Lariat: New Listings vs. Closings Shows Supply Gap

Lariat · 2026-11-27



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$446,086

-5.5% vs. last year

n=112

MEDIAN DAYS ON MARKET

71

-6.6% vs. last year

n=112

SOLD VS. ORIGINAL LIST

91.6%

n=112

HOMES FOR SALE TODAY

101

months of inventory: 5.41

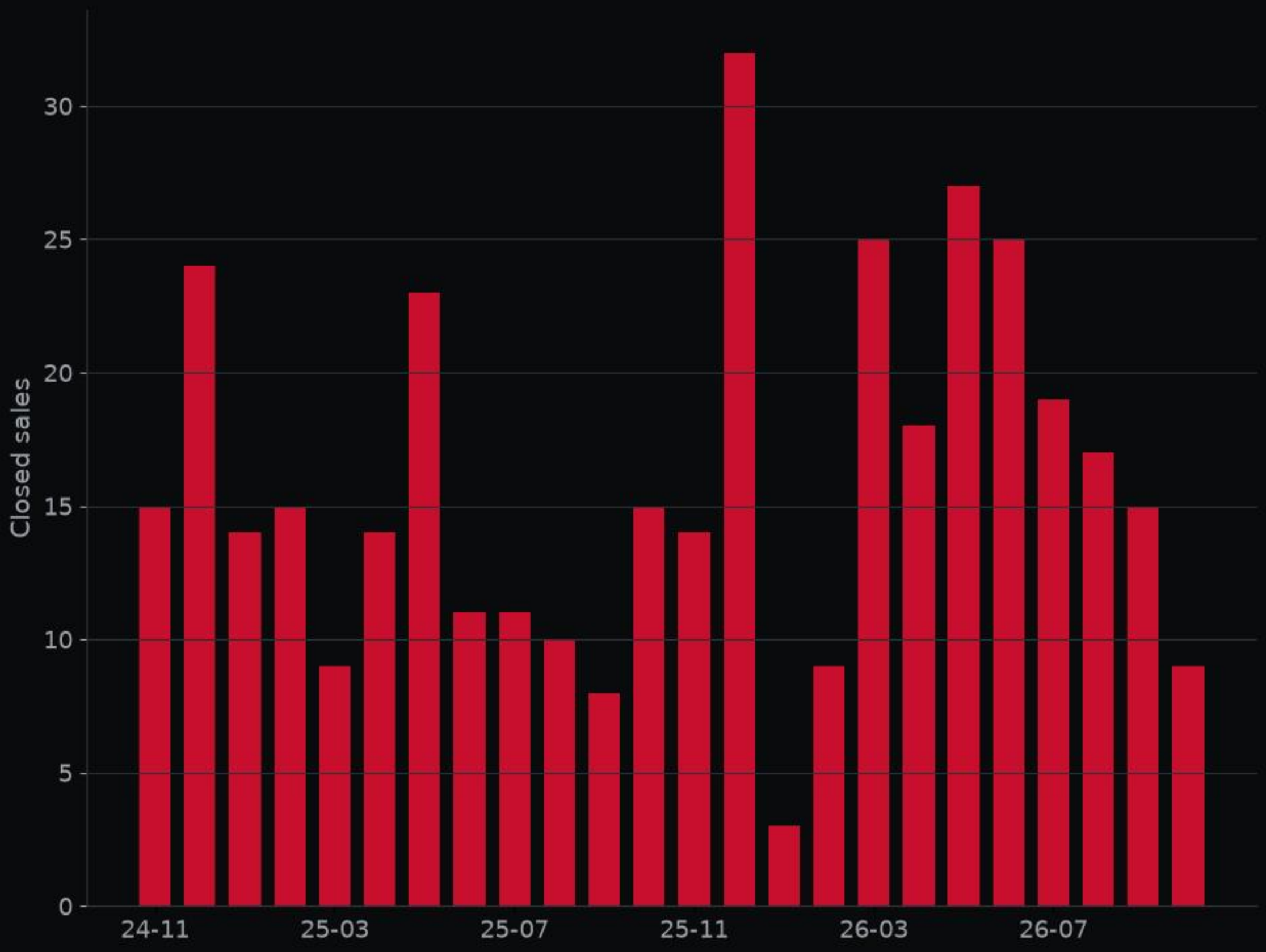
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





248 Leeland DR · MLS #9120394

Front exterior · Listed by ERA Experts



248 Leeland DR · MLS #9120394

Kitchen · Listed by ERA Experts



248 Leeland DR · MLS #9120394

Living room · Listed by ERA Experts



248 Leeland DR · MLS #9120394

Backyard · Listed by ERA Experts



248 Leeland DR · MLS #9120394

Bathroom · Listed by ERA Experts

Deal of the Week

248 Leeland DR · MLS #9120394

$297,105

3 bed · 2.5 bath · 1,811 sq ft

listed 11% below the ALEX valuation; 9% under the local price per sq ft; price reduced 18% from original.

ALEX valuation: $334,000 (range $303,000–$353,000)

ALEX Intelligence estimate, not an appraisal.

Listed by ERA Experts

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

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