Bertram: How List Prices Compared to Sells in Oct

Bertram · 2026-11-06



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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$320,000

+11.1% vs. last year

n=71

MEDIAN DAYS ON MARKET

60

-3.2% vs. last year

n=71

SOLD VS. ORIGINAL LIST

93.9%

n=71

HOMES FOR SALE TODAY

70

months of inventory: 5.92

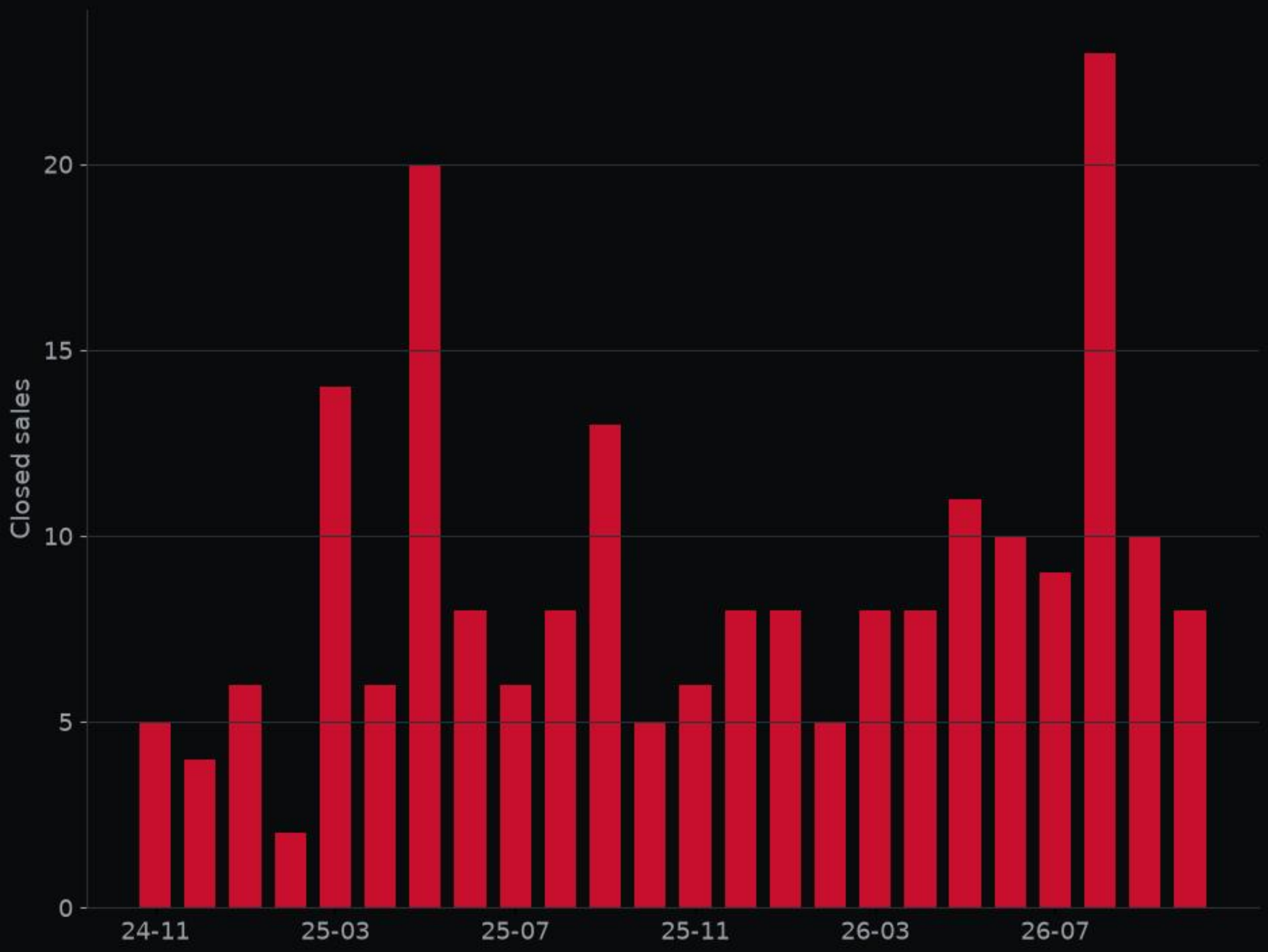
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

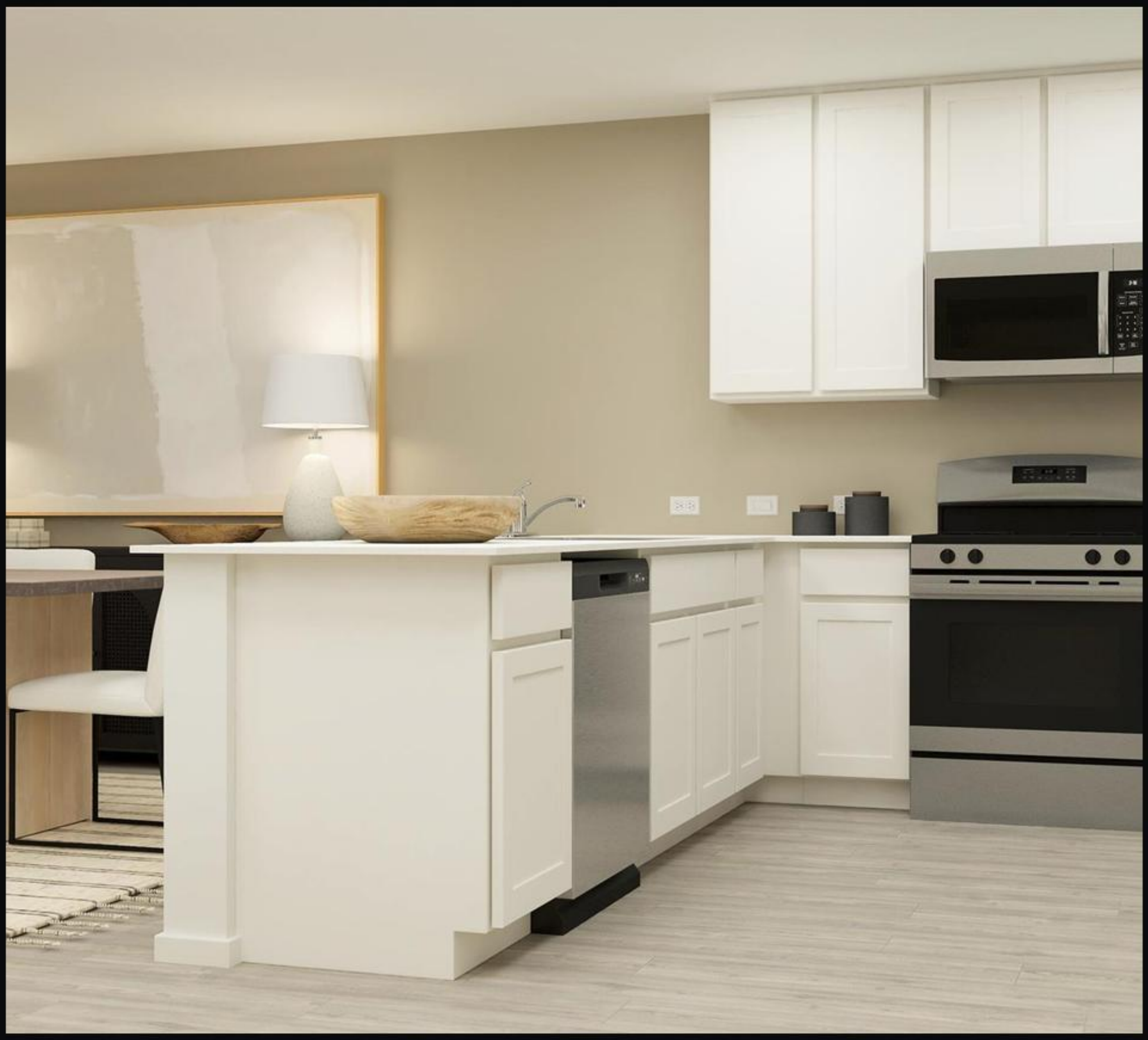
Closed sales, last 24 months





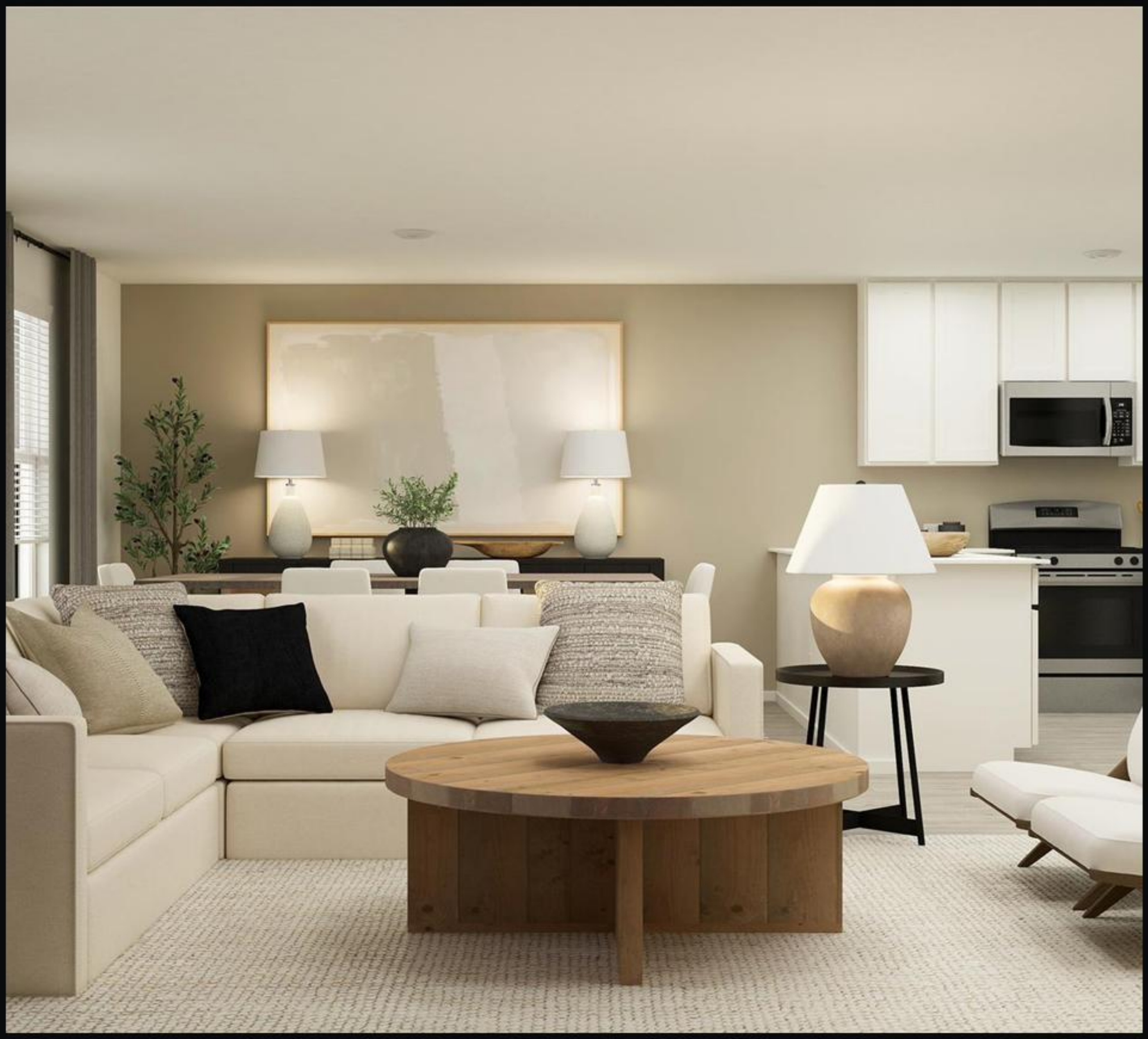
404 Bertram Oaks DR · MLS #1555300

Front exterior · Listed by Keller Williams City-View



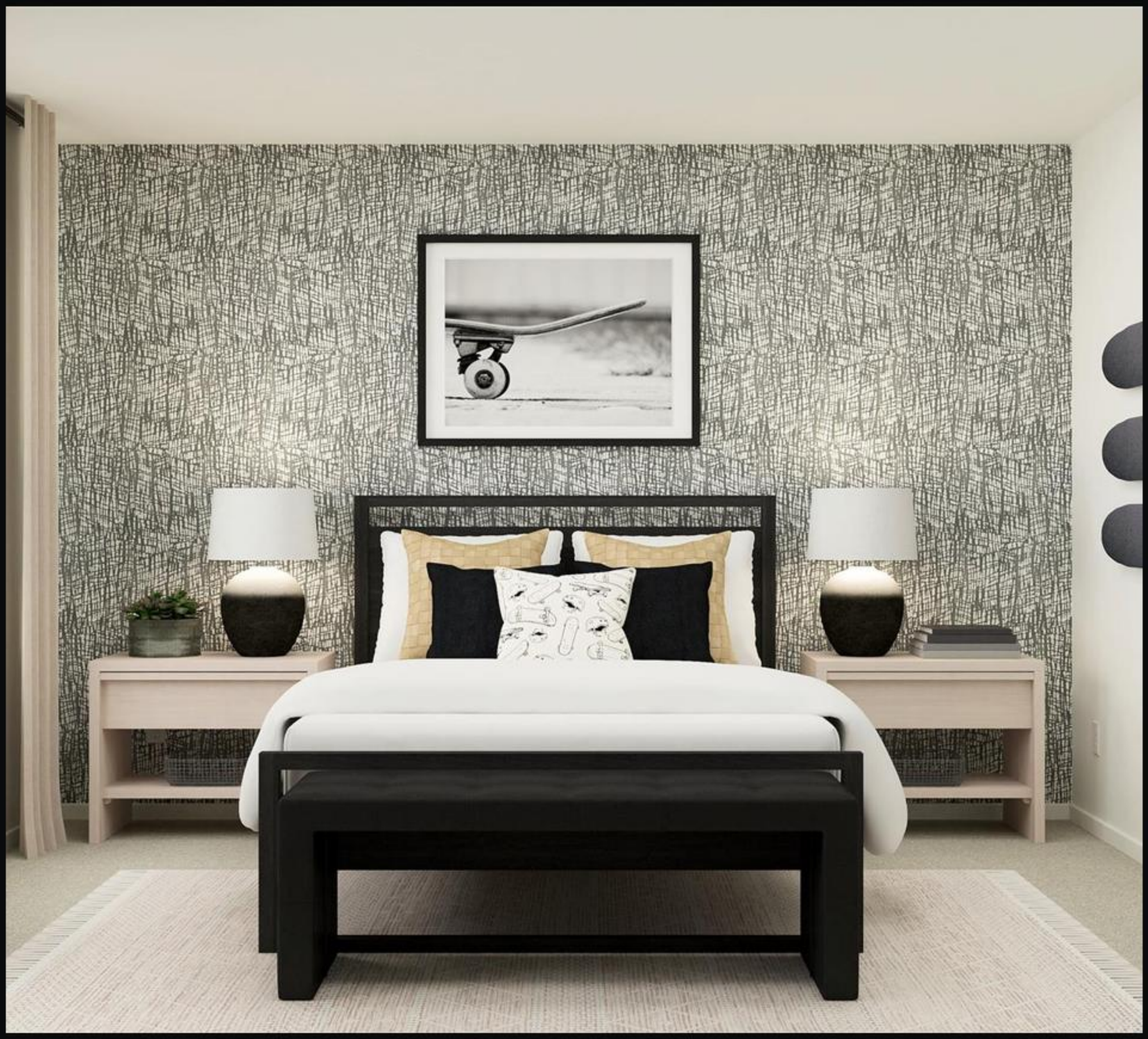
404 Bertram Oaks DR · MLS #1555300

Kitchen · Listed by Keller Williams City-View



404 Bertram Oaks DR · MLS #1555300

Living room · Listed by Keller Williams City-View



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Bedroom · Listed by Keller Williams City-View



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Backyard · Listed by Keller Williams City-View

Deal of the Week

404 Bertram Oaks DR · MLS #1555300

$225,499

4 bed · 2 bath · 1,810 sq ft

listed 13% below the ALEX valuation; 12% under the local price per sq ft; price reduced 13% from original.

ALEX valuation: $259,000 (range $241,000–$297,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams City-View

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

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