Summerlyn: New Listings vs. Closings Shows Supply Gap

Summerlyn · 2026-11-18



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$326,000

-3.1% vs. last year

n=31

MEDIAN DAYS ON MARKET

22

-43.6% vs. last year

n=31

SOLD VS. ORIGINAL LIST

98.0%

n=31

HOMES FOR SALE TODAY

12

months of inventory: 2.32

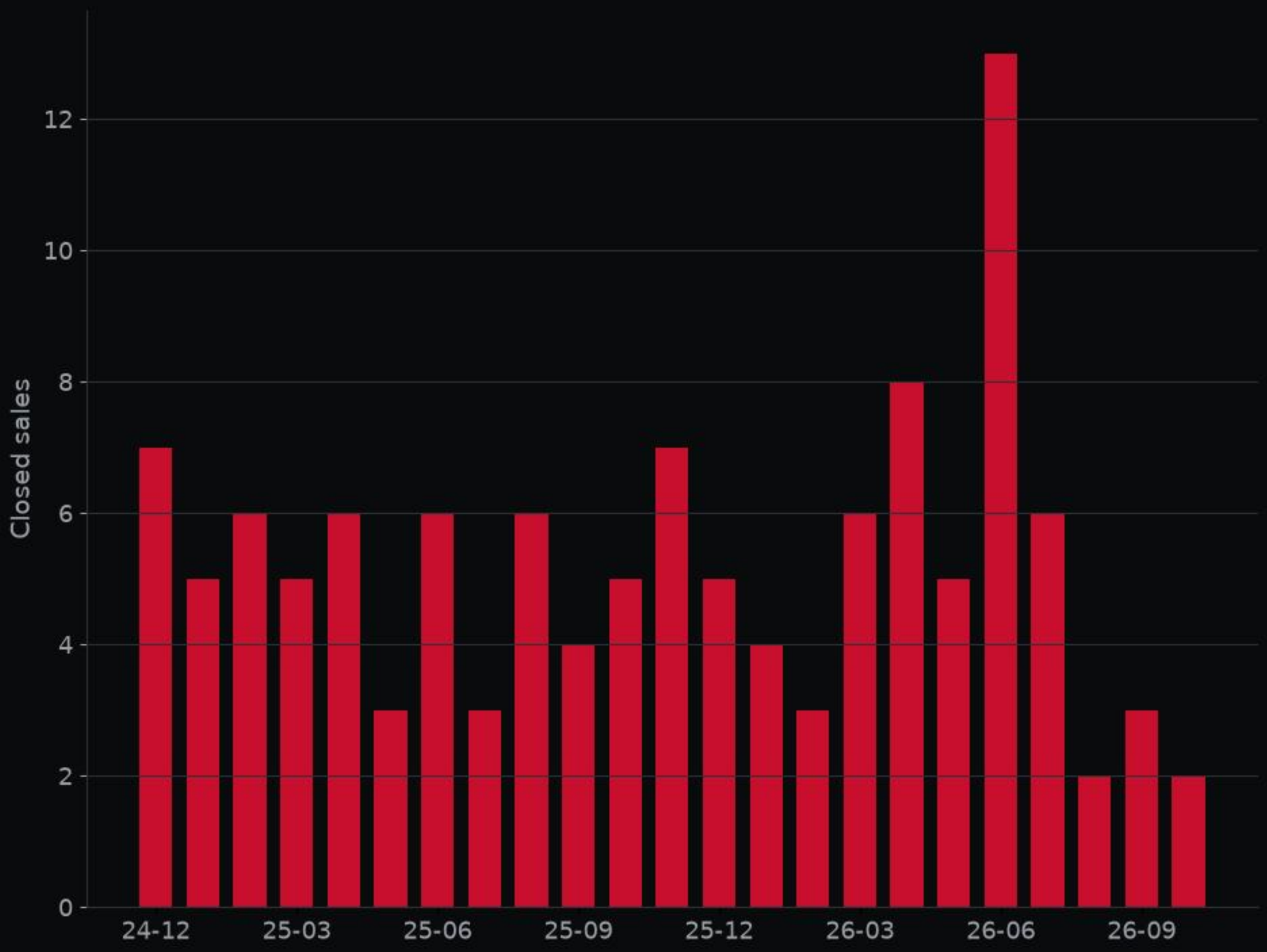
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





216 Hoot Owl LN N · MLS #4708274

Kitchen · Listed by Keller Williams Realty



216 Hoot Owl LN N · MLS #4708274

Living room · Listed by Keller Williams Realty



216 Hoot Owl LN N · MLS #4708274

Bedroom · Listed by Keller Williams Realty



216 Hoot Owl LN N · MLS #4708274

Backyard · Listed by Keller Williams Realty



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Dining room · Listed by Keller Williams Realty

Deal of the Week

216 Hoot Owl LN N · MLS #4708274

$285,000

3 bed · 2 bath · 1,515 sq ft

listed 2% below the ALEX valuation; 3% under the local price per sq ft; price reduced 3% from original.

ALEX valuation: $292,000 (range $271,000–$307,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams Realty

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.