Blackhawk Inventory Signals Buyer Leverage in Rolling Six Months

Blackhawk · 2026-11-09



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$539,990

+1.8% vs. last year

n=73

MEDIAN DAYS ON MARKET

52

+0.0% vs. last year

n=73

SOLD VS. ORIGINAL LIST

96.2%

n=73

HOMES FOR SALE TODAY

86

months of inventory: 7.07

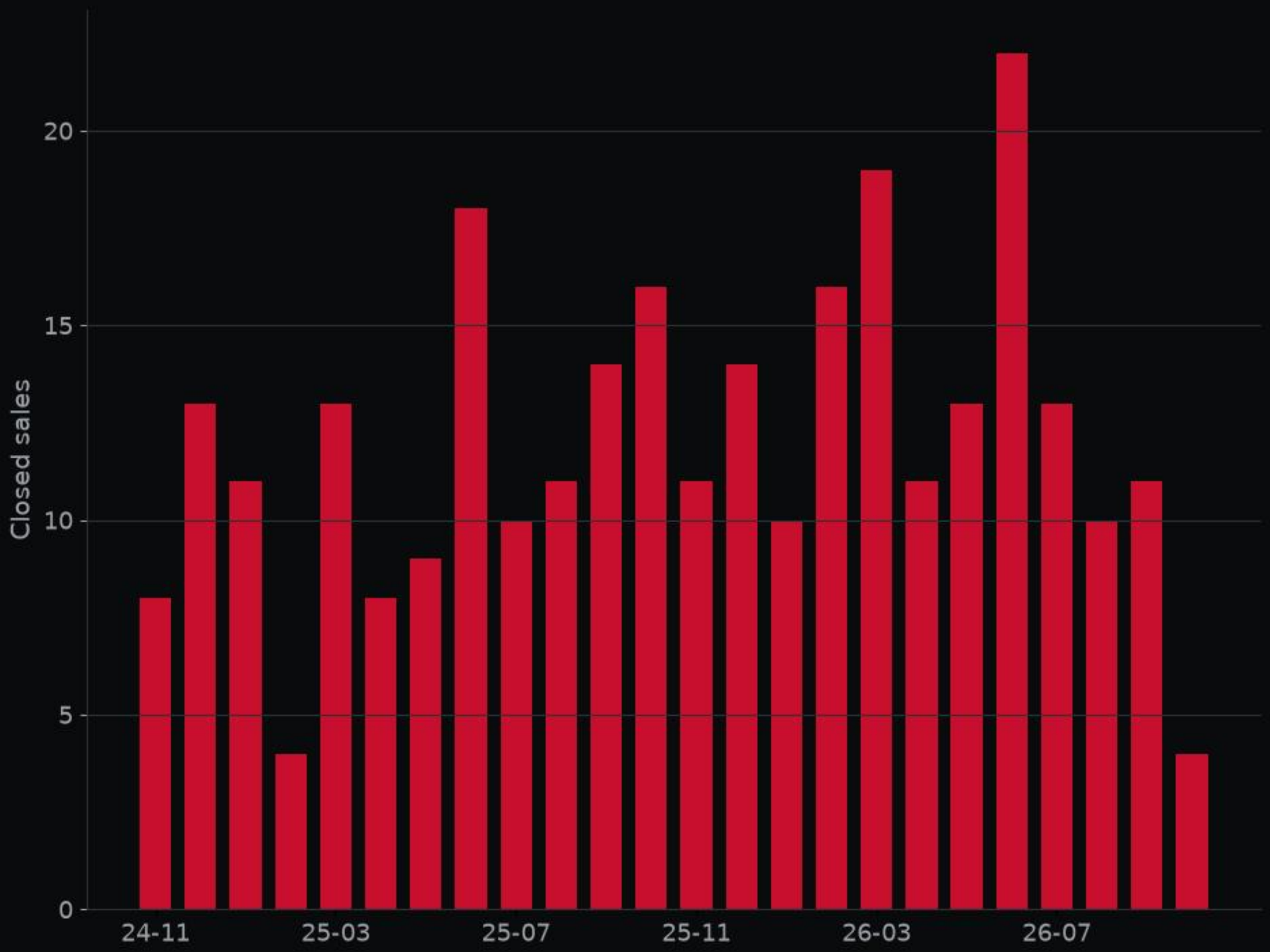
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





20324 Clare Island BND · MLS #4688487

Front exterior · Listed by Team West Real Estate LLC



20324 Clare Island BND · MLS #4688487

Kitchen · Listed by Team West Real Estate LLC



20324 Clare Island BND · MLS #4688487

Living room · Listed by Team West Real Estate LLC



20324 Clare Island BND · MLS #4688487

Bedroom · Listed by Team West Real Estate LLC



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Backyard · Listed by Team West Real Estate LLC

Deal of the Week

20324 Clare Island BND · MLS #4688487

$429,995

4 bed · 2.5 bath · 2,508 sq ft

listed 4% below the ALEX valuation; 8% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $450,000 (range $410,000–$478,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Team West Real Estate LLC

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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