Mayfield Ranch: Where Prices Were Cut Most in October

Mayfield Ranch · 2026-11-10

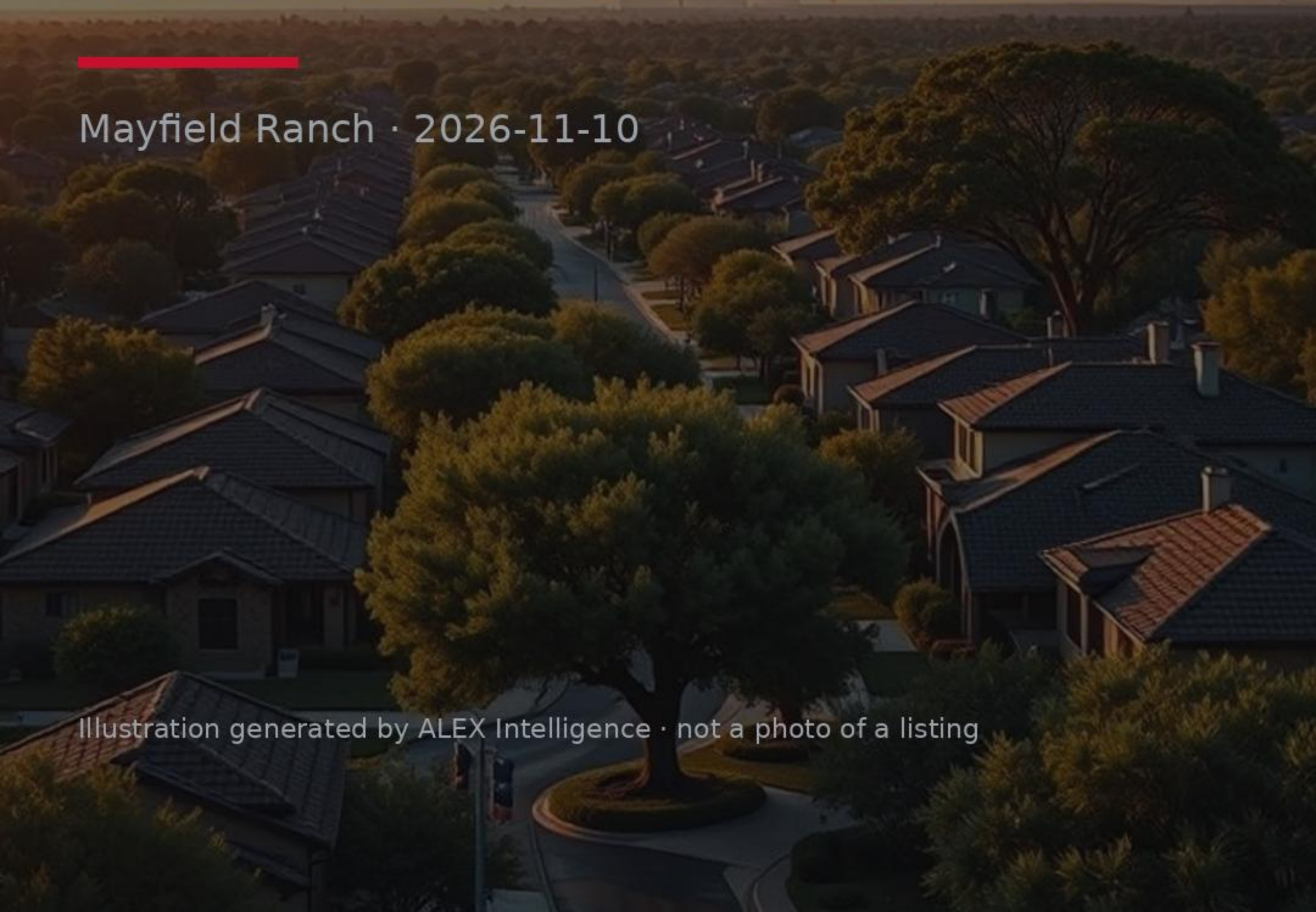


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$552,500

+4.1% vs. last year

n=52

MEDIAN DAYS ON MARKET

28

-33.3% vs. last year

n=52

SOLD VS. ORIGINAL LIST

96.5%

n=52

HOMES FOR SALE TODAY

34

months of inventory: 3.92

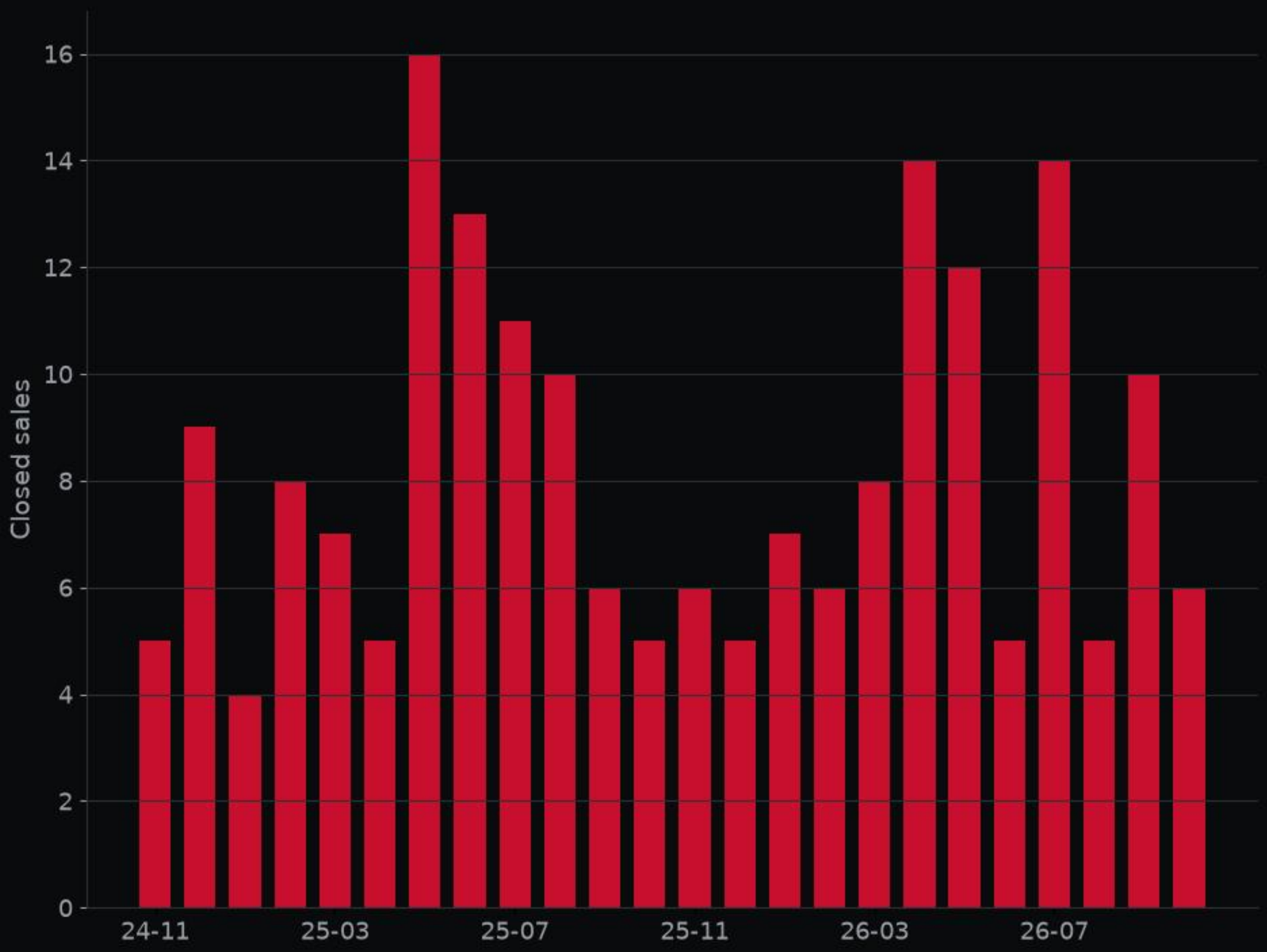
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 3 Subdivisions

rolling 6 months ending Oct 31, 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Highlands at Mayfield Ranch	18	$529,200	44
Mayfield Ranch	52	$552,500	28
Parkside at Mayfield Ranch	23	$579,800	24



3440 Pine Needle CIR · MLS #9910479

Kitchen · Listed by Elim Realty



3440 Pine Needle CIR · MLS #9910479

Living room · Listed by Elim Realty



3440 Pine Needle CIR · MLS #9910479

Bedroom · Listed by Elim Realty



3440 Pine Needle CIR · MLS #9910479

Backyard · Listed by Elim Realty



3440 Pine Needle CIR · MLS #9910479

Dining room · Listed by Elim Realty

Deal of the Week

3440 Pine Needle CIR · MLS #9910479

$415,000

4 bed · 2 bath · 2,050 sq ft

listed 1% below the ALEX valuation; price reduced 5% from original.

ALEX valuation: $419,000 (range $383,000–$429,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Elim 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.