Clearwater Ranch: Top Subdivisions by Speed of Sale

Clearwater Ranch · 2026-11-04



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

Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$955,000

-1.8% vs. last year

n=39

MEDIAN DAYS ON MARKET

41

-59.0% vs. last year

n=39

SOLD VS. ORIGINAL LIST

93.9%

n=39

HOMES FOR SALE TODAY

11

months of inventory: 2.64

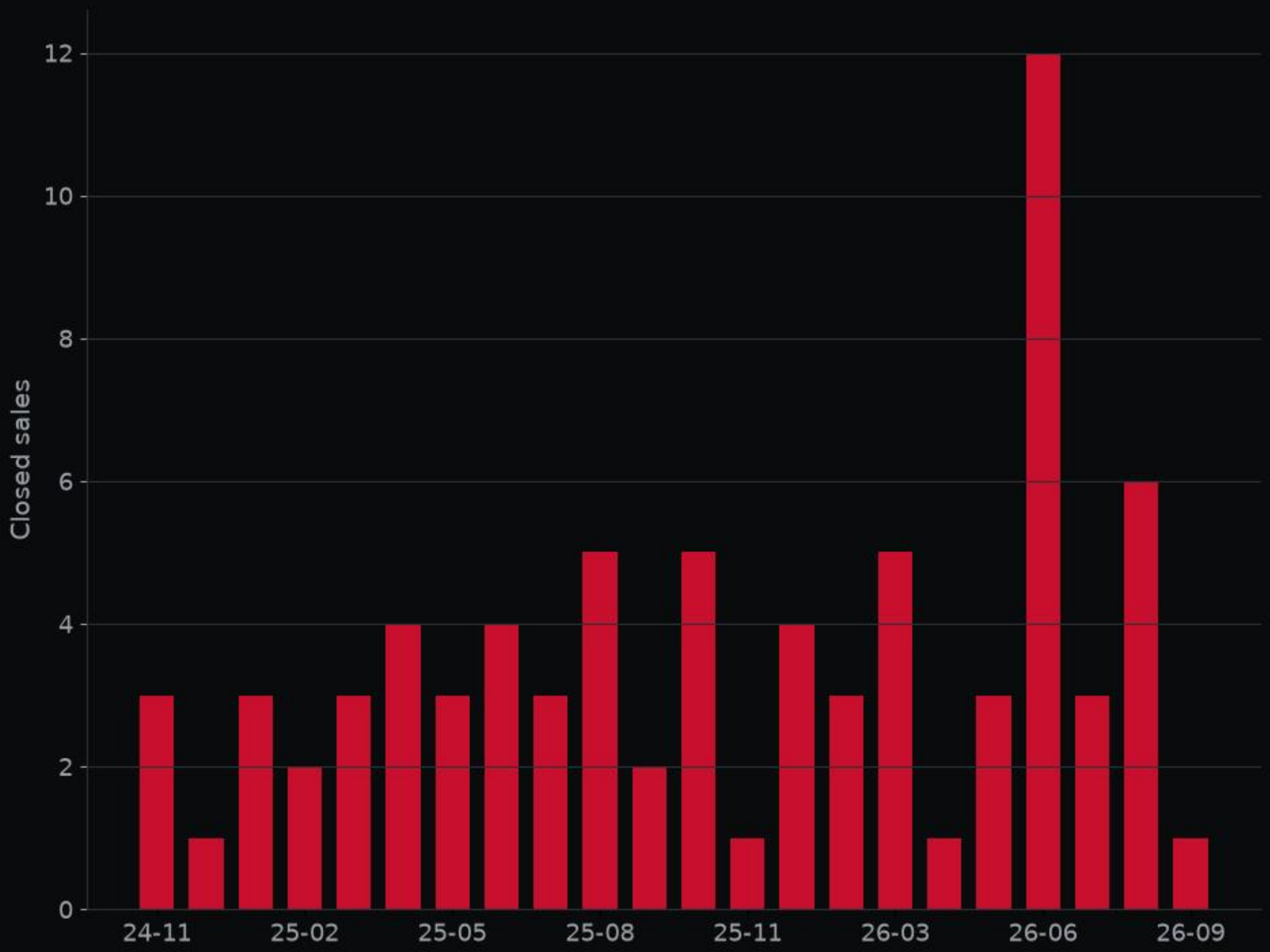
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 3 Subdivisions

rolling 12 months ending Oct 31, 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Clearwater Ranch	16	$970,000	29
Clearwater Ranch Ph 2	6	$859,000	34
Clearwater Ranch Ph 1	6	$795,000	104

Deal of the Week

468 Bold Sundown · MLS #2449523

$779,000

4 bed · 3 bath · 2,796 sq ft

listed 1% below the ALEX valuation; price reduced 7% from original.

ALEX valuation: $786,000 (range $658,000–$846,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Compass RE Texas, 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.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.