Bertram: New Listings vs. Closings Show Supply Gap

Bertram · 2026-11-10

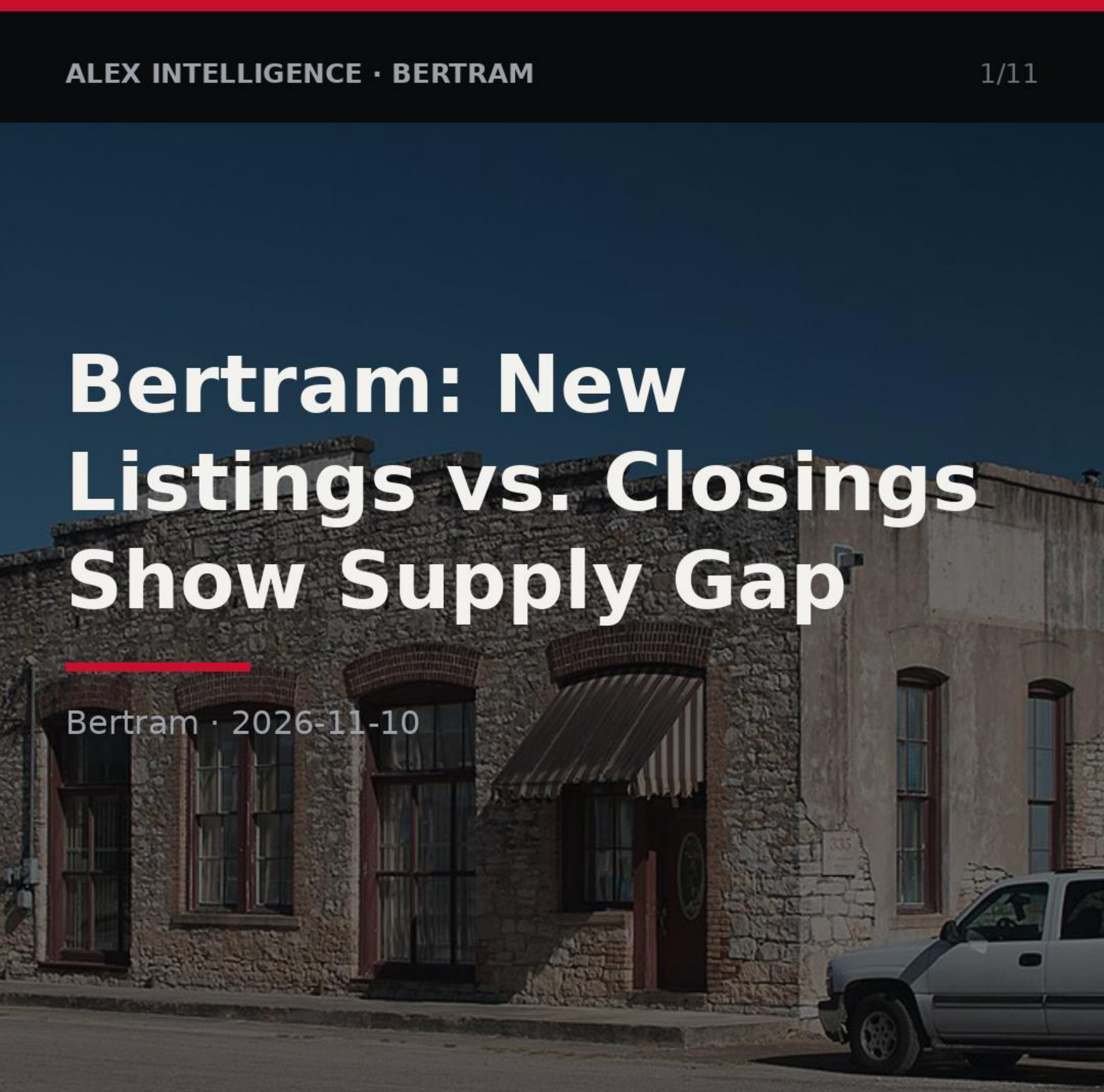


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Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$318,300

+13.3% vs. last year

n=70

MEDIAN DAYS ON MARKET

62

+0.0% vs. last year

n=70

SOLD VS. ORIGINAL LIST

94.1%

n=70

HOMES FOR SALE TODAY

70

months of inventory: 6.0

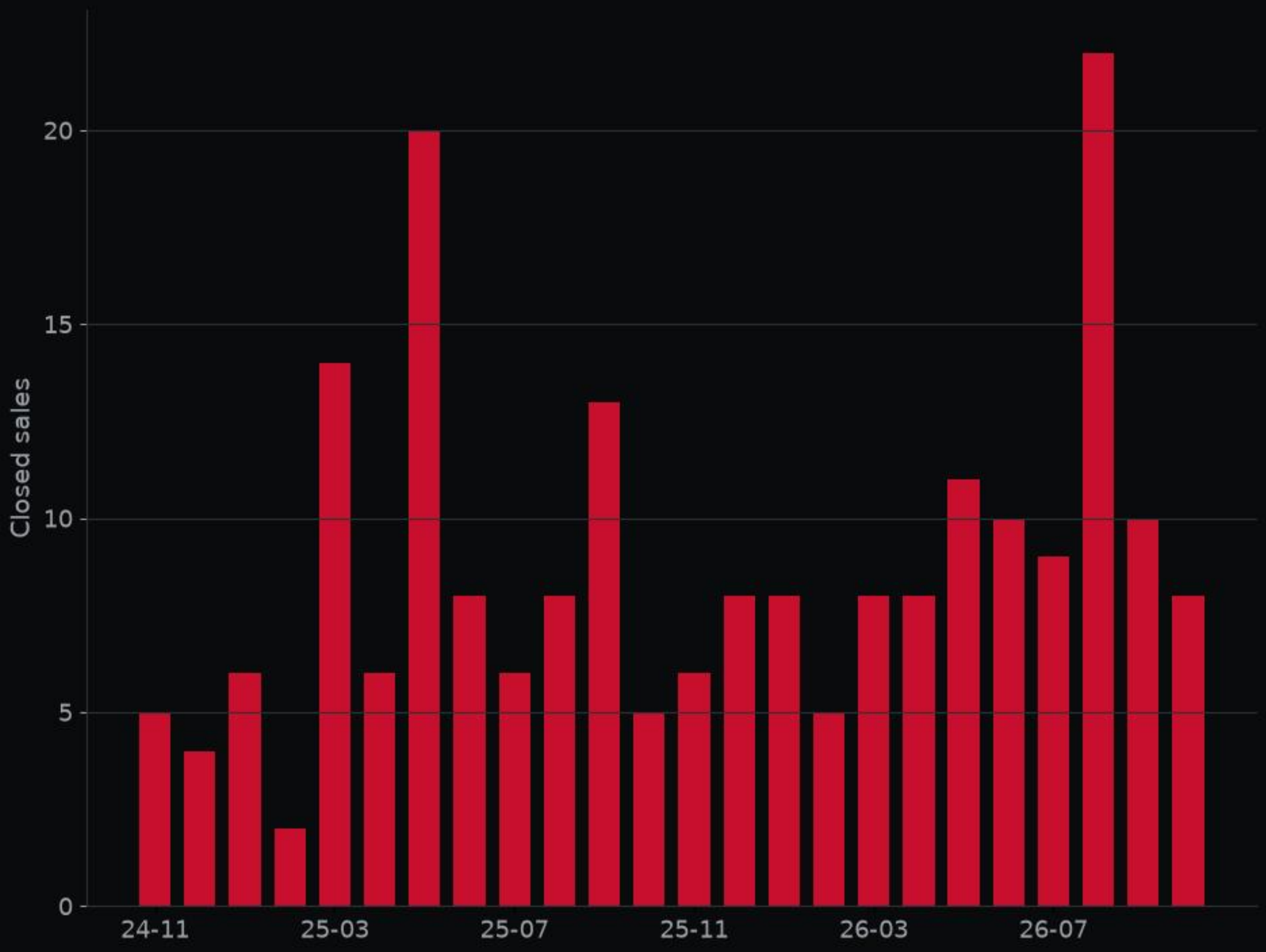
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





406 Bertram Oaks DR · MLS #1760315

Front exterior · Listed by Keller Williams City-View



406 Bertram Oaks DR · MLS #1760315

Kitchen · Listed by Keller Williams City-View



406 Bertram Oaks DR · MLS #1760315

Living room · Listed by Keller Williams City-View



406 Bertram Oaks DR · MLS #1760315

Bedroom · Listed by Keller Williams City-View



406 Bertram Oaks DR · MLS #1760315

Backyard · Listed by Keller Williams City-View

Deal of the Week

406 Bertram Oaks DR · MLS #1760315

$220,749

4 bed · 2 bath · 1,732 sq ft

listed 13% below the ALEX valuation; 10% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $254,000 (range $230,000–$287,000)

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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