Jarrell: Months of Inventory Signal a Balanced Market

Jarrell · 2026-11-25



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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

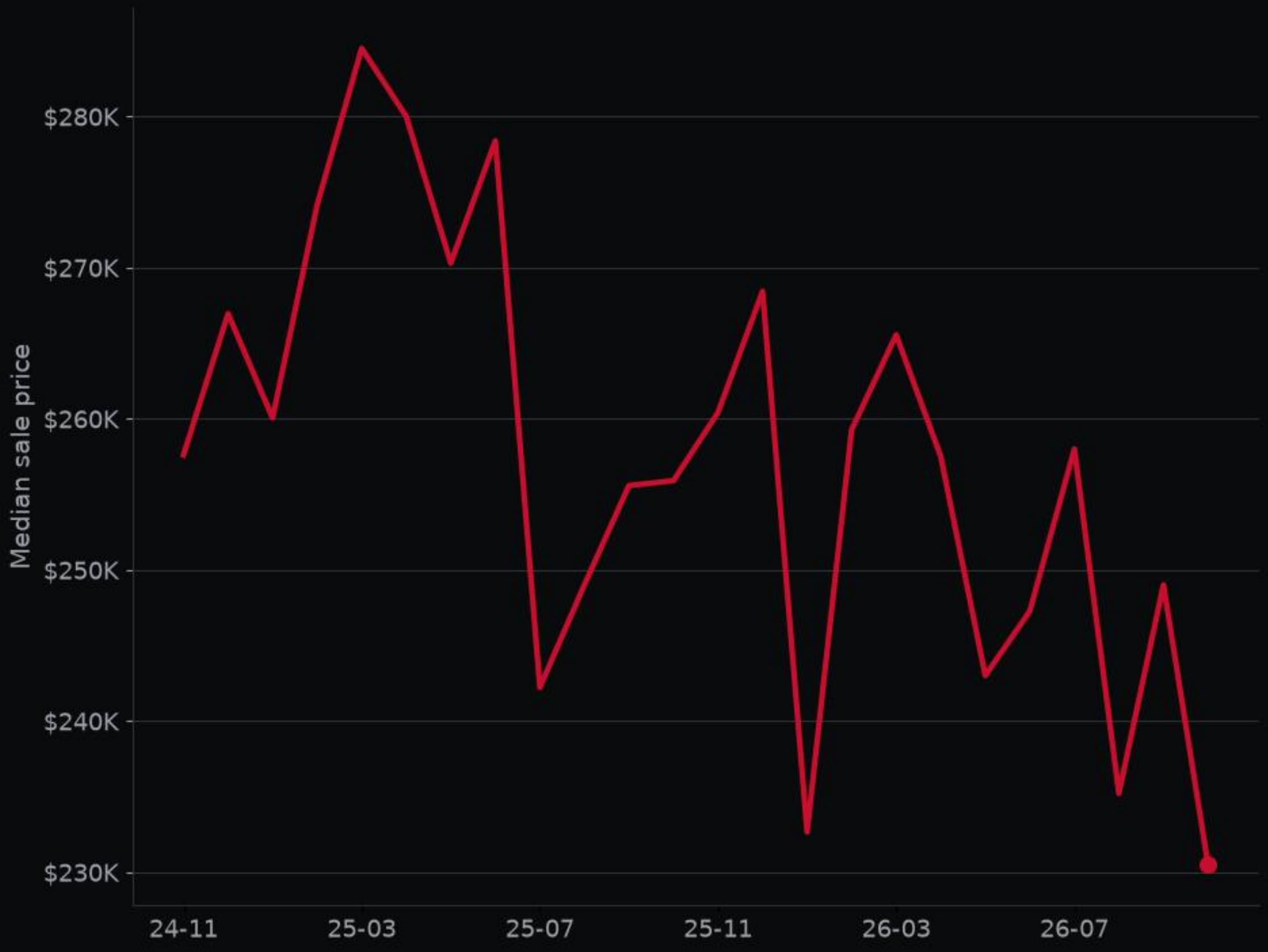
HOMES FOR SALE TODAY

311

months of inventory: 4.88

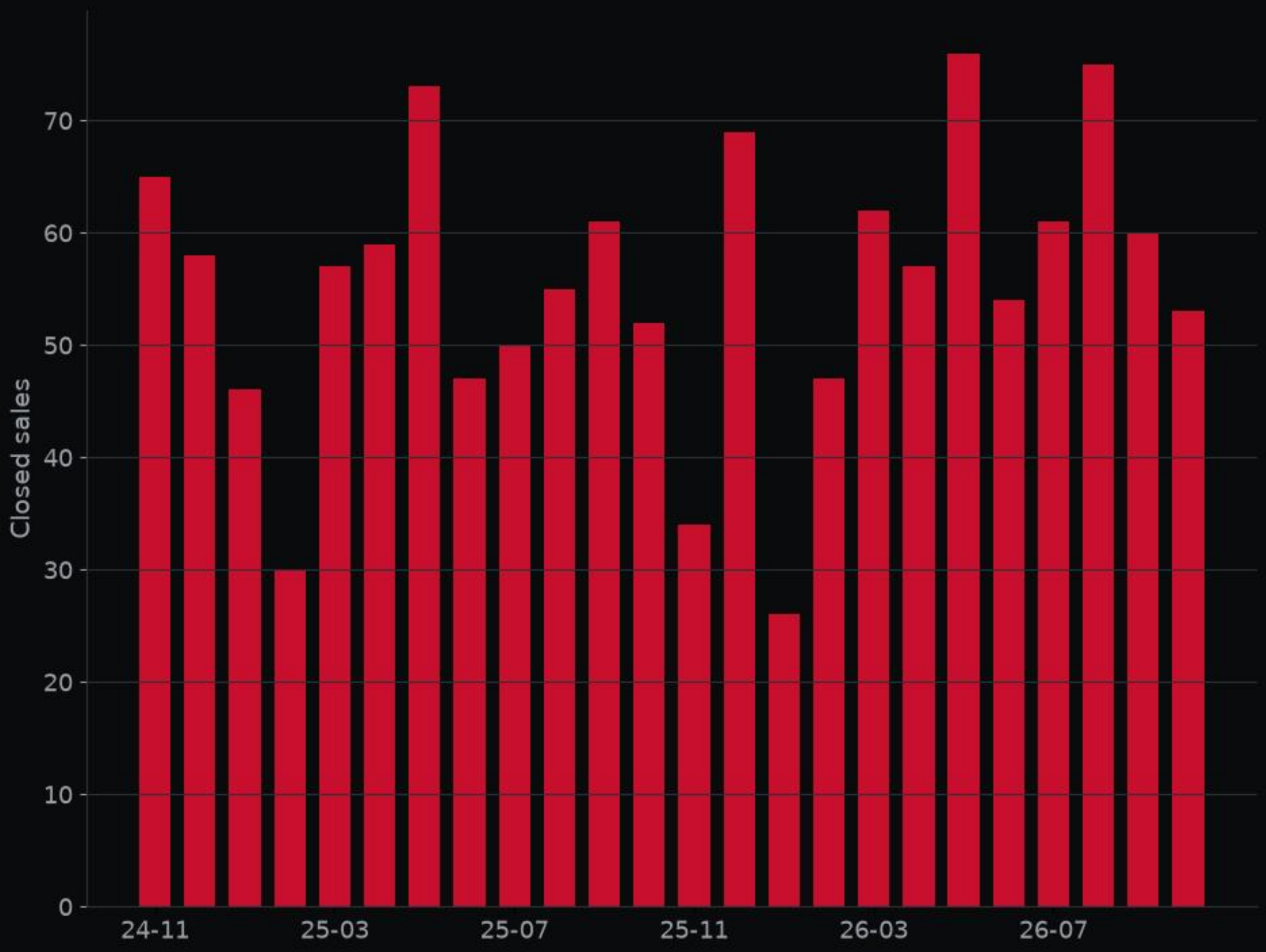
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





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 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-companies.com · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

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