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For sale: Breaking down Lubbock's 10 most expensive houses on the market

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While the housing market seems to be cooling after a hot year, some home prices have stayed up, especially when they come with a luxury label. So, what makes a luxury home with a price tag of \$1 million or higher in Lubbock?

According to the Lubbock Association of Realtors, location, amenities and more factor in to luxury homes and luxury prices. Here's a look into the top 10 most expensive, luxurious, single-family homes in Lubbock as of Wednesday, Oct. 26. As a note, these are listed as single-family homes and does not include homes marked as contingent or pending.

No. 10: 4902 115th St.

List price: \$1,200,000**Size:** 5,404 sq. ft.**Year built:** 2013**Bedrooms and bathrooms:** 4 bedrooms, 4 bathrooms and two half-baths.

Features: This Clearview Custom Homes design in Oakmont shows off high ceilings, a sauna in the master suite, an outdoor kitchen, a safe/gun room, hot tub, swimming pool, and media room with a projector. The home also had insulation upgraded to become more energy efficient recently.

No. 9: 4509 17th St.

List price: \$1,200,000

Size: 4,956 sq. ft.

Year built: 1956

Bedrooms and bathrooms: 4 bedrooms and 3 bathrooms.

Features: Though the exterior appears classic mid-century, inside this luxury home boasts a mix of modern and classic elements, from an all new gourmet kitchen to a classic, cozy movie room with a projector. There's also a pool.

No. 8: 4303 140th St.

List price: \$1,217,000

Size: 4,348 sq. ft.

Year built: 2022

Bedrooms and bathrooms: 4 bedrooms, four bathrooms and one half-bath.

Features: Another new construction from Clearview Custom Homes, this house sits in the Enclave at Kelsey Part. It will offer an e-space with desks, a game room, fireplaces, large bedrooms and plenty of space for the master suite.

No. 7: 5302 County Road 7560

List price: \$1,225,000

Size: 5,506 sq. ft.

Year built: 2003

Bedrooms and bathrooms: 5 bedrooms, 5 bathrooms and one half-bath.

Features: Off of this list, this home offers the biggest garage at six cars on a 1-acre corner lot in a "golf-cart community." There's a guest house, fireplaces, a custom iron and brick fence, and a kitchen with two islands fit for cooking and entertaining. The outdoor space is also built for entertaining with a pool and a fire pit,

No. 6: 5005 117th St.

List price: \$1,275,000

Size: 4,334

Year built: 2019

Bedrooms and bathrooms: 4 bedrooms, 4 bathrooms and one half-bath.

Features: This home was custom designed as a former parade home by Landon Black and offers a clean, modernist style inside and out. The master bathroom has heated tile floors and a towel rack, plus a double steam shower. Outside, a sculpture waterfall flows into the lighted pool, which includes a lounging ledge, spa and sports resistance jets.

No. 5: 4803 County Road 7640

List price: \$1,275,000

Size: 4,380 sq. ft.

Year built: 2022

Bedrooms and bathrooms: 4 bedrooms and three bathrooms.

Features: Another new construction, this home in the South Fork Ranch area will include a 4-car garage, a pantry with prep space, a courtyard and more amenities.

No. 4: 4809 19th St.

List price: \$1,380,000

Size: 6,712 sq. ft.

Year built: 1998

Bedrooms and bathrooms: 3 bedrooms, 4 bathrooms and 2 half-baths.

Features: This home has only had one owner since its construction and is one of the few on the list that includes an office space with enough built-in shelves to make a cozy library. Interesting lighting features, warm fireplaces and bold designs can be found throughout the home.

No. 3: 11708 Uxbridge Ave.

List price: \$1,495,000

Size: 5,015 sq. ft.

Year built: 2023

Bedrooms and bathrooms: 4 bedrooms and 4 bathrooms.

Features: This home may not be completed until next year, but it promises to stand out with a 4-car garage, a pool, an outdoor kitchen and a covered patio space. Mike Thoma Construction is working on it.

No. 2: 3931 149th St.

List price: \$1,599,000

Size: 5,089 sq. ft.

Year built: 2022

Bedrooms and bathrooms: 4 bedrooms, 4 bathrooms and a half-bath.

Features: Located in the Sedonna Addition lays the most expensive new construction on the market. Still in the construction process, the listing promises a basement with a wet bar and space for a pool table or video games. The outdoor area claims an outdoor kitchen with a fridge and sink, a heated pool and hot tub, and fire pots.

No. 1: 2404 York Ave.

List price: \$2,800,000

Size: 13,485 sq. ft.

Year built: 2000

Bedrooms and bathrooms: 7 bedrooms, 8 full bathrooms and 2 half-baths.

Features: Within the Coronado Neighborhood in Central Lubbock rests the most expensive home on the market – The Lincoln Estate House. Sporting a tennis court and swimming pool, along with a greenhouse, the property covers 1.6 acres. There are three kitchens, a 3-car garage, parlors and a finished basement. The listing suggests it would make an ideal bed and breakfast.

By Thursday, Oct. 27, realtor.com had 16 homes listed at \$1 million or more. Seven of those homes are new constructions.

Three homes listed at \$1.2 million entered the market on Thursday at 3220 21st St., 3406 County Road 7610 and 3515 154th St. Since January 2022, 42 million-dollar homes have sold. The average luxury sales price is \$1,350,782.

Alana Edgin is a journalist covering Business News in Lubbock and the surrounding area. Send her a news tip at aedgin@lubbockonline.com.