

Morningstar List-to-Sale Price Ratio Explained

Morningstar · 2026-10-30

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

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$342,500

-3.5% vs. last year

n=34

MEDIAN DAYS ON MARKET

38

+11.8% vs. last year

n=34

SOLD VS. ORIGINAL LIST

95.4%

n=34

HOMES FOR SALE TODAY

36

months of inventory: 6.35

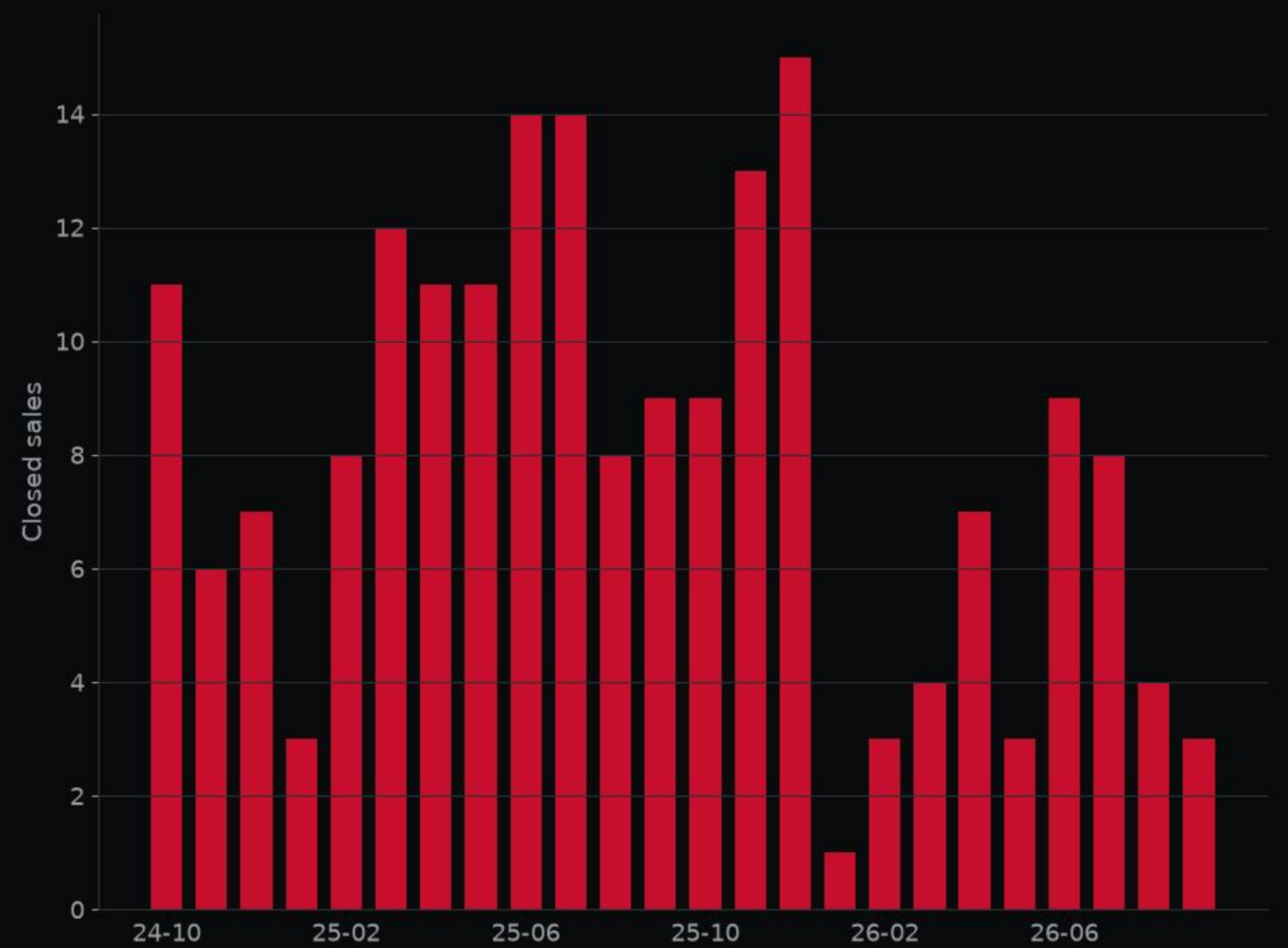
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





205 Northview LN · MLS #1875482

Kitchen · Listed by eXp Realty, LLC



205 Northview LN · MLS #1875482

Living room · Listed by eXp Realty, LLC



205 Northview LN · MLS #1875482

Bedroom · Listed by eXp Realty, LLC



205 Northview LN · MLS #1875482

Backyard · Listed by eXp Realty, LLC



205 Northview LN · MLS #1875482

Bathroom · Listed by eXp Realty, LLC

Deal of the Week

205 Northview LN · MLS #1875482

\$299,999

4 bed · 2 bath · 1,996 sq ft

listed 17% below the ALEX valuation; 26% under the local price per sq ft; price reduced 19% from original.

ALEX valuation: \$359,000 (range \$338,000–\$373,000)

ALEX Intelligence estimate, not an appraisal.

Listed by eXp Realty, LLC

[View on alex.realestate](#)

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713.918.9951 for a private
showing.**

alex-companies.com/market-data

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ALEX Real Estate

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Data from Unlock MLS. Deemed reliable, not guaranteed.