Kyle: Months of Inventory Signal Buyer's Market

Carlson Place, Georgetown · 2026-11-26



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$318,750

+0.2% vs. last year

n=17

MEDIAN DAYS ON MARKET

55

+34.1% vs. last year

n=17

SOLD VS. ORIGINAL LIST

95.4%

n=17

HOMES FOR SALE TODAY

10

months of inventory: 5.45

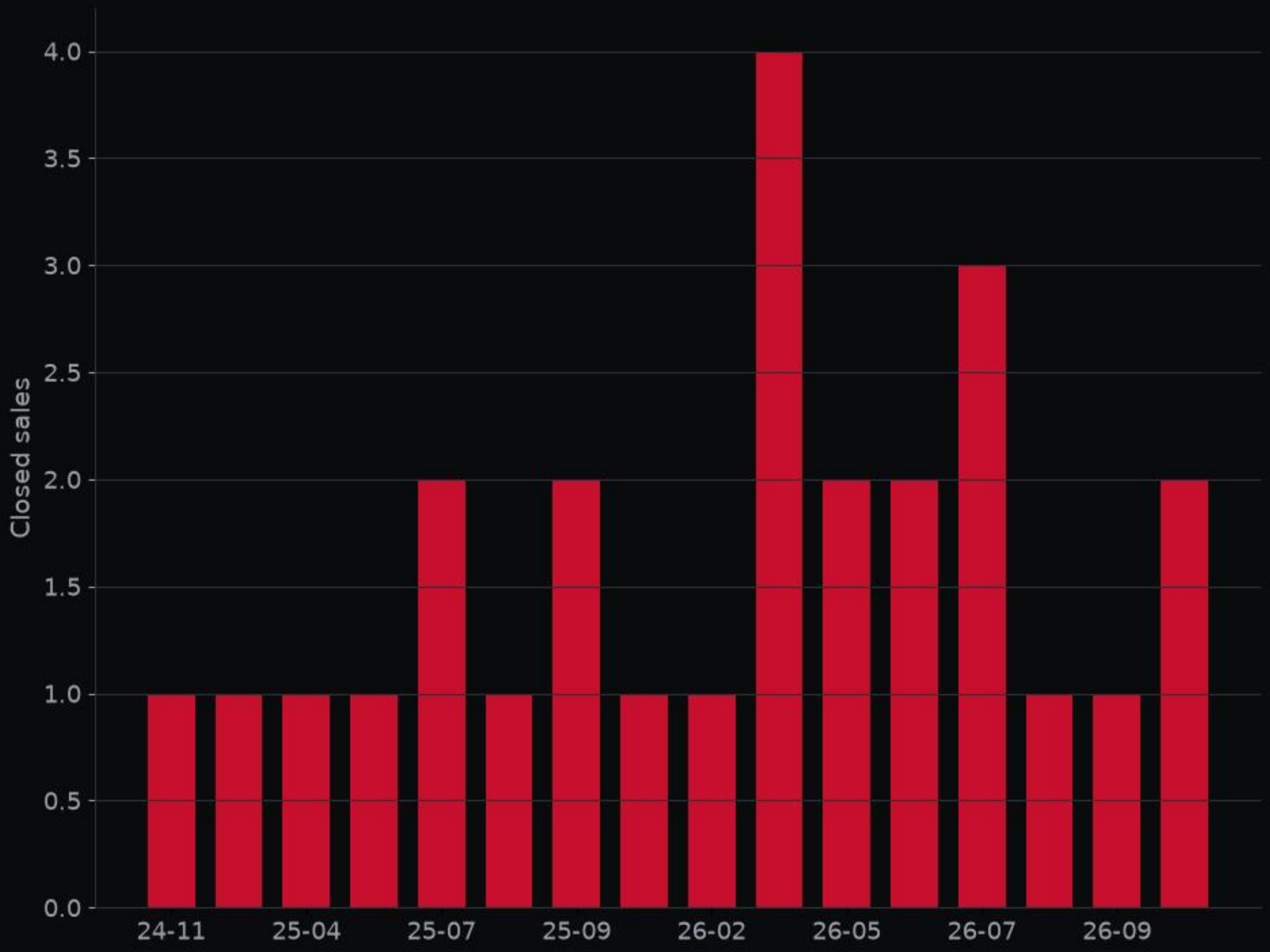
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





2020 Cliffbrake WAY · MLS #9275774

Kitchen · Listed by Austin Apex Real Estate LLC



2020 Cliffbrake WAY · MLS #9275774

Living room · Listed by Austin Apex Real Estate LLC



2020 Cliffbrake WAY · MLS #9275774

Bedroom · Listed by Austin Apex Real Estate LLC



2020 Cliffbrake WAY · MLS #9275774

Backyard · Listed by Austin Apex Real Estate LLC



2020 Cliffbrake WAY · MLS #9275774

Dining room · Listed by Austin Apex Real Estate LLC

Deal of the Week

2020 Cliffbrake WAY · MLS #9275774

$305,000

3 bed · 2 bath · 1,689 sq ft

listed 4% below the ALEX valuation; price reduced 8% from original.

ALEX valuation: $317,000 (range $293,000–$332,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Austin Apex Real Estate 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

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