THE B/CS REPORT · OCTOBER 2026

Kendra Hudson

Local real estate news & market intel for Bryan-College Station

SEPTEMBER 2026 MARKET PULSE · BRYAN-COLLEGE STATION MLS

$324,300	272	469	114
MEDIAN SALES PRICE	HOMES SOLD	NEW LISTINGS	DAYS ON MARKET

MARKET WATCH

Should You Move Now or Wait?

Making Confident Decisions Before the New Year



As the year winds down, many buyers and sellers in Bryan-College Station face the same question: Is it better to make a move now or wait until spring? While the real estate market often slows during the holidays, that doesn't necessarily mean putting your plans on hold is the best decision.

For buyers, the final months of the year can offer an opportunity to explore available homes with potentially less competition. Sellers may also benefit from reaching buyers who are serious about making a move. However, pricing,

property condition and local inventory still play an important role in how quickly a home sells.

Rather than trying to predict interest rates or next year's market, focus on what makes sense for your circumstances. Whether you're ready to buy, preparing to sell or simply considering your options, understanding today's market and having a clear plan can help you move forward with confidence.

WHAT I'M WATCHING

Is Waiting Until Spring the Right Move?

Key considerations for today's market

- **Less competition**

  Sellers who list before the holidays may face fewer competing properties as some homeowners postpone their plans.

- **Presentation still matters**

  Buyers have choices, making accurate pricing, good condition and professional marketing especially important.

- **Prepare with purpose**

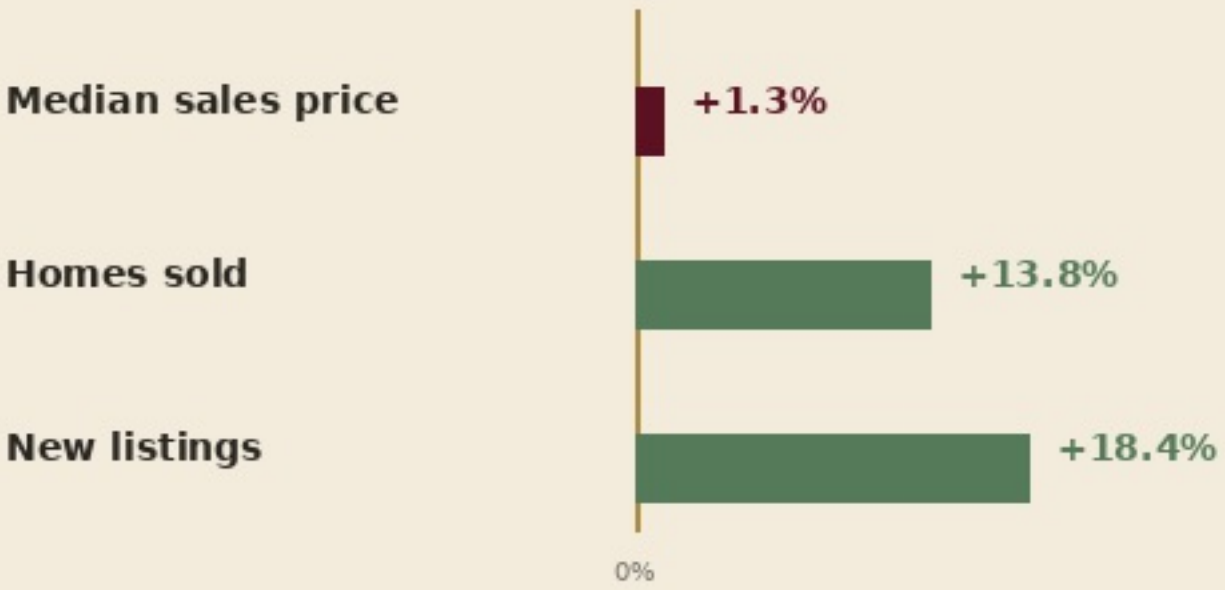
  If spring is your goal, use the next few months to address maintenance, evaluate improvements and develop a pricing strategy.

THE BOTTOM LINE

Waiting until spring isn't automatically the better strategy. The right time to sell depends on your home, your competition and your goals.

SEPTEMBER 2026 VS. SEPTEMBER 2025

The Market at a Glance



114 DAYS ON MARKET

12 days longer than September 2025

Sales and listings rose, while homes took longer to sell.

PERSONAL NOTE

A Little Fall Welcome

A favorite way to celebrate the season



I love decorating my front porch for fall! There's just something about adding seasonal color and a few cozy touches that makes home feel even more welcoming.

From colorful flowers and pumpkins to a favorite fall wreath, it's the little details that make this season so special.

It's one of my favorite ways to celebrate the change of seasons!

Wishing you a wonderful fall!

Kendra

EXPLORE

See What’s for Sale

Browse The Hudson Team’s current homes, land and acreage listings. ›

CLIENT EXPERIENCES

Read Kendra’s Zillow Reviews

See what local buyers and sellers say about working with Kendra. ›

REAL ESTATE QUESTIONS?

Ask Kendra

Thinking about buying or selling—or simply curious about your property? Reply to this email or reach out anytime.



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THE HUDSON TEAM

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