

Brushy Creek: Where Prices Were Cut Most in September

Brushy Creek · 2026-10-20

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

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$639,000

-3.2% vs. last year

n=71

MEDIAN DAYS ON MARKET

18

+38.5% vs. last year

n=71

SOLD VS. ORIGINAL LIST

96.6%

n=71

HOMES FOR SALE TODAY

39

months of inventory: 3.25

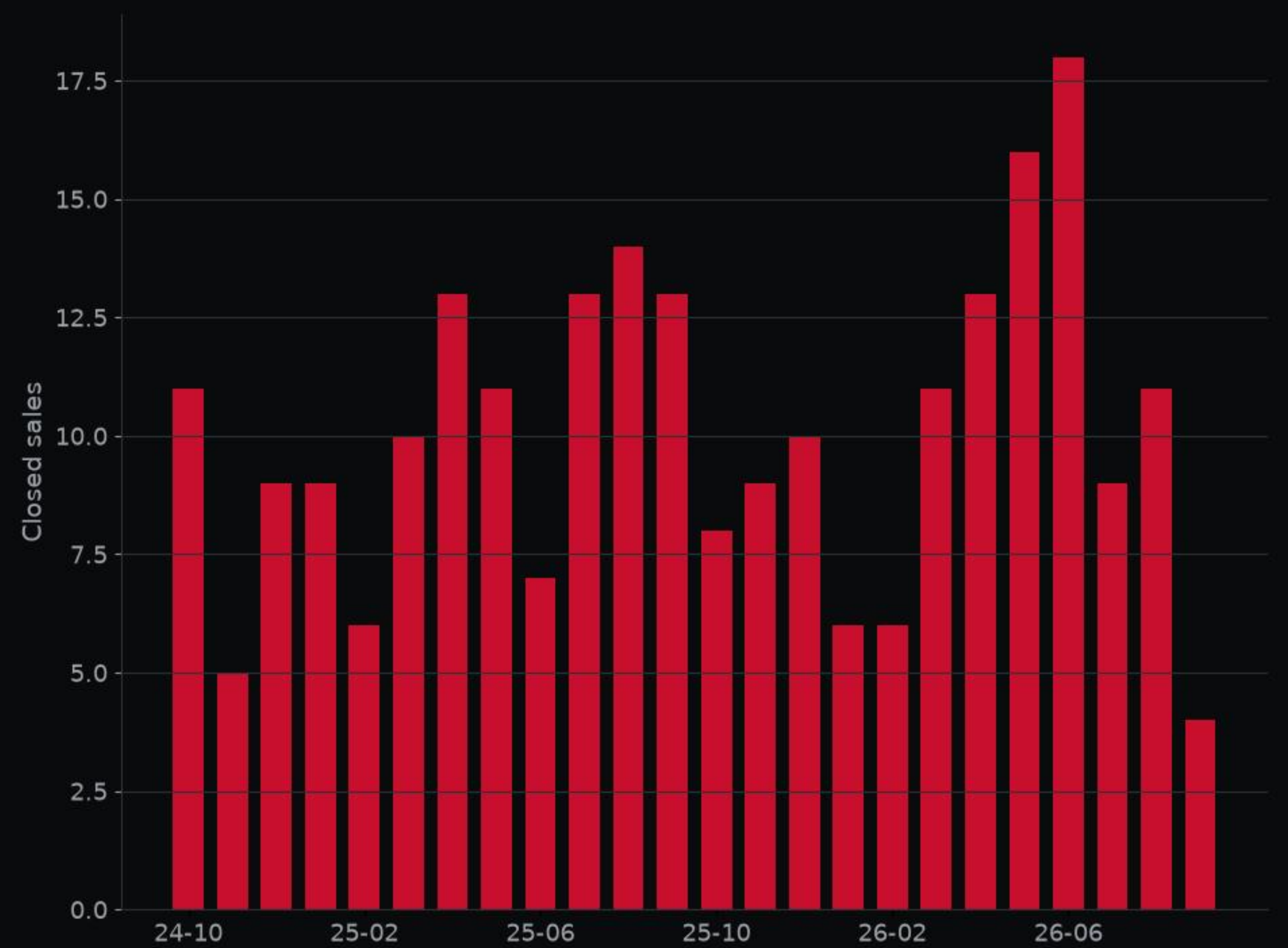
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 4 Subdivisions

rolling 6 months ending Sep 30, 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Brushy Creek Sec 02	6	\$318,000	32
Brushy Creek Sec 01 Or South	5	\$355,000	6
Ranch at Brushy Creek	6	\$997,500	14
Meadows Brushy Creek	11	\$640,000	10



3508 Monument DR · MLS #1170992

Kitchen · Listed by GoldenStar Realty LLC.



3508 Monument DR · MLS #1170992

Living room · Listed by GoldenStar Realty LLC.



3508 Monument DR · MLS #1170992

Backyard · Listed by GoldenStar Realty LLC.



3508 Monument DR · MLS #1170992

Bathroom · Listed by GoldenStar Realty LLC.



3508 Monument DR · MLS #1170992

Community · Listed by GoldenStar Realty LLC.

Deal of the Week

3508 Monument DR · MLS #1170992

\$299,999

3 bed · 2 bath · 1,609 sq ft

listed 1% below the ALEX valuation; 18% under the local price per sq ft; price reduced 3% from original.

ALEX valuation: \$304,000 (range \$273,000–\$322,000)

ALEX Intelligence estimate, not an appraisal.

Listed by GoldenStar Realty LLC.

[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

Data from Unlock MLS. Deemed reliable, not guaranteed.