Jarrell: Where Prices Were Cut Most in October

Jarrell · 2026-11-24



Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

October 2026

MEDIAN SALE PRICE

$230,499

-9.9% vs. last year

n=53

MEDIAN DAYS ON MARKET

63

+8.6% vs. last year

n=53

SOLD VS. ORIGINAL LIST

94.5%

n=53

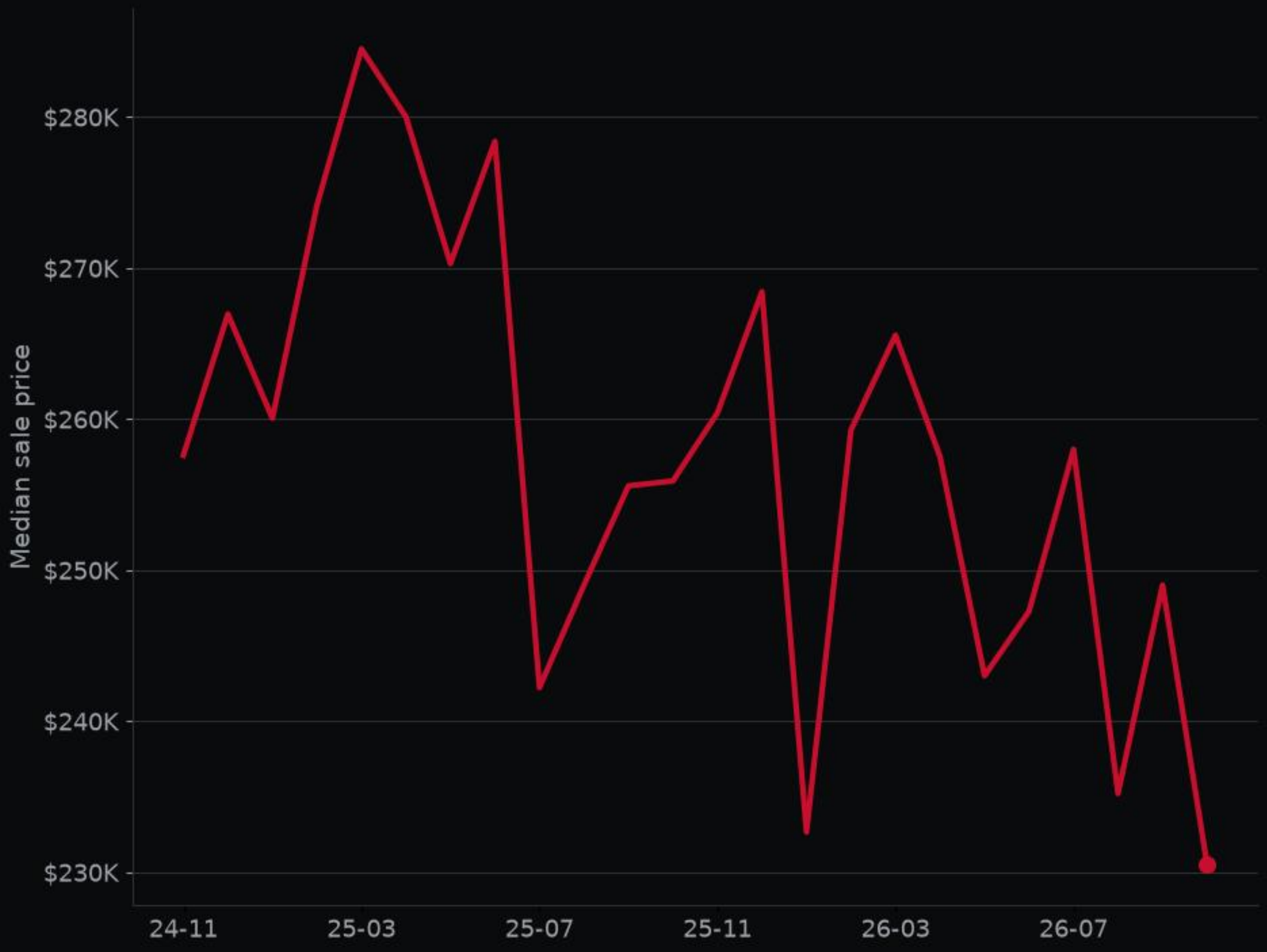
HOMES FOR SALE TODAY

310

months of inventory: 4.87

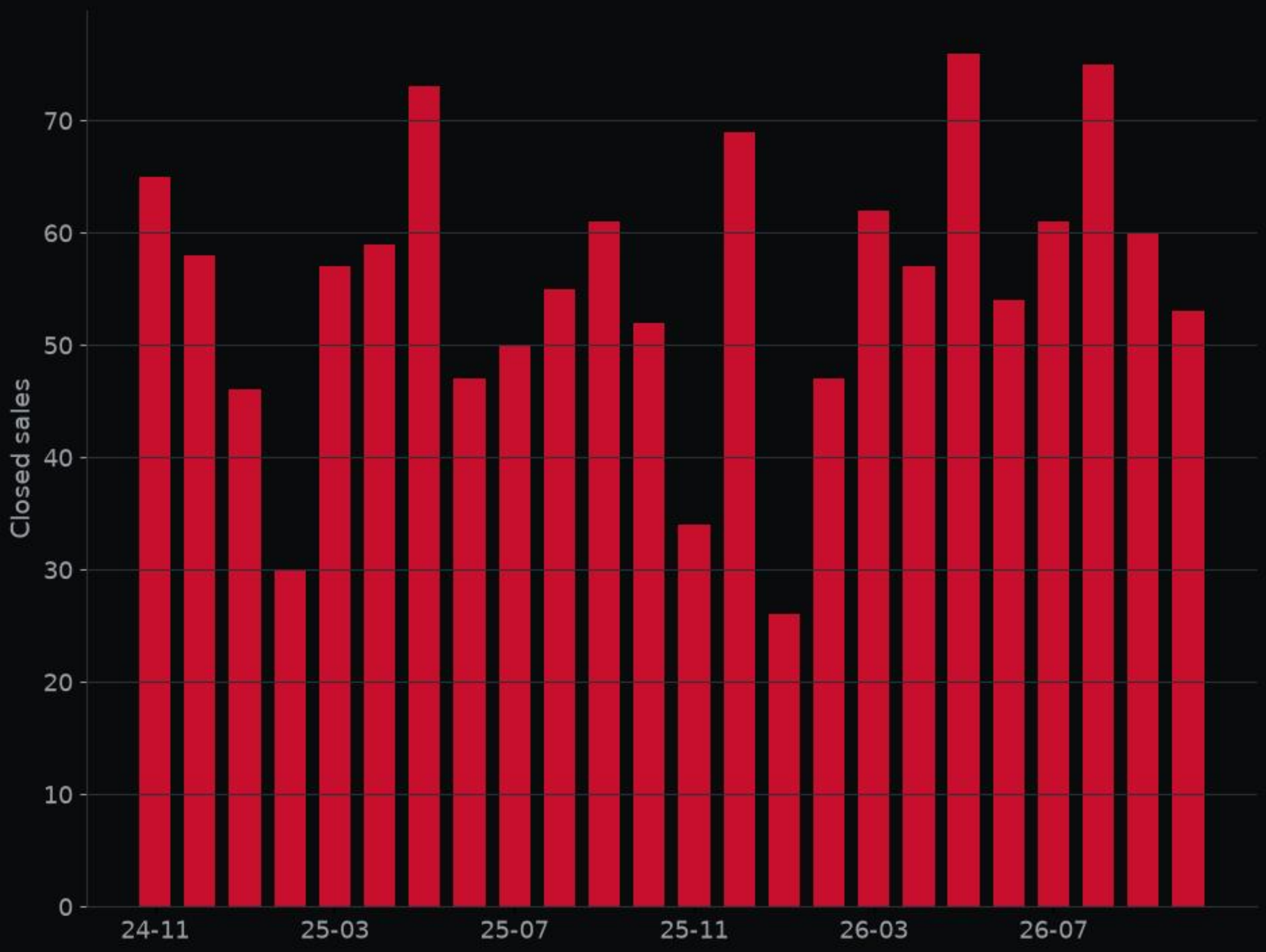
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 5 Subdivisions

October 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Eastern Wells	5	$250,904	32
Sonterra West	12	$243,750	90
Cool Water at Sonterra	6	$228,730	42
Sonterra	19	$236,268	89
Rancho Del Cielo	10	$207,440	34



632 Commander Abbott DR · MLS #1170016

Kitchen · Listed by Tree Realty, LLC



632 Commander Abbott DR · MLS #1170016

Living room · Listed by Tree Realty, LLC



632 Commander Abbott DR · MLS #1170016

Bedroom · Listed by Tree Realty, LLC



632 Commander Abbott DR · MLS #1170016

Backyard · Listed by Tree Realty, LLC



632 Commander Abbott DR · MLS #1170016

Bathroom · Listed by Tree Realty, LLC

Deal of the Week

632 Commander Abbott DR · MLS #1170016

$150,000

4 bed · 2.5 bath · 1,625 sq ft

listed 14% below the ALEX valuation; 38% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $174,000 (range $156,000–$180,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Tree 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-companies.com · 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.