

Summerlyn vs. Neighbors: Price and Speed Compared

Summerlyn · 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

\$339,000

+0.5% vs. last year

n=37

MEDIAN DAYS ON MARKET

19

-20.8% vs. last year

n=37

SOLD VS. ORIGINAL LIST

98.4%

n=37

HOMES FOR SALE TODAY

15

months of inventory: 2.43

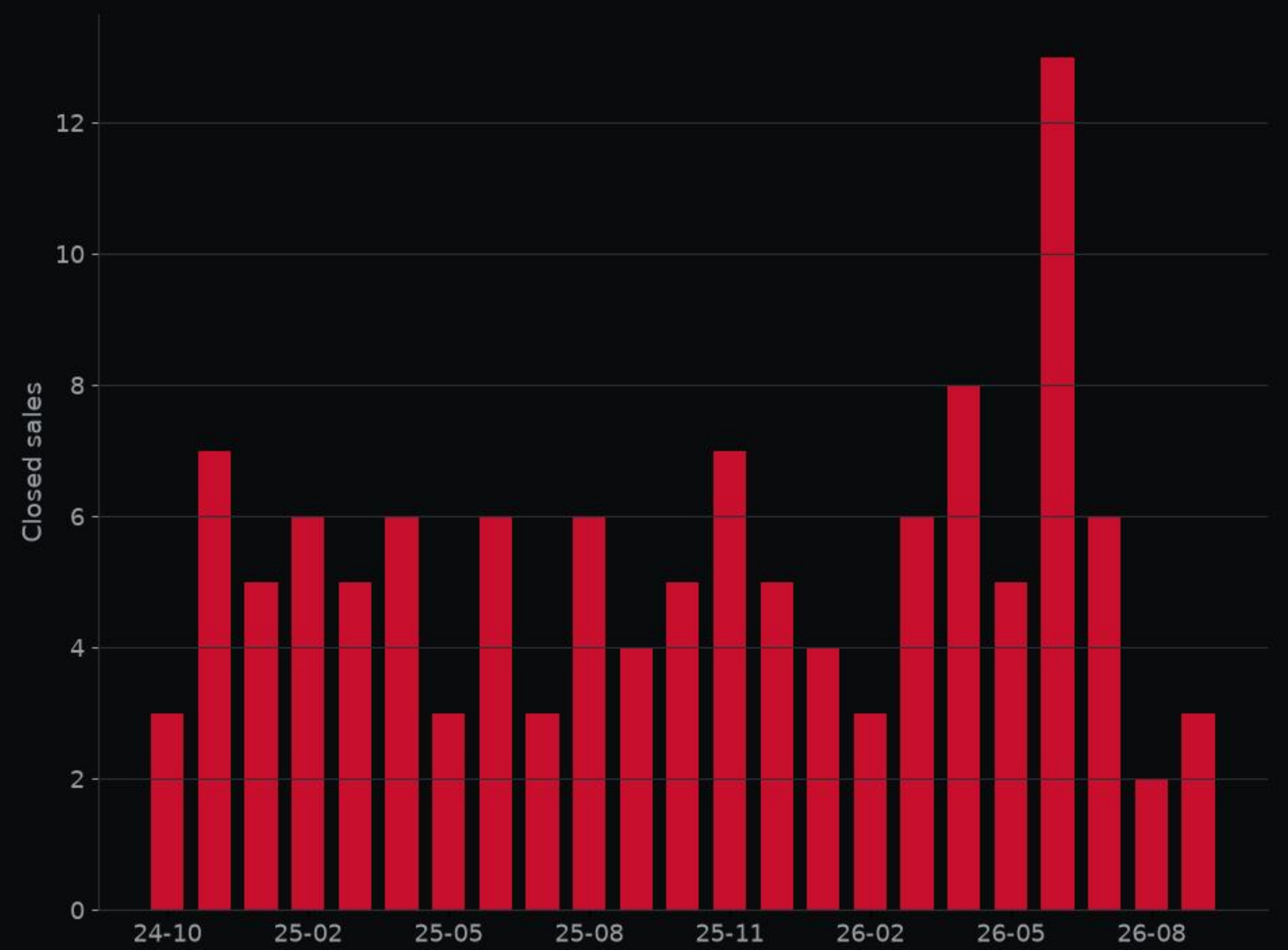
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





100 Magpie Goose LN · MLS #9864777

Kitchen · Listed by All City Real Estate Ltd. Co



100 Magpie Goose LN · MLS #9864777

Living room · Listed by All City Real Estate Ltd. Co



100 Magpie Goose LN · MLS #9864777

Bedroom · Listed by All City Real Estate Ltd. Co



100 Magpie Goose LN · MLS #9864777

Backyard · Listed by All City Real Estate Ltd. Co



100 Magpie Goose LN · MLS #9864777

Dining room · Listed by All City Real Estate Ltd. Co

Deal of the Week

100 Magpie Goose LN · MLS #9864777

\$305,000

4 bed · 3 bath · 2,051 sq ft

listed 6% below the ALEX valuation; 24% under the local price per sq ft; price reduced 10% from original.

ALEX valuation: \$326,000 (range \$298,000–\$343,000)

ALEX Intelligence estimate, not an appraisal.

Listed by All City Real Estate Ltd. Co

[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.