Siena: How Mortgage Rates and Buydowns Affect Buying Power

Siena · 2026-11-25

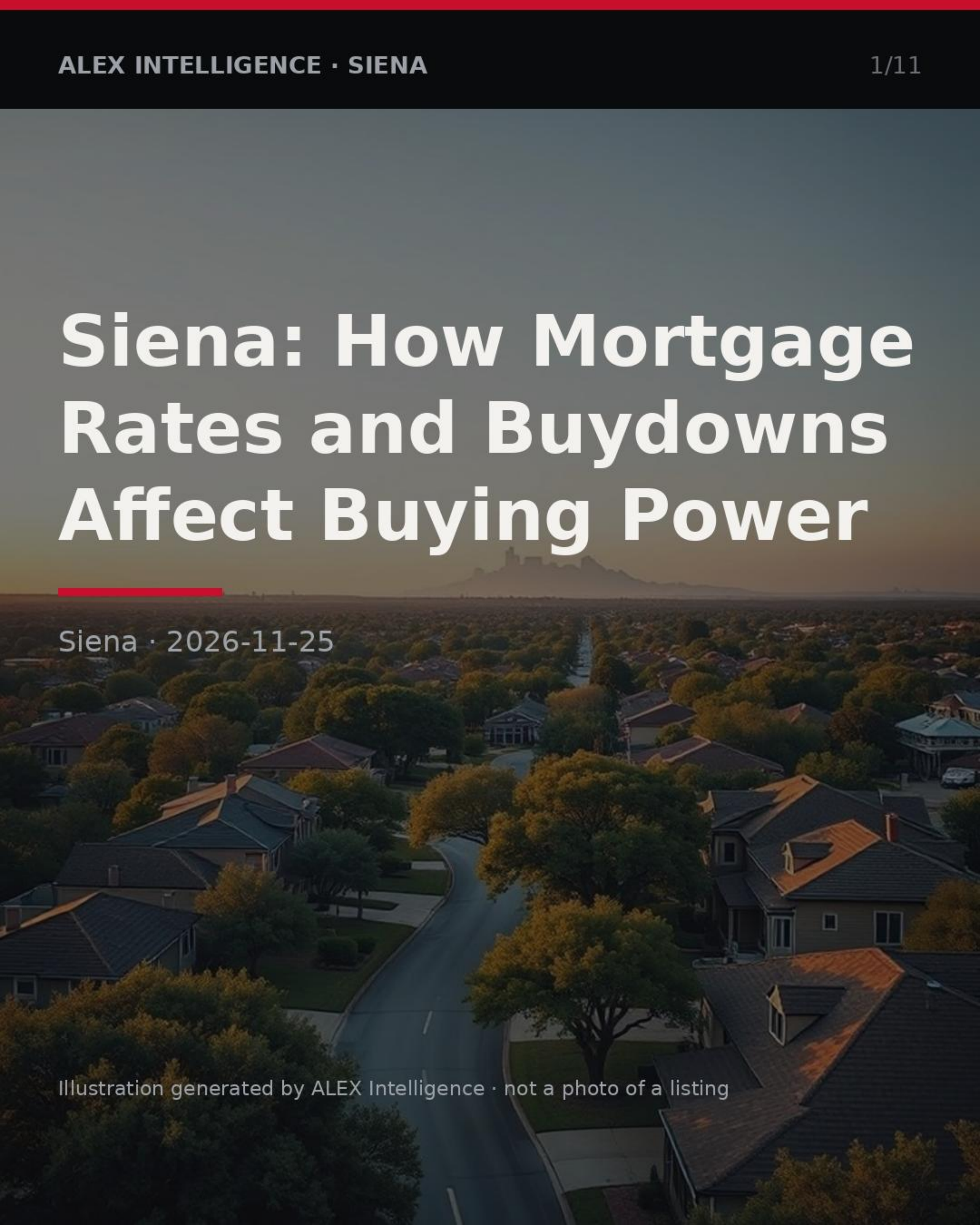


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$391,000

-4.4% vs. last year

n=62

MEDIAN DAYS ON MARKET

28

-47.2% vs. last year

n=62

SOLD VS. ORIGINAL LIST

96.9%

n=62

HOMES FOR SALE TODAY

36

months of inventory: 3.48

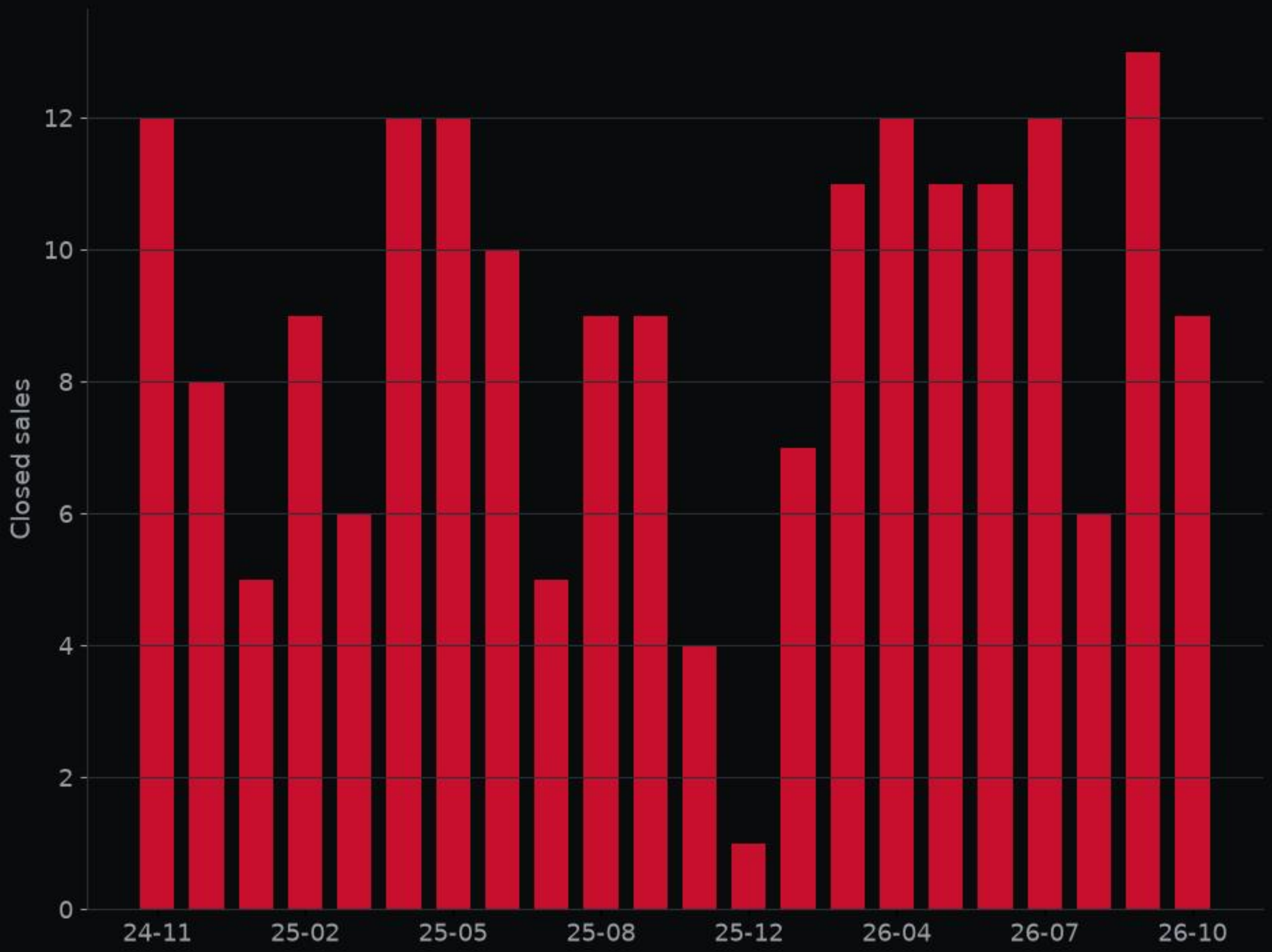
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





5873 Urbano BND # 19 · MLS #1220989

Kitchen · Listed by Real Broker, LLC



5873 Urbano BND # 19 · MLS #1220989

Living room · Listed by Real Broker, LLC



5873 Urbano BND # 19 · MLS #1220989

Bedroom · Listed by Real Broker, LLC



5873 Urbano BND # 19 · MLS #1220989

Backyard · Listed by Real Broker, LLC



5873 Urbano BND # 19 · MLS #1220989

Dining room · Listed by Real Broker, LLC

Deal of the Week

5873 Urbano BND # 19 · MLS #1220989

$315,000

3 bed · 2.5 bath · 1,839 sq ft

listed 4% below the ALEX valuation; 12% under the local price per sq ft; price reduced 7% from original.

ALEX valuation: $329,000 (range $305,000–$336,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Real Broker, LLC

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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