

Parkside on the River: New Listings vs. Closings Gap

Parkside on the River · 2026-10-23

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

Key numbers

rolling 6 months ending Sep 30, 2026

MEDIAN SALE PRICE

\$644,450

+2.5% vs. last year

n=116

MEDIAN DAYS ON MARKET

98

+4.3% vs. last year

n=116

SOLD VS. ORIGINAL LIST

88.7%

n=116

HOMES FOR SALE TODAY

85

months of inventory: 4.36

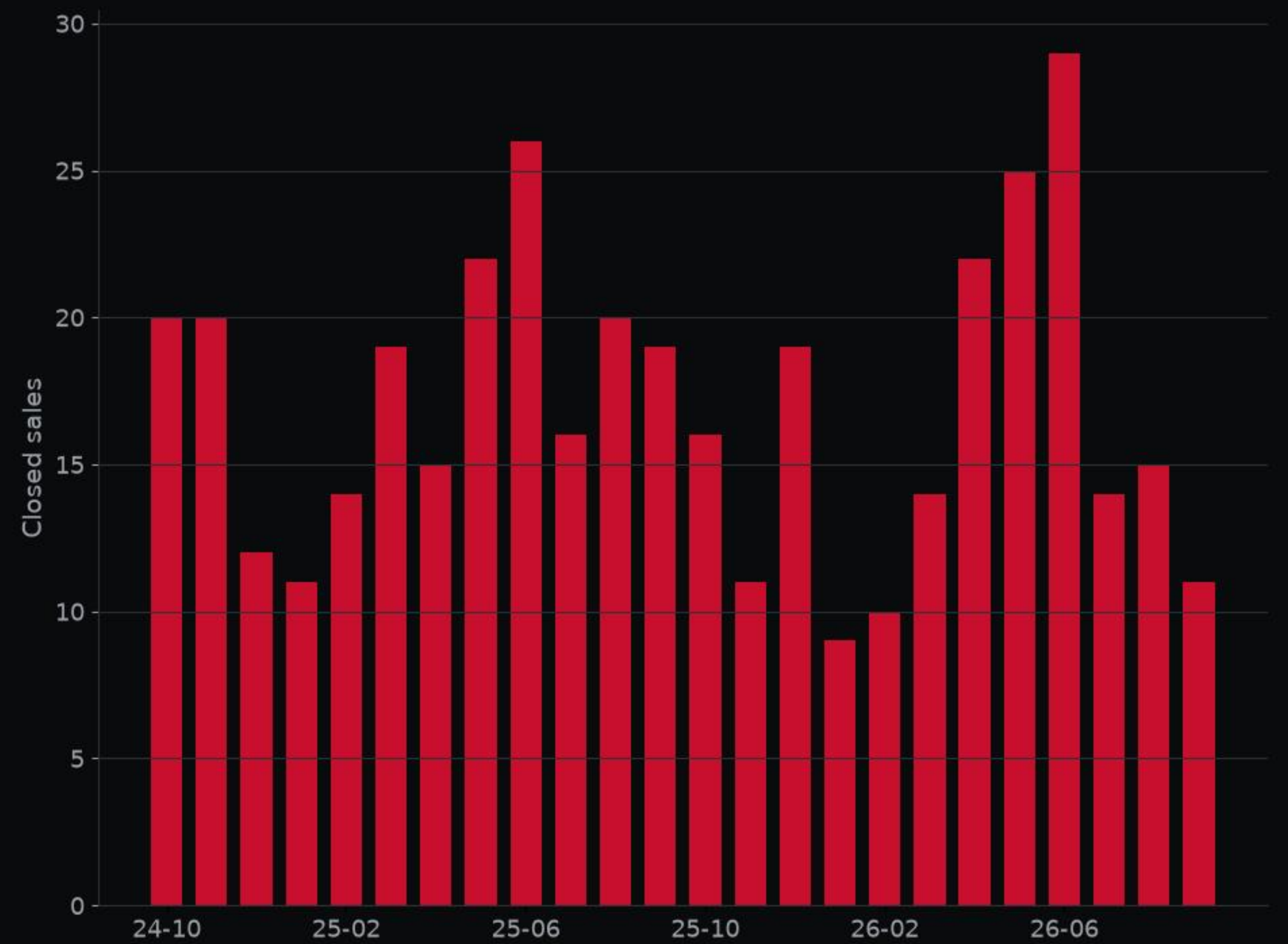
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Representative Image. Features and specifications may vary by community.



gs, décor, and some
cluded with the home purchase.

DESIGN 2545W E-30

1436 Purple Petunia LN · MLS #2161053

Kitchen · Listed by Perry Homes Realty, LLC

Representative Image. Features and specifications may vary by community.



gs, décor, and some
cluded with the home purchase.

DESIGN 2545W E-30

1436 Purple Petunia LN · MLS #2161053

Living room · Listed by Perry Homes Realty, LLC



1436 Purple Petunia LN · MLS #2161053

Bedroom · Listed by Perry Homes Realty, LLC

Representative Image. Features and specifications may vary by community.



DESIGN 2545W E-56

1436 Purple Petunia LN · MLS #2161053

Community · Listed by Perry Homes Realty, LLC

Deal of the Week

1436 Purple Petunia LN · MLS #2161053

\$549,900

4 bed · 3 bath · 2,545 sq ft

listed 14% below the ALEX valuation; 9% under the local price per sq ft; price reduced 24% from original.

ALEX valuation: \$641,000 (range \$584,000–\$714,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Perry Homes 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

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.