Parkside on the River: How List-to-Sale Ratios Shifted in October

Parkside on the River · 2026-11-11



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$614,084

-0.5% vs. last year

n=108

MEDIAN DAYS ON MARKET

88

-12.0% vs. last year

n=108

SOLD VS. ORIGINAL LIST

90.6%

n=108

HOMES FOR SALE TODAY

82

months of inventory: 4.56

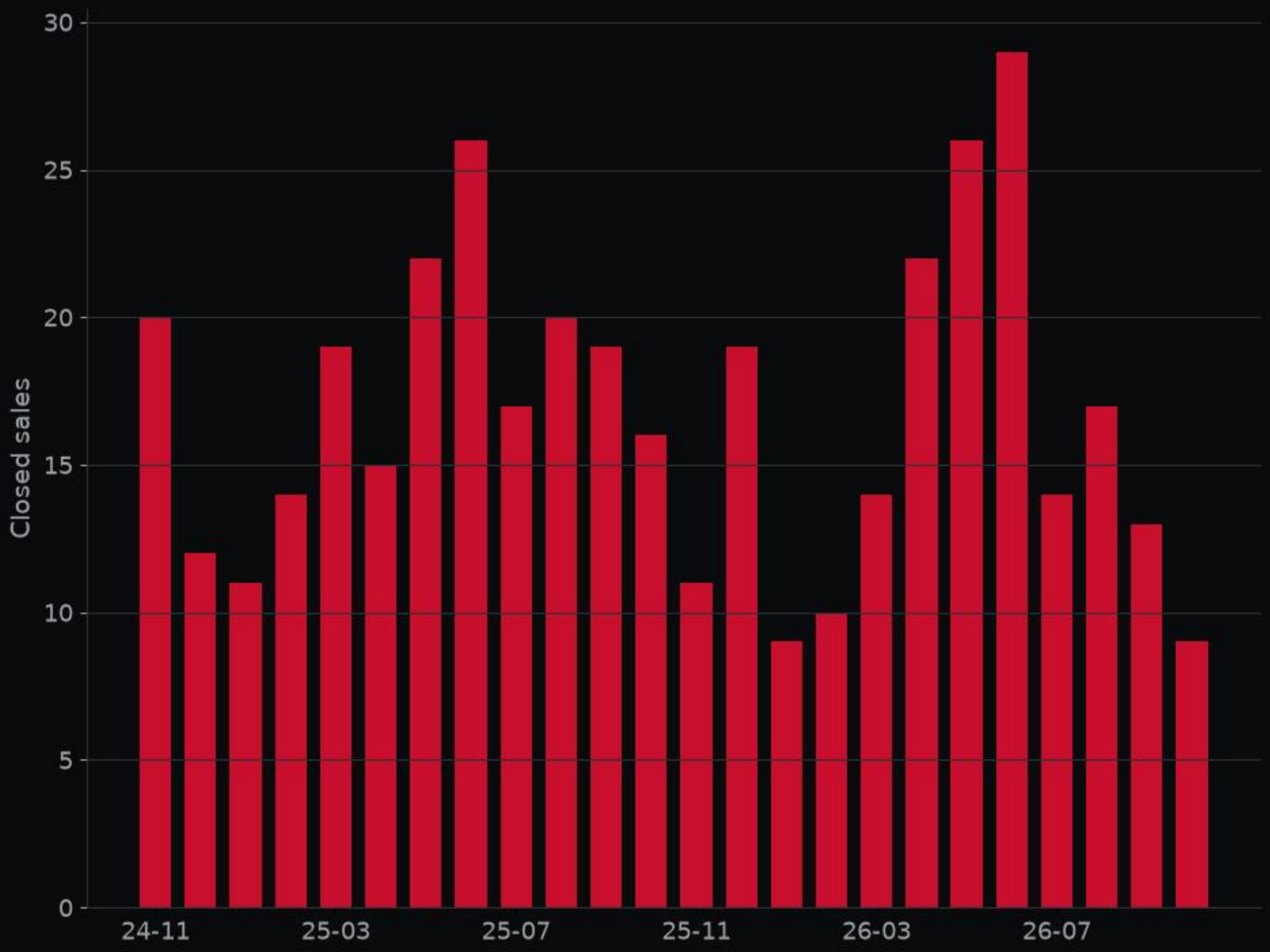
Median Sale Price by Month

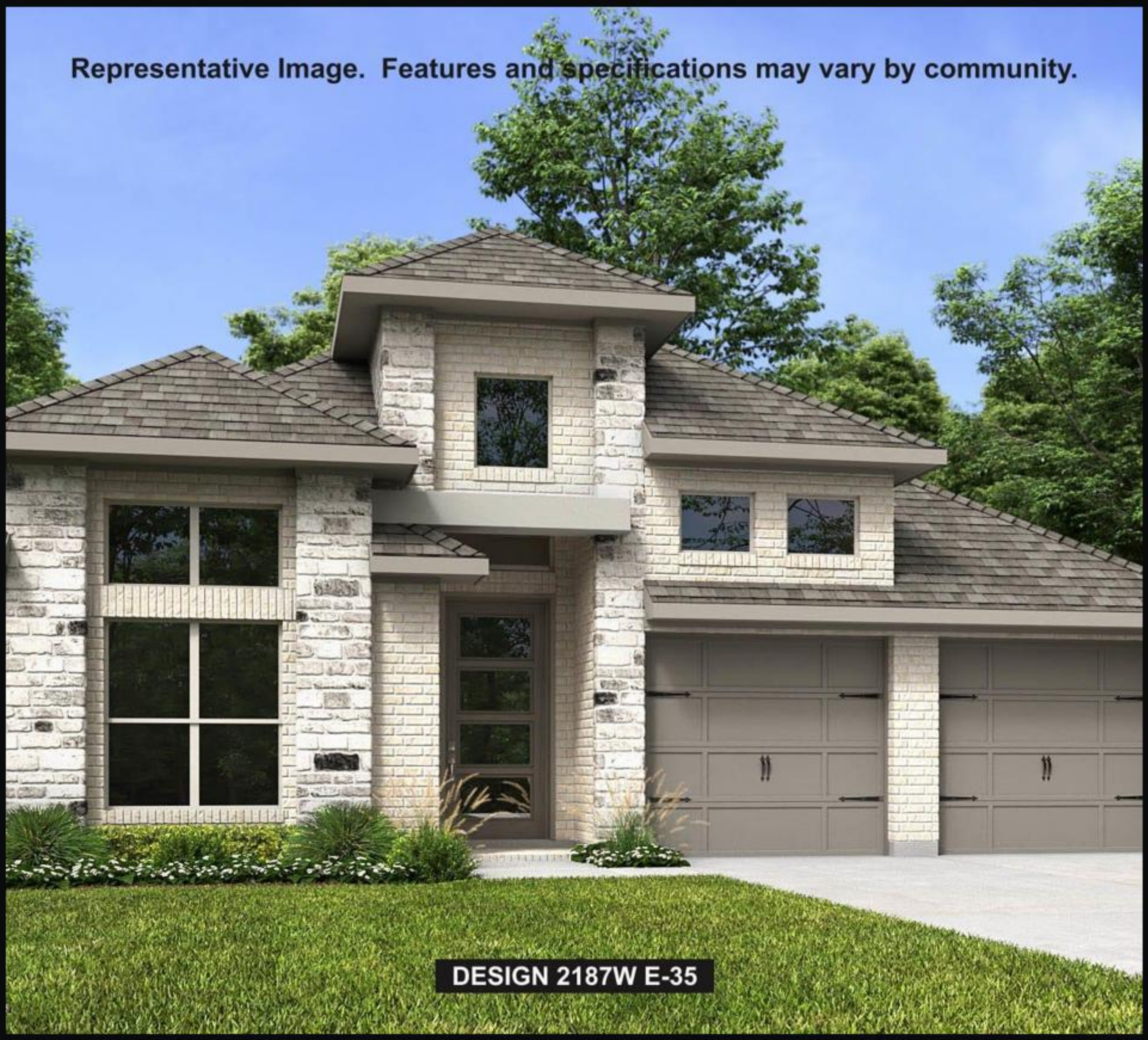
Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1424 Purple Petunia LN · MLS #2112937

Backyard · Listed by Perry Homes Realty, LLC

Deal of the Week

1424 Purple Petunia LN · MLS #2112937

$499,900

3 bed · 2.5 bath · 2,187 sq ft

listed 18% below the ALEX valuation; 5% under the local price per sq ft; price reduced 31% from original.

ALEX valuation: $607,000 (range $536,000–$675,000)

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.