Bertram: Where Prices Were Cut Most in October

Bertram · 2026-11-07



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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

72

months of inventory: 6.08

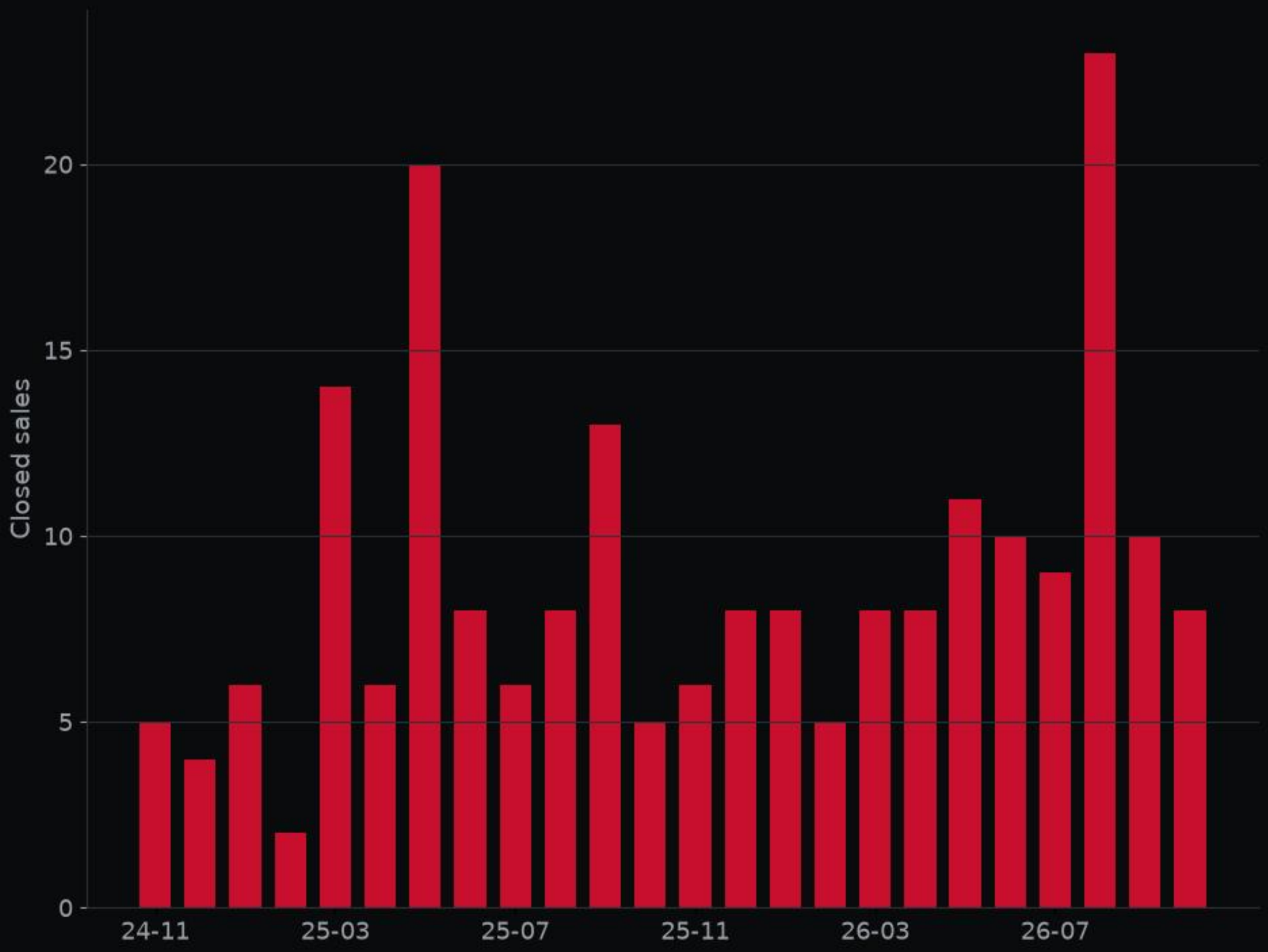
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 3 Subdivisions

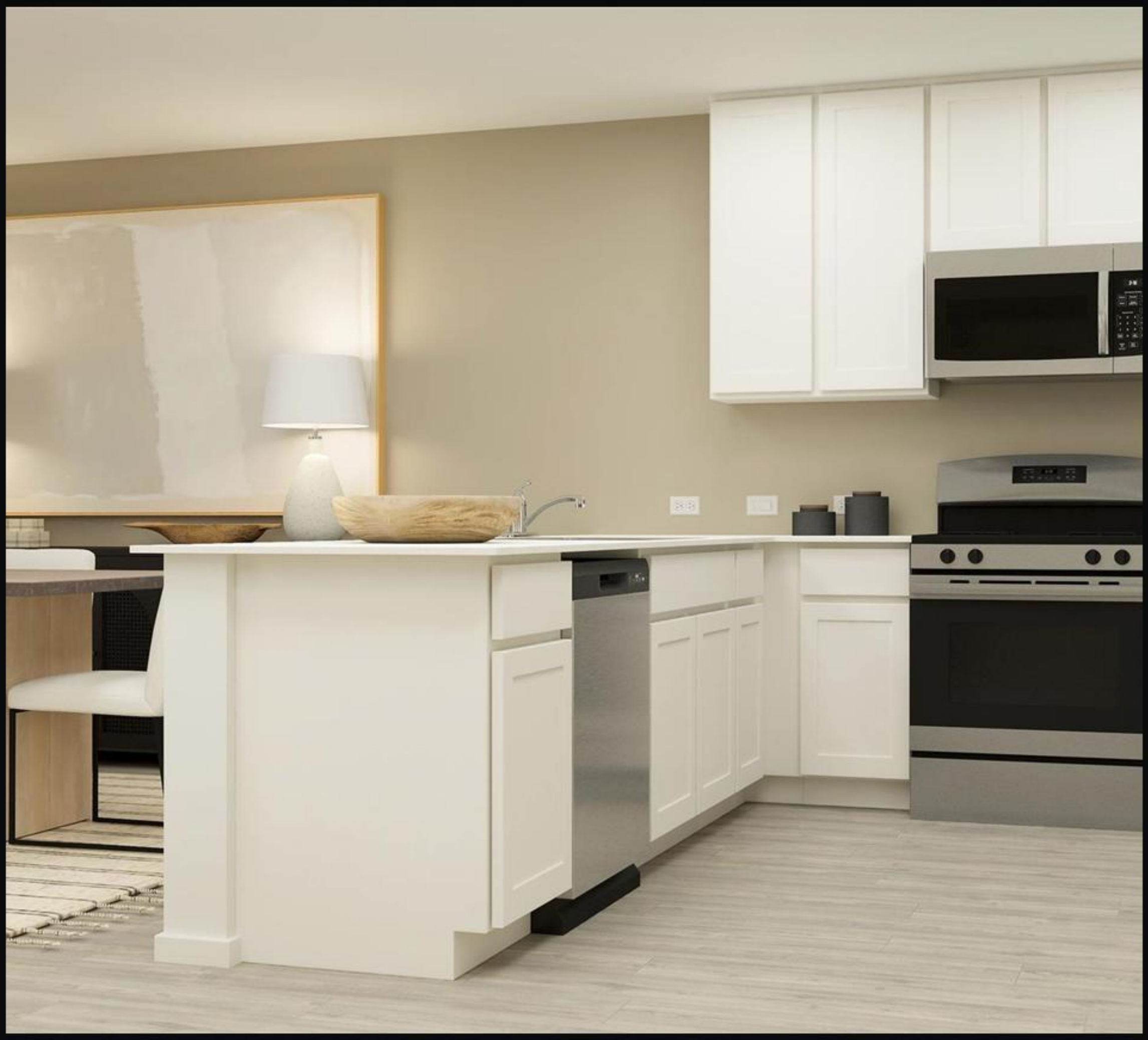
rolling 6 months ending Oct 31, 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
Bertram Oaks Ph 1	5	$260,000	19
Grande Estates	5	$382,900	122
Bertram Oaks	23	$240,000	44



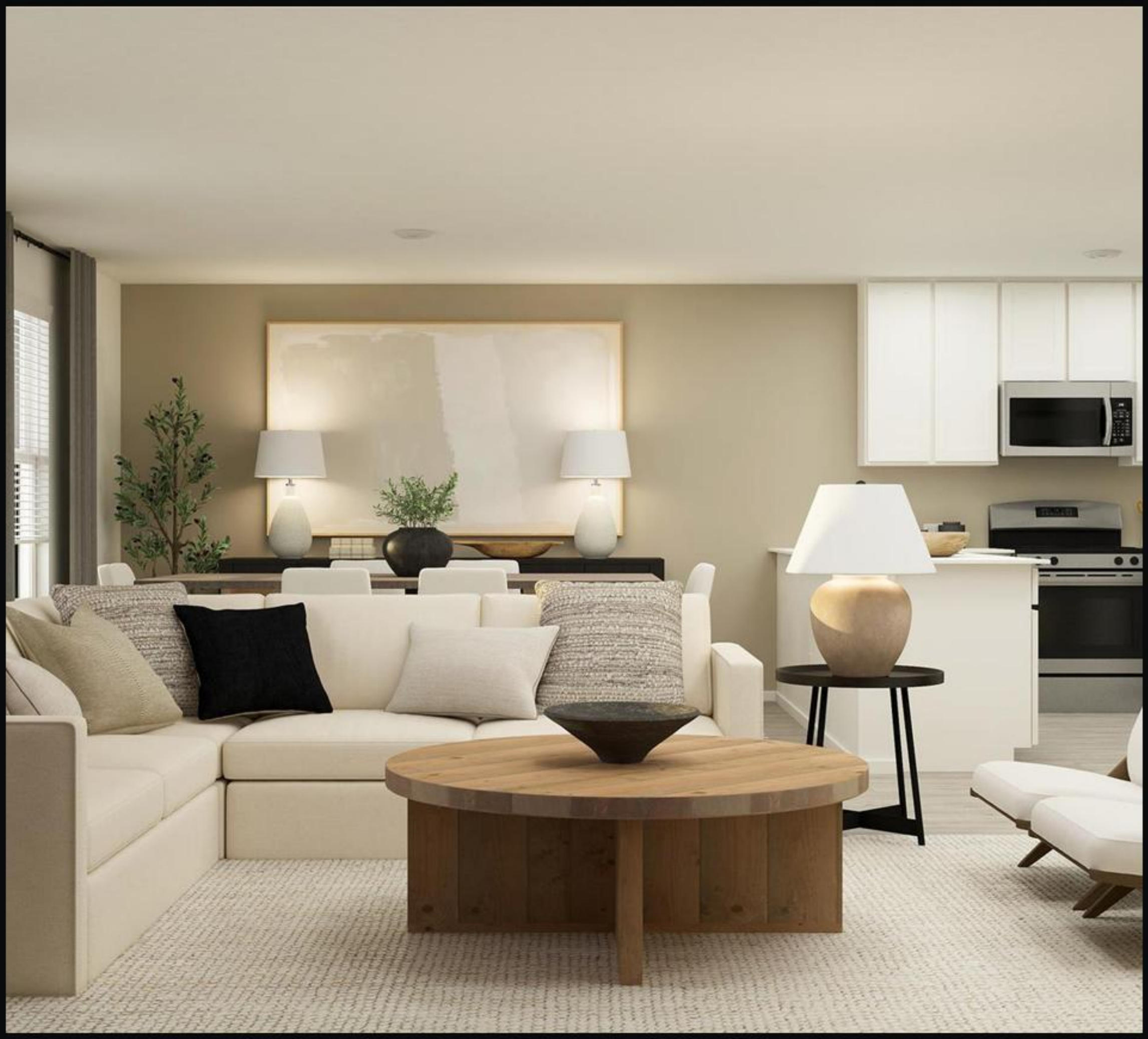
404 Bertram Oaks DR · MLS #1555300

Front exterior · Listed by Keller Williams City-View



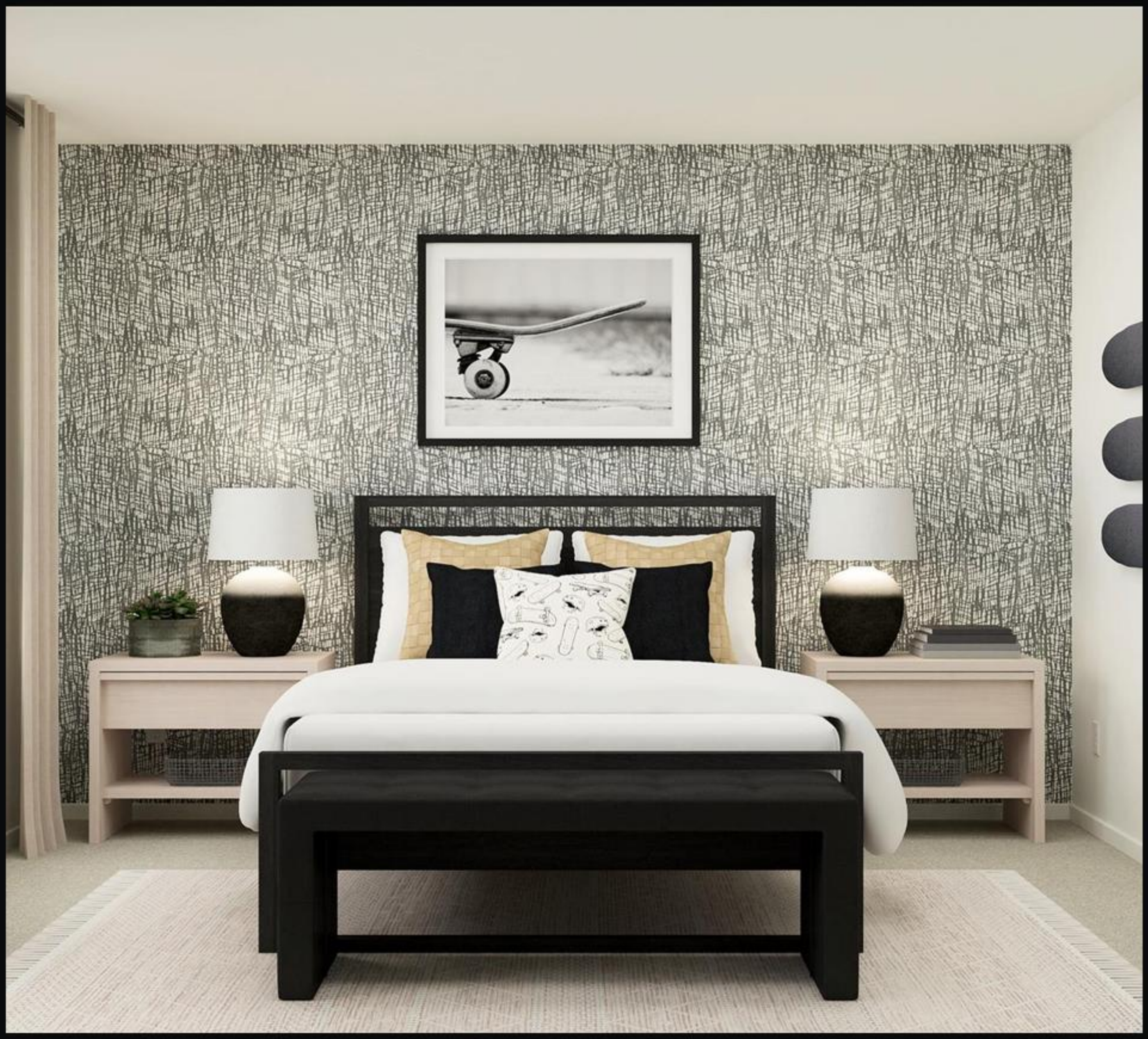
404 Bertram Oaks DR · MLS #1555300

Kitchen · Listed by Keller Williams City-View



404 Bertram Oaks DR · MLS #1555300

Living room · Listed by Keller Williams City-View



404 Bertram Oaks DR · MLS #1555300

Bedroom · Listed by Keller Williams City-View



404 Bertram Oaks DR · MLS #1555300

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 a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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