Morningstar: New Listings vs. Closings Shows Supply Gap

Morningstar · 2026-11-25



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$323,150

-5.1% vs. last year

n=31

MEDIAN DAYS ON MARKET

40

-25.9% vs. last year

n=31

SOLD VS. ORIGINAL LIST

95.6%

n=31

HOMES FOR SALE TODAY

32

months of inventory: 6.19

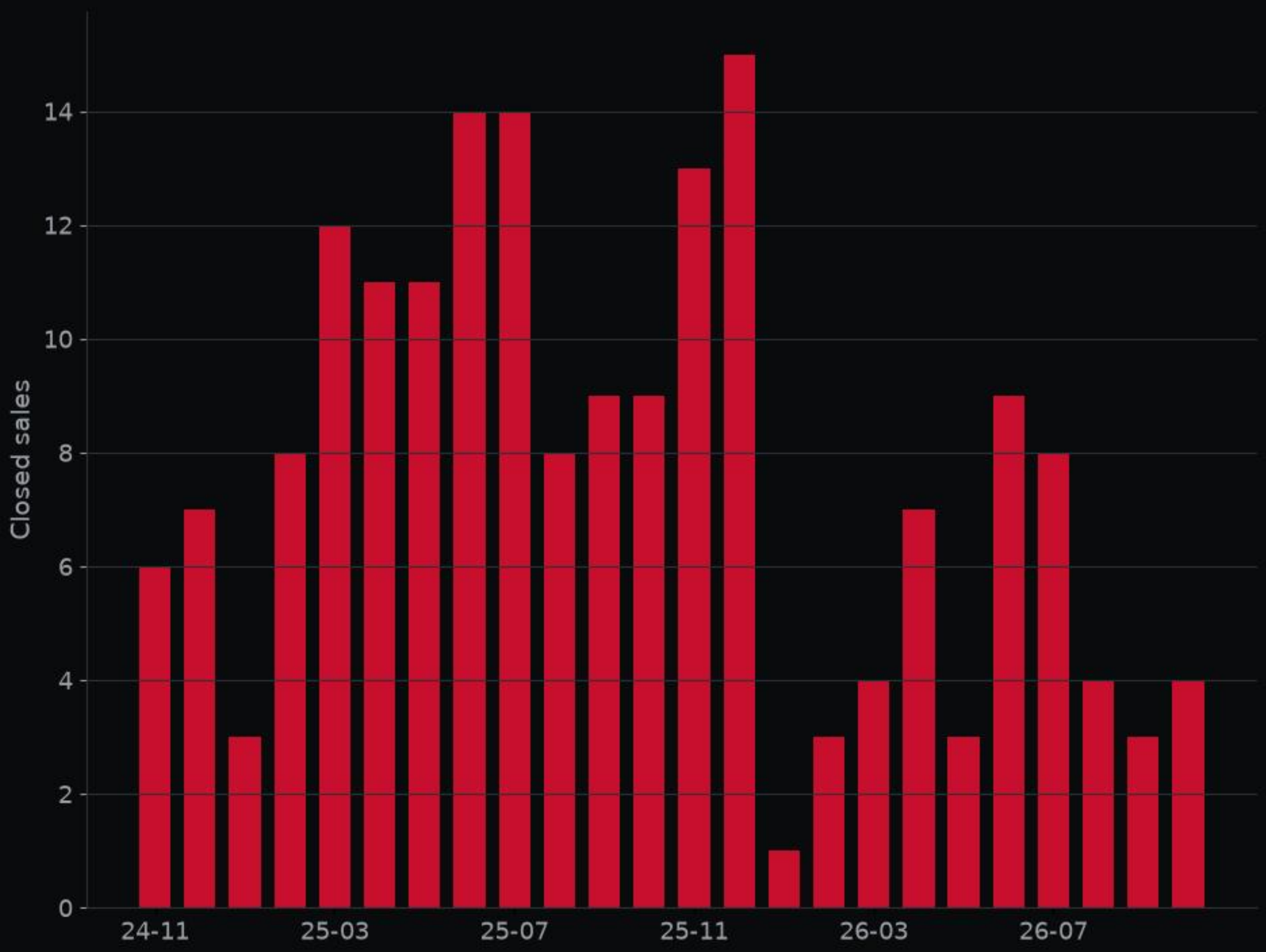
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





120 Tucana ST · MLS #4344634

Kitchen · Listed by eXp Realty, LLC



120 Tucana ST · MLS #4344634

Living room · Listed by eXp Realty, LLC



120 Tucana ST · MLS #4344634

Bedroom · Listed by eXp Realty, LLC



120 Tucana ST · MLS #4344634

Backyard · Listed by eXp Realty, LLC



120 Tucana ST · MLS #4344634

Bathroom · Listed by eXp Realty, LLC

Deal of the Week

120 Tucana ST · MLS #4344634

$285,000

4 bed · 2 bath · 1,599 sq ft

listed 9% below the ALEX valuation; price reduced 12% from original.

ALEX valuation: $312,000 (range $291,000–$332,000)

ALEX Intelligence estimate, not an appraisal.

Listed by eXp Realty, 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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