Teravista Market Recap: Sales Hold Steady as Prices Dip

Teravista · 2026-11-02



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$445,000

-6.3% vs. last year

n=57

MEDIAN DAYS ON MARKET

32

-11.1% vs. last year

n=57

SOLD VS. ORIGINAL LIST

94.6%

n=57

HOMES FOR SALE TODAY

47

months of inventory: 4.95

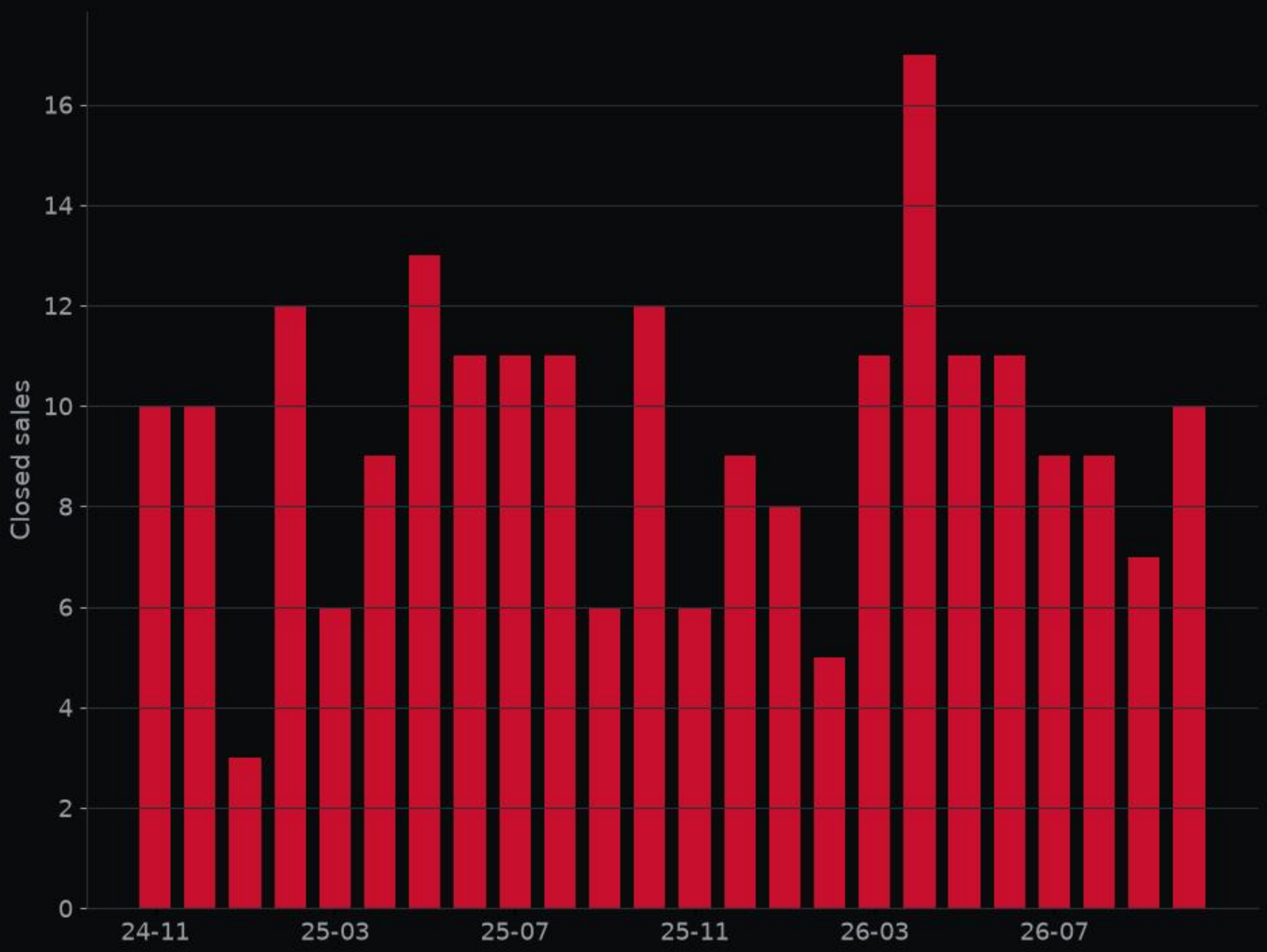
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





4498 Heritage Well LN · MLS #1282901

Kitchen · Listed by JPAR Round Rock



4498 Heritage Well LN · MLS #1282901

Living room · Listed by JPAR Round Rock



4498 Heritage Well LN · MLS #1282901

Bedroom · Listed by JPAR Round Rock



4498 Heritage Well LN · MLS #1282901

Backyard · Listed by JPAR Round Rock



4498 Heritage Well LN · MLS #1282901

Dining room · Listed by JPAR Round Rock

Deal of the Week

4498 Heritage Well LN · MLS #1282901

$365,000

4 bed · 2 bath · 2,100 sq ft

listed 3% below the ALEX valuation; 8% under the local price per sq ft; price reduced 3% from original.

ALEX valuation: $378,000 (range $342,000–$384,000)

ALEX Intelligence estimate, not an appraisal.

Listed by JPAR Round Rock

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.