Bertram's Top 5 Luxury Subdivisions by Sales Volume

Bertram · 2026-11-13



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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

65

months of inventory: 5.57

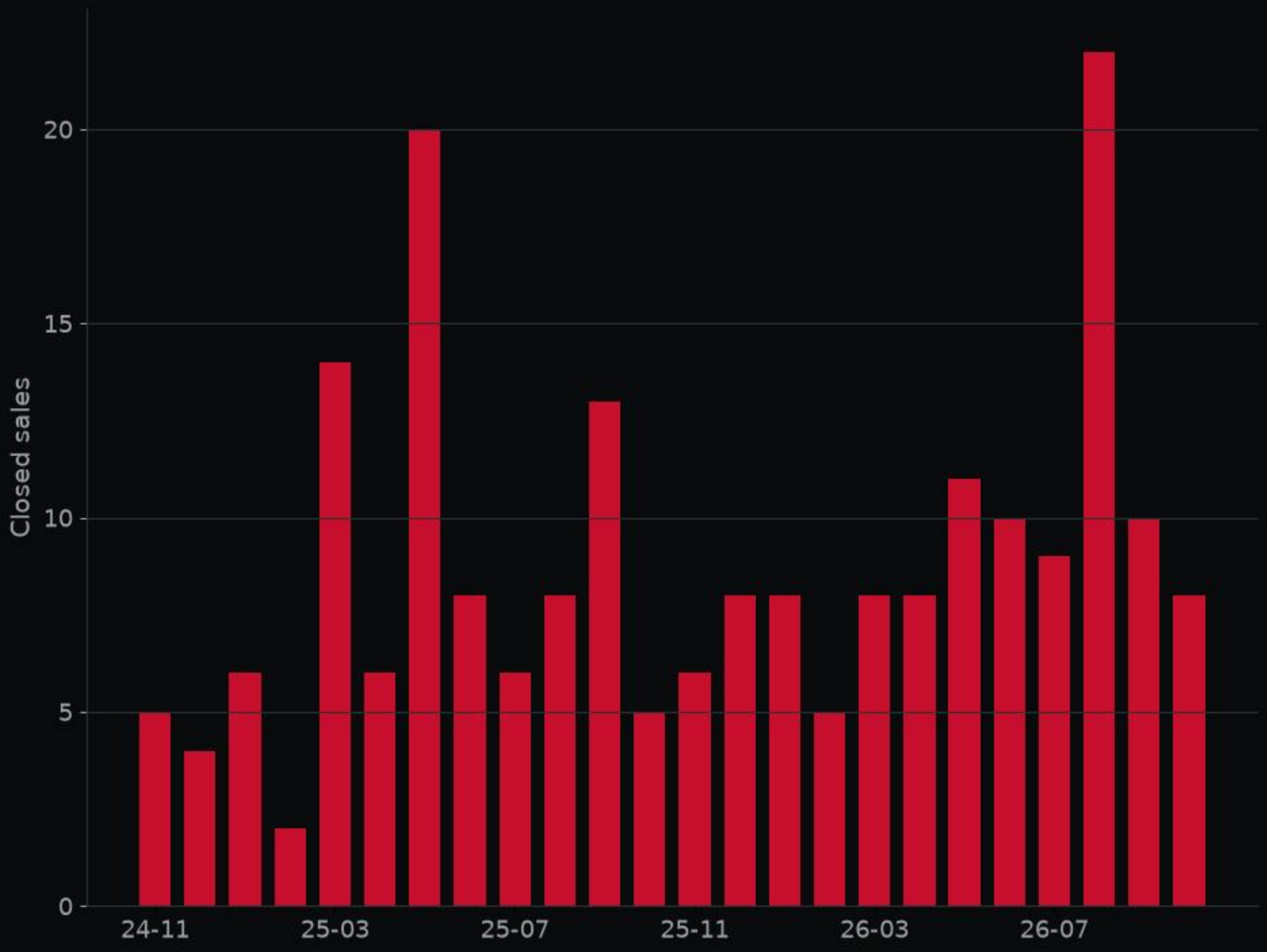
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 4 Subdivisions

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

NAME	SALES	MEDIAN	DAYS
Ridge Point Estates	5	$499,000	109
Flores Park	6	$371,445	132
DOVE MEADOW	6	$296,500	56
Bertram Oaks	27	$240,000	41



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 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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