

APRIL

2026

THE KENDRA HUDSON NEWSLETTER

THE B/CS REAL ESTATE REPORT



NEW HOME CONSTRUCTION COSTS IN BRYAN COLLEGE STATION

Oftentimes an active homebuyer finds themselves at the crossroads of choosing between new construction or purchasing an existing home. This can be a tough decision for many folks; therefore, I thought I would share the contemporary prices for new construction homes in our market!

Using price per square foot as our standard unit of measure, just know there will be a significant variation in new home prices, based largely on the location, design features, and quality of materials chosen during construction. Luxury homes in Miramont, for example, have engineered slabs, upgraded appliances, outdoor kitchens, swimming pools—the list of opulent upgrades can literally be endless. Whereas new construction in starter home neighborhoods focuses more on affordable living space for their clients. In these neighborhoods, you will get ample square footage, just without the fancy upgrades. Realize there is no right or wrong choice between the two options; it's simply a matter of the taste and budget of the buyer. All this to say, the more affordable starter home type communities currently offer new construction homes averaging around \$190/SF, while custom-built homes in our higher-end luxury neighborhoods are currently reaching levels of \$500/SF. Please let The Hudson Team know if we can assist you with your next home purchase!

PERSONAL NOTE



Meet Gus Hudson - Office Supervisor and Head of Lockbox Security! He runs a tight ship over here. He takes his job *very* seriously and accepts payment exclusively in treats. You're listings have never been safer...or cuter! The office always loves a visit from Gus! 🐾

BRYAN-COLLEGE STATION MARKET STATISTICS FOR MARCH 2026

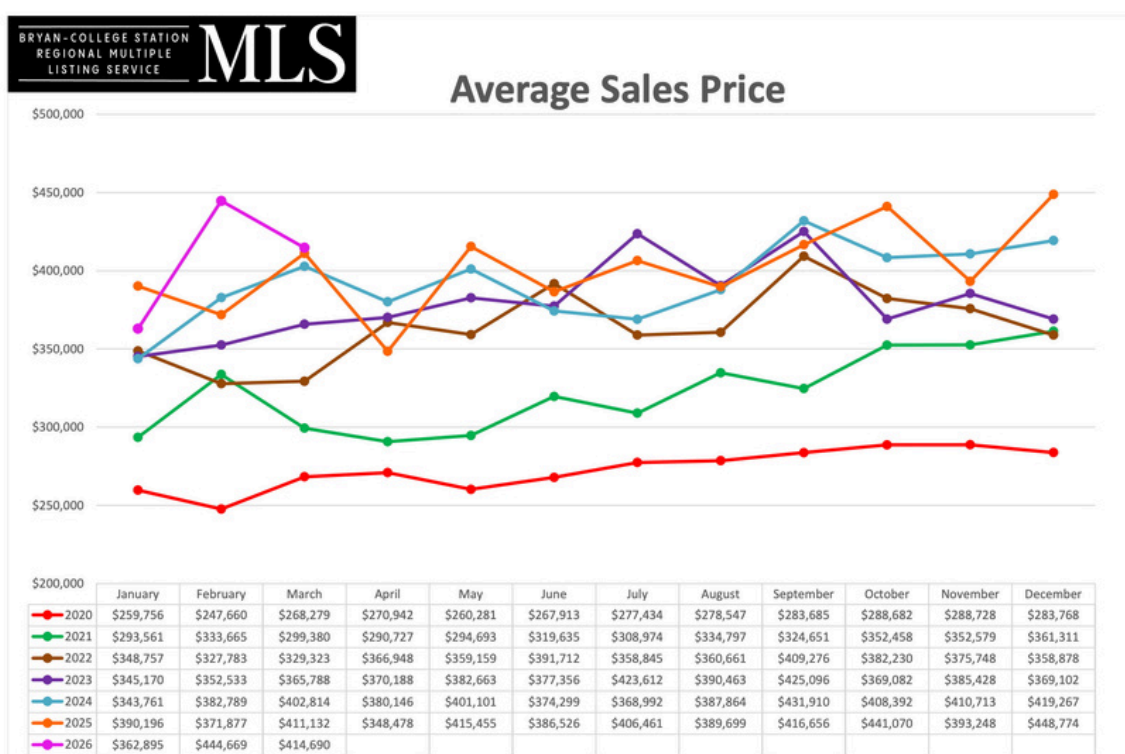
SALES CLOSED: 325

TOTAL SALES VOLUME: \$134,774,000

AVERAGE SALES PRICE: \$330,000

AVERAGE DAYS ON MARKET: 117

2026 BCS AVERAGE SALES PRICE



Click the button below to access the full BCS statistics report!

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Kendra Hudson

Owner | Broker

Texas A&M Class of '86

khudsonrealtor@gmail.com

979.218.3905

kendrahudson.com



**5-STAR ZILLOW REALTOR
BRYAN/COLLEGE STATION**



THE HUDSON TEAM LISTINGS

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