Parkside on the River vs. Neighbors: A Price Gap Analysis

Parkside on the River · 2026-11-04



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$625,900

+0.8% vs. last year

n=103

MEDIAN DAYS ON MARKET

87

-13.0% vs. last year

n=103

SOLD VS. ORIGINAL LIST

90.2%

n=103

HOMES FOR SALE TODAY

83

months of inventory: 4.83

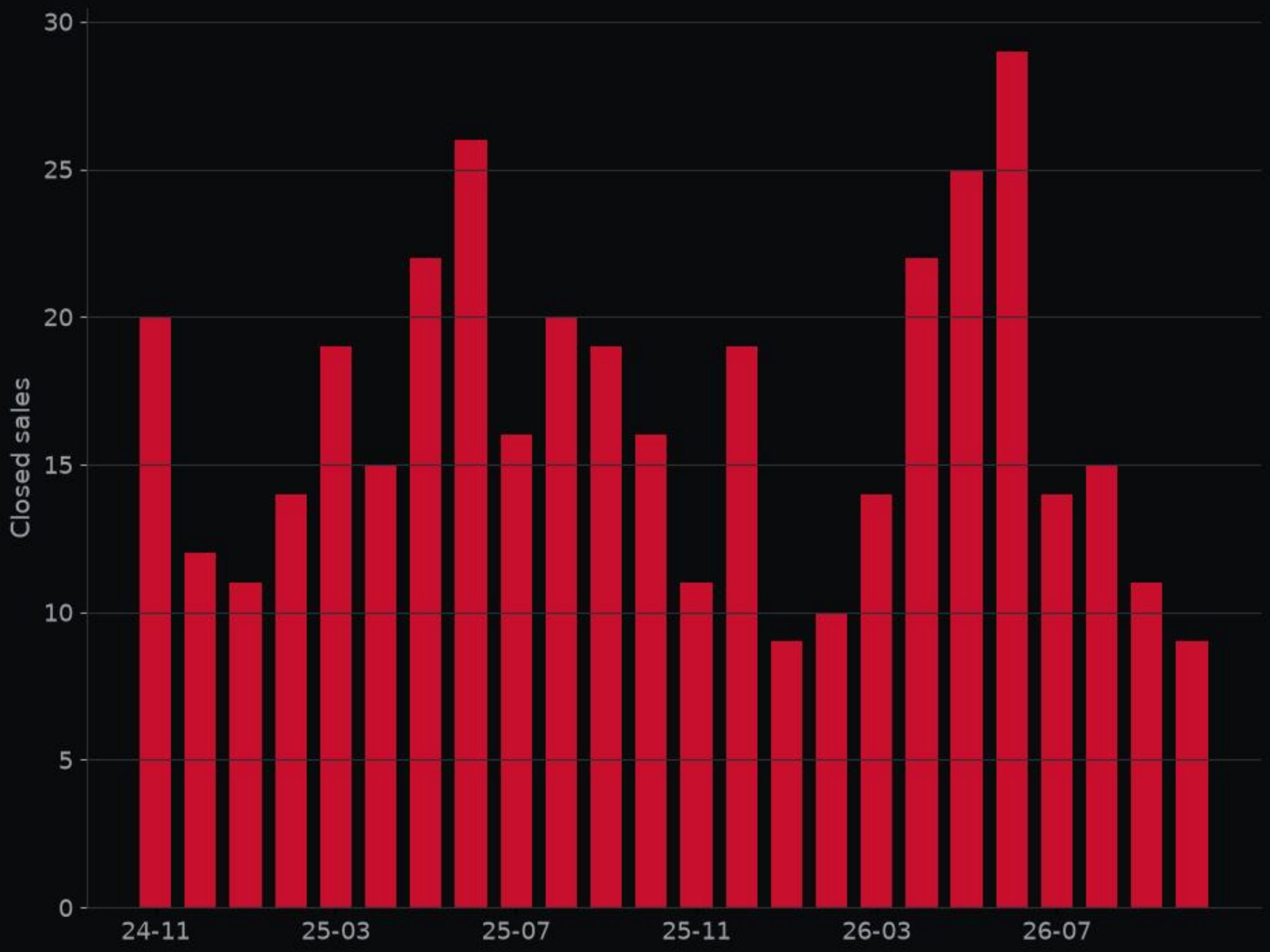
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





209 Amber Oak LN · MLS #5823679

Front exterior · Listed by Perry Homes Realty, LLC



209 Amber Oak LN · MLS #5823679

Kitchen · Listed by Perry Homes Realty, LLC



209 Amber Oak LN · MLS #5823679

Living room · Listed by Perry Homes Realty, LLC



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Bedroom · Listed by Perry Homes Realty, LLC



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Backyard · Listed by Perry Homes Realty, LLC

Deal of the Week

209 Amber Oak LN · MLS #5823679

$524,900

4 bed · 3 bath · 2,594 sq ft

listed 13% below the ALEX valuation; 4% under the local price per sq ft; price reduced 25% from original.

ALEX valuation: $603,000 (range $557,000–$674,000)

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 to see this home? Call or text George at 713.918.9951 for a private 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.