Brushy Creek: Where Prices Were Cut Most in October

Brushy Creek · 2026-11-11



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$644,999 **-0.5% vs. last year**

n=79

MEDIAN DAYS ON MARKET

21 **-19.2% vs. last year**

n=79

SOLD VS. ORIGINAL LIST

96.0%

n=79

HOMES FOR SALE TODAY

41

months of inventory: 3.11

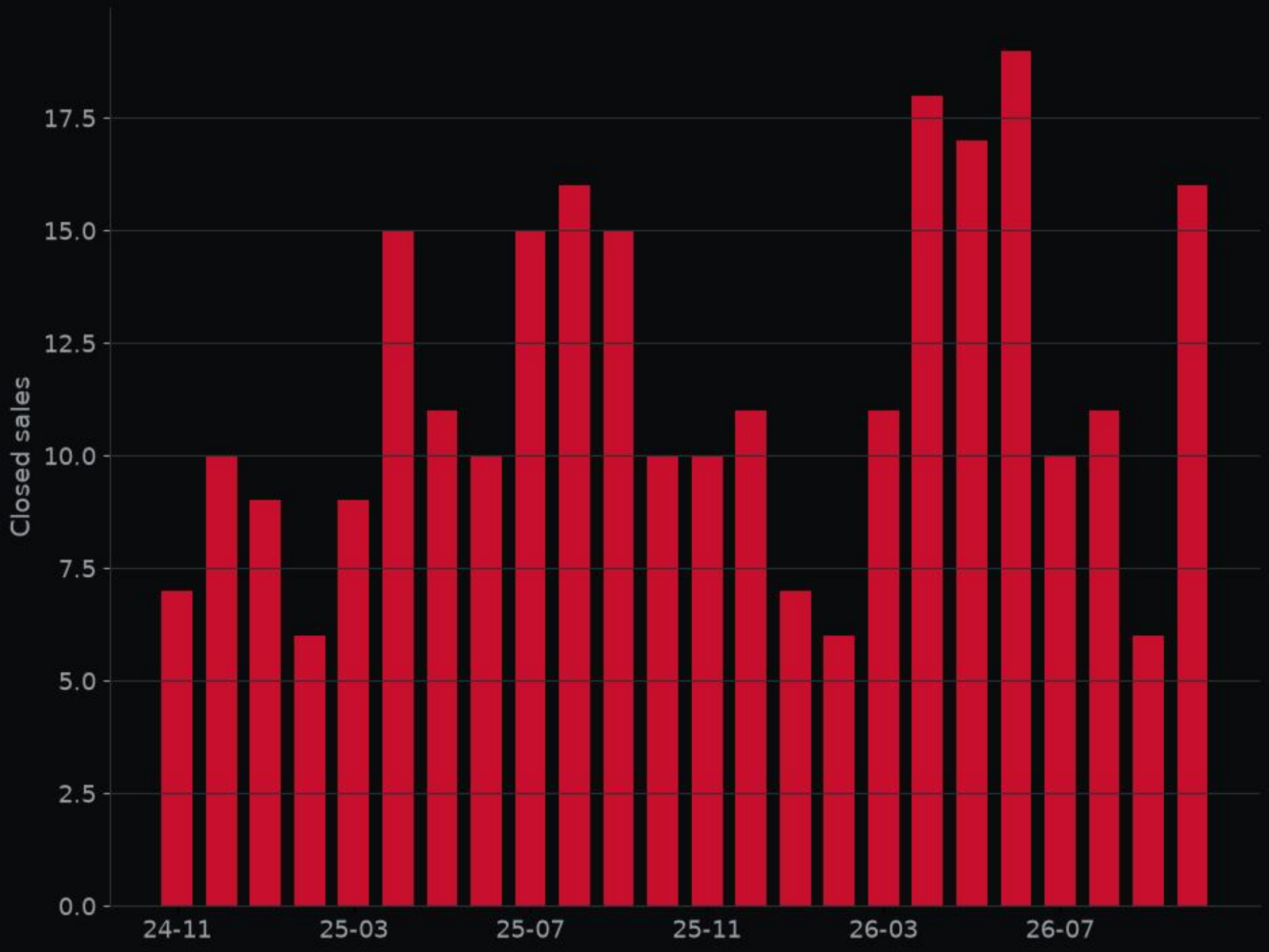
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 4 Subdivisions

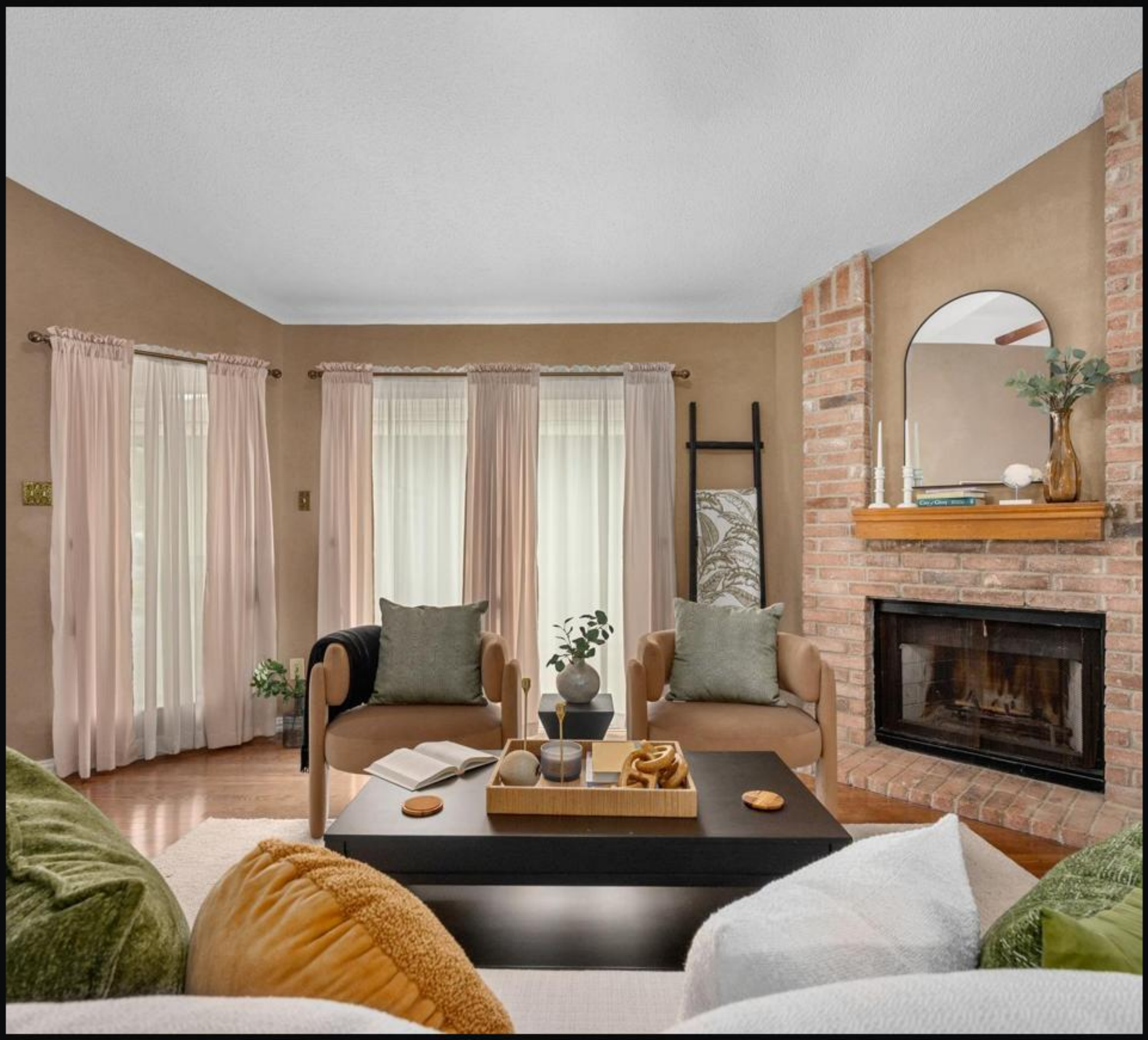
rolling 6 months ending Oct 31, 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Brushy Creek	20	$362,000	41
Ranch At Brushy Creek	29	$824,000	21
Woods Brushy Creek	5	$497,000	77
Meadows Brushy Creek	12	$649,600	14



16931 Whitebrush LOOP · MLS #8964873

Kitchen · Listed by Compass RE Texas, LLC



16931 Whitebrush LOOP · MLS #8964873

Living room · Listed by Compass RE Texas, LLC



16931 Whitebrush LOOP · MLS #8964873

Bedroom · Listed by Compass RE Texas, LLC



16931 Whitebrush LOOP · MLS #8964873

Backyard · Listed by Compass RE Texas, LLC



16931 Whitebrush LOOP · MLS #8964873

Dining room · Listed by Compass RE Texas, LLC

Deal of the Week

16931 Whitebrush LOOP · MLS #8964873

$300,000

3 bed · 2 bath · 1,217 sq ft

listed 6% below the ALEX valuation; 16% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $319,000 (range $290,000–$333,000)

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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