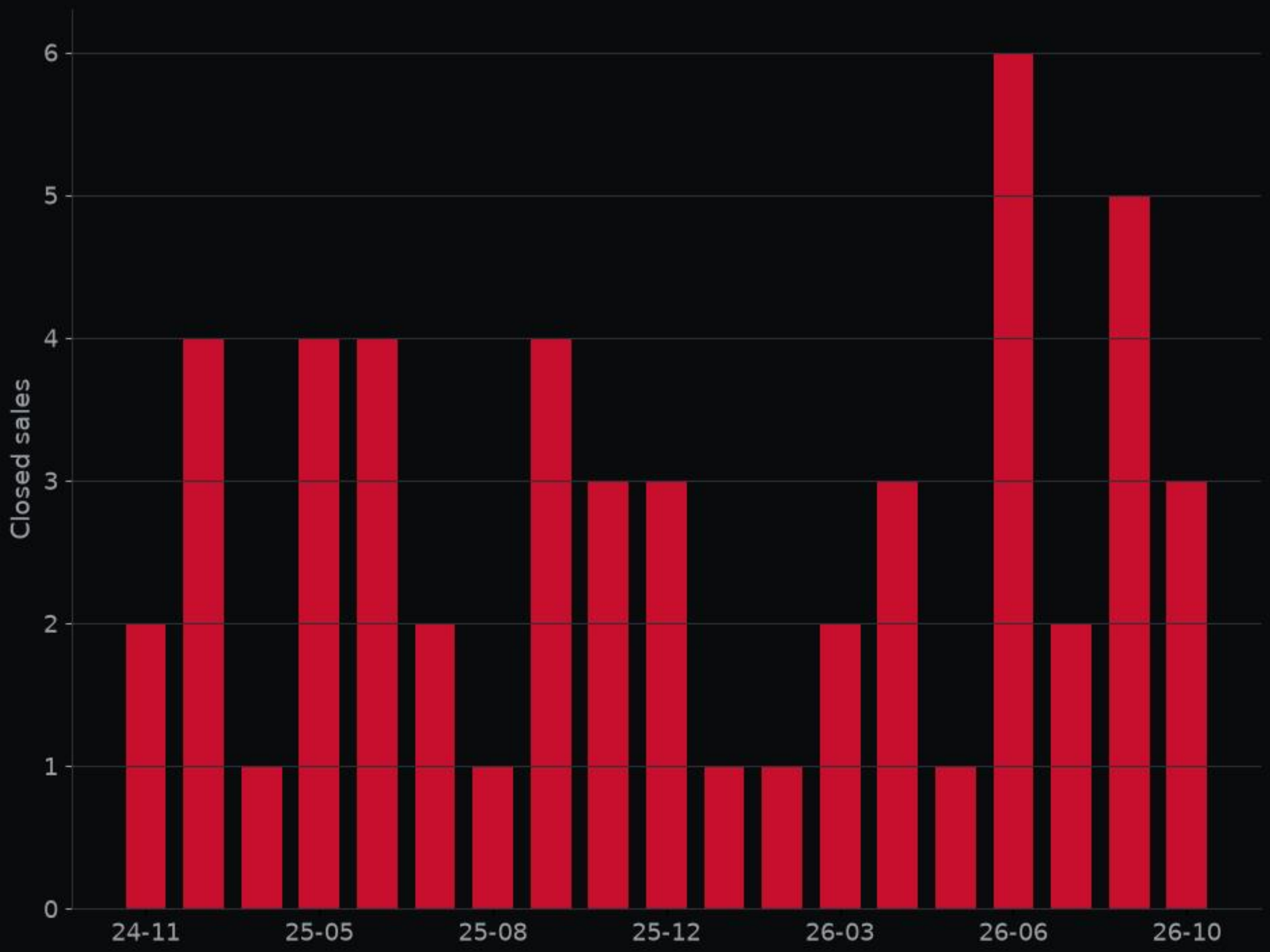
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





603 S Cowal DR · MLS #8172396

Front exterior · Listed by Compass RE Texas, LLC



603 S Cowal DR · MLS #8172396

Kitchen · Listed by Compass RE Texas, LLC



603 S Cowal DR · MLS #8172396

Living room · Listed by Compass RE Texas, LLC



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Bedroom · Listed by Compass RE Texas, LLC



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Backyard · Listed by Compass RE Texas, LLC

Deal of the Week

603 S Cowal DR · MLS #8172396

$425,000

3 bed · 2 bath · 1,808 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 12% under the local price per sq ft.

ALEX valuation: $419,000 (range $375,000–$430,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, LLC

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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