Teravista Inventory Points to a Balanced Market

Teravista · 2026-11-16

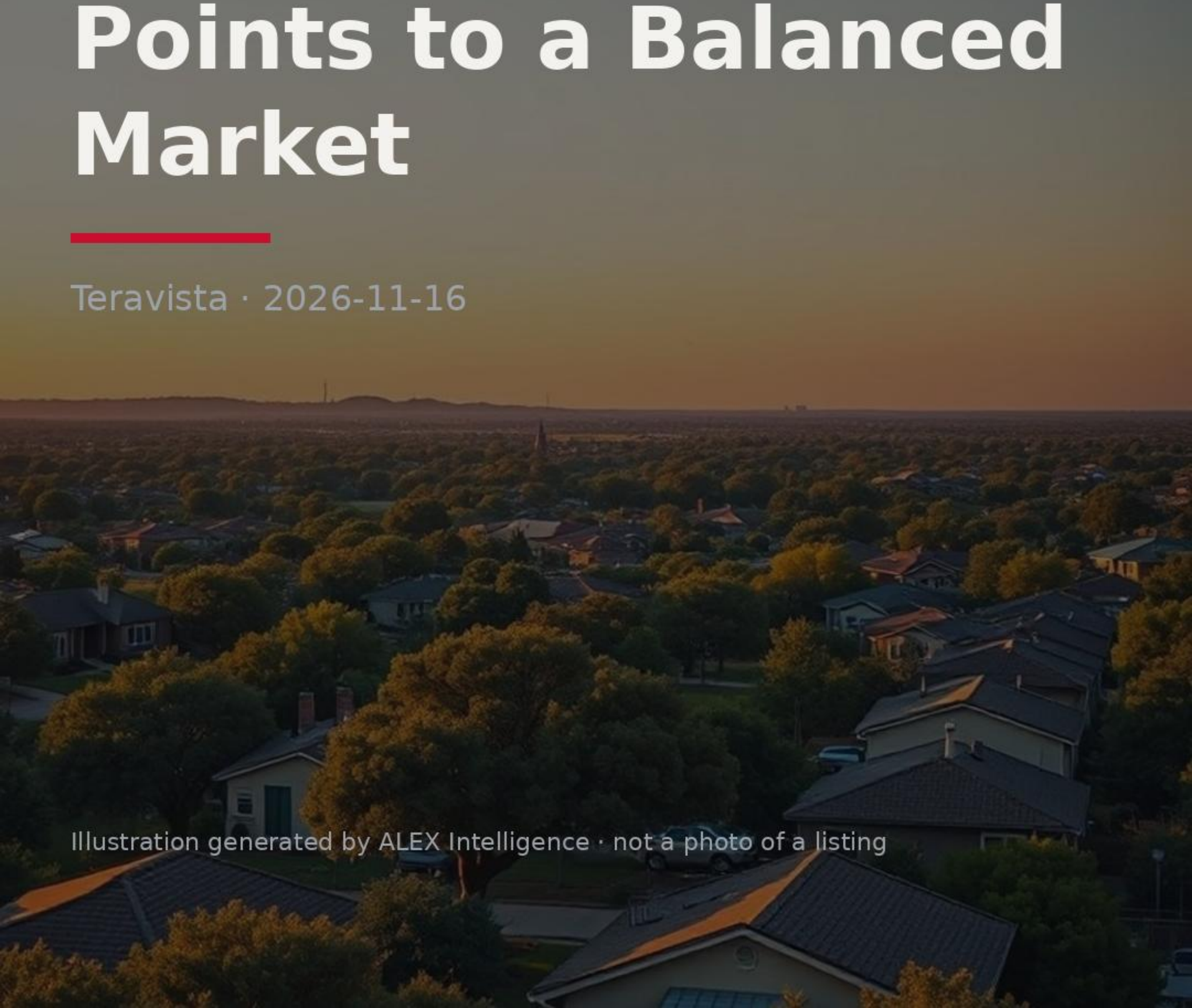


Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$444,000

-6.4% vs. last year

n=57

MEDIAN DAYS ON MARKET

32

-38.5% vs. last year

n=57

SOLD VS. ORIGINAL LIST

94.6%

n=57

HOMES FOR SALE TODAY

46

months of inventory: 4.84

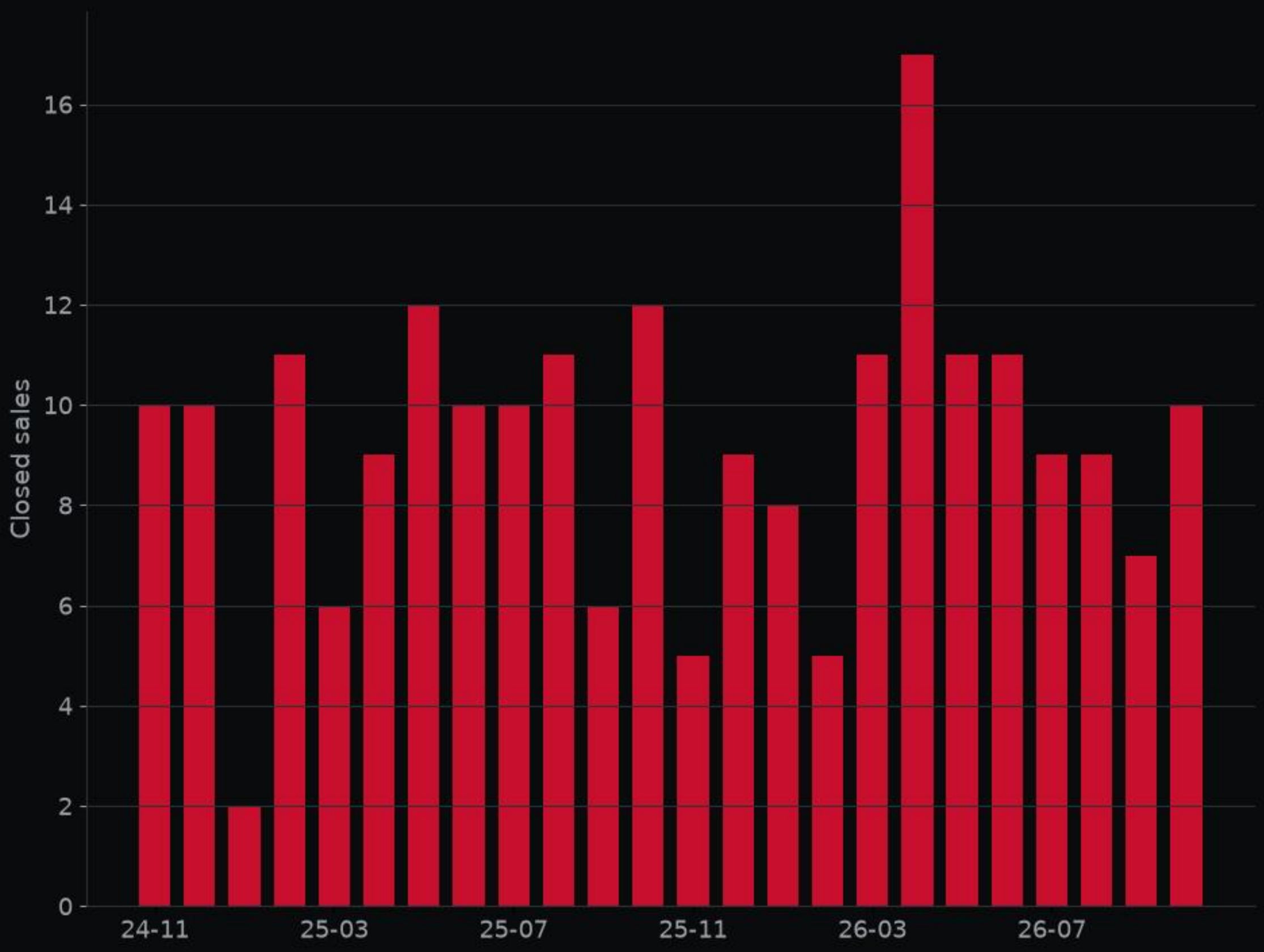
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1205 Clearwing CIR · MLS #7654402

Kitchen · Listed by HOME SIMPLE OF TEXAS, INC



1205 Clearwing CIR · MLS #7654402

Living room · Listed by HOME SIMPLE OF TEXAS, INC



1205 Clearwing CIR · MLS #7654402

Bedroom · Listed by HOME SIMPLE OF TEXAS, INC



1205 Clearwing CIR · MLS #7654402

Backyard · Listed by HOME SIMPLE OF TEXAS, INC



1205 Clearwing CIR · MLS #7654402

Dining room · Listed by HOME SIMPLE OF TEXAS, INC

Deal of the Week

1205 Clearwing CIR · MLS #7654402

$374,000

4 bed · 2.5 bath · 2,445 sq ft

listed 6% below the ALEX valuation; 25% under the local price per sq ft; price reduced 11% from original.

ALEX valuation: $398,000 (range $371,000–$419,000)

ALEX Intelligence estimate, not an appraisal.

Listed by HOME SIMPLE OF TEXAS, INC

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.