Blackhawk: New Listings Outpace Closings in Rolling Six Months

Blackhawk · 2026-11-23



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

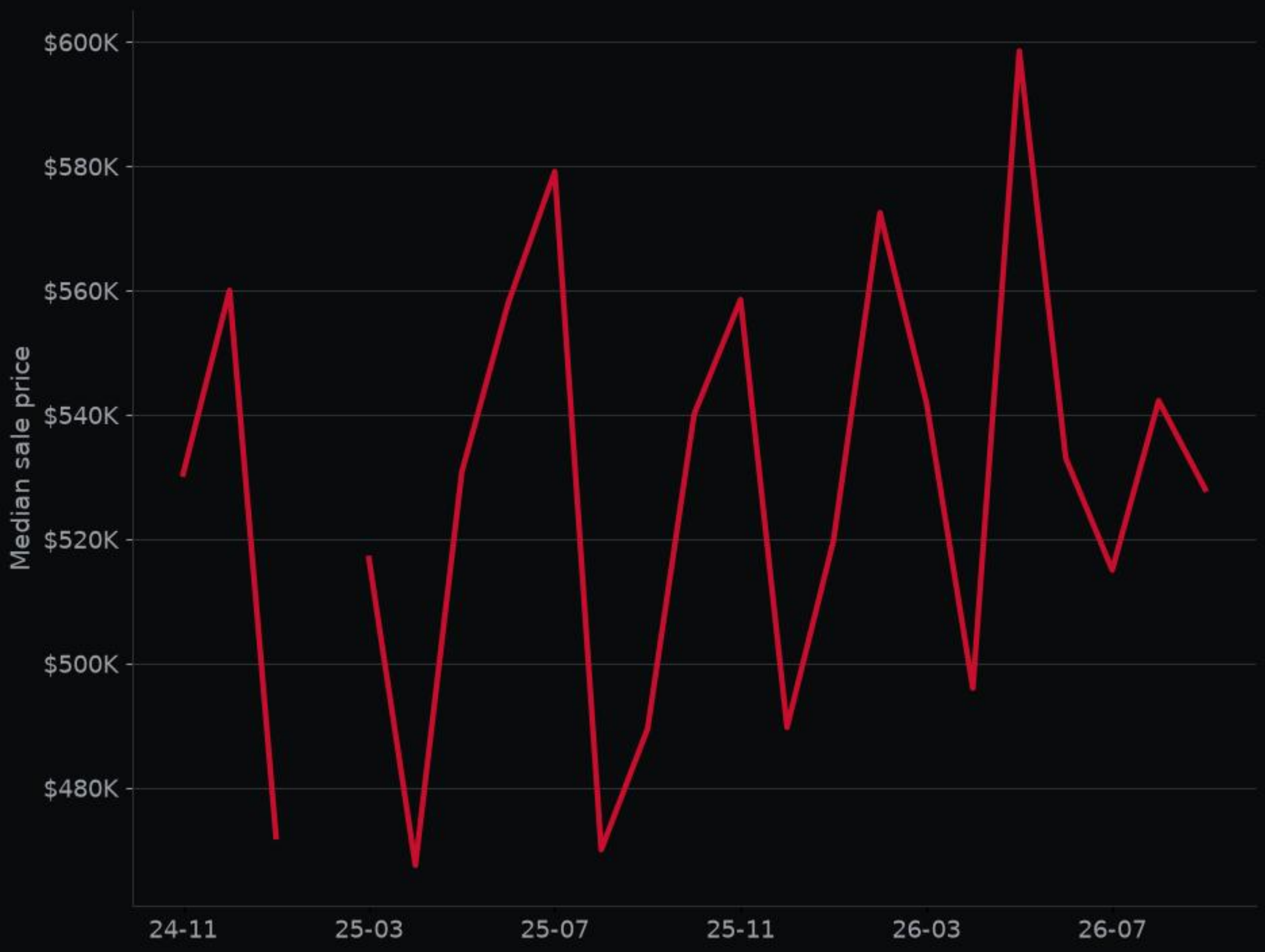
HOMES FOR SALE TODAY

80

months of inventory: 6.58

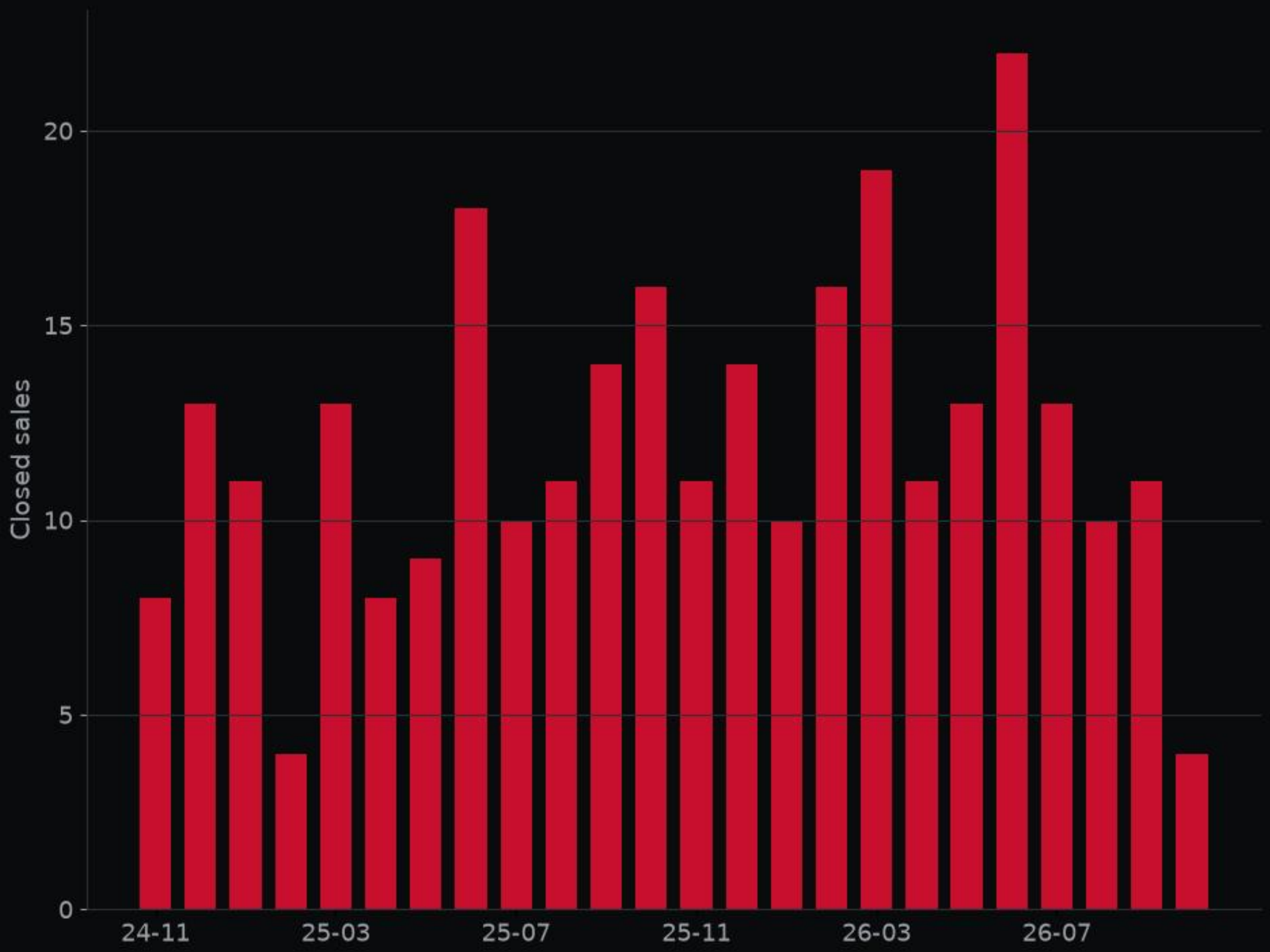
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





3813 Birdwatch LOOP · MLS #5589919

Kitchen · Listed by Bramlett Partners



3813 Birdwatch LOOP · MLS #5589919

Living room · Listed by Bramlett Partners



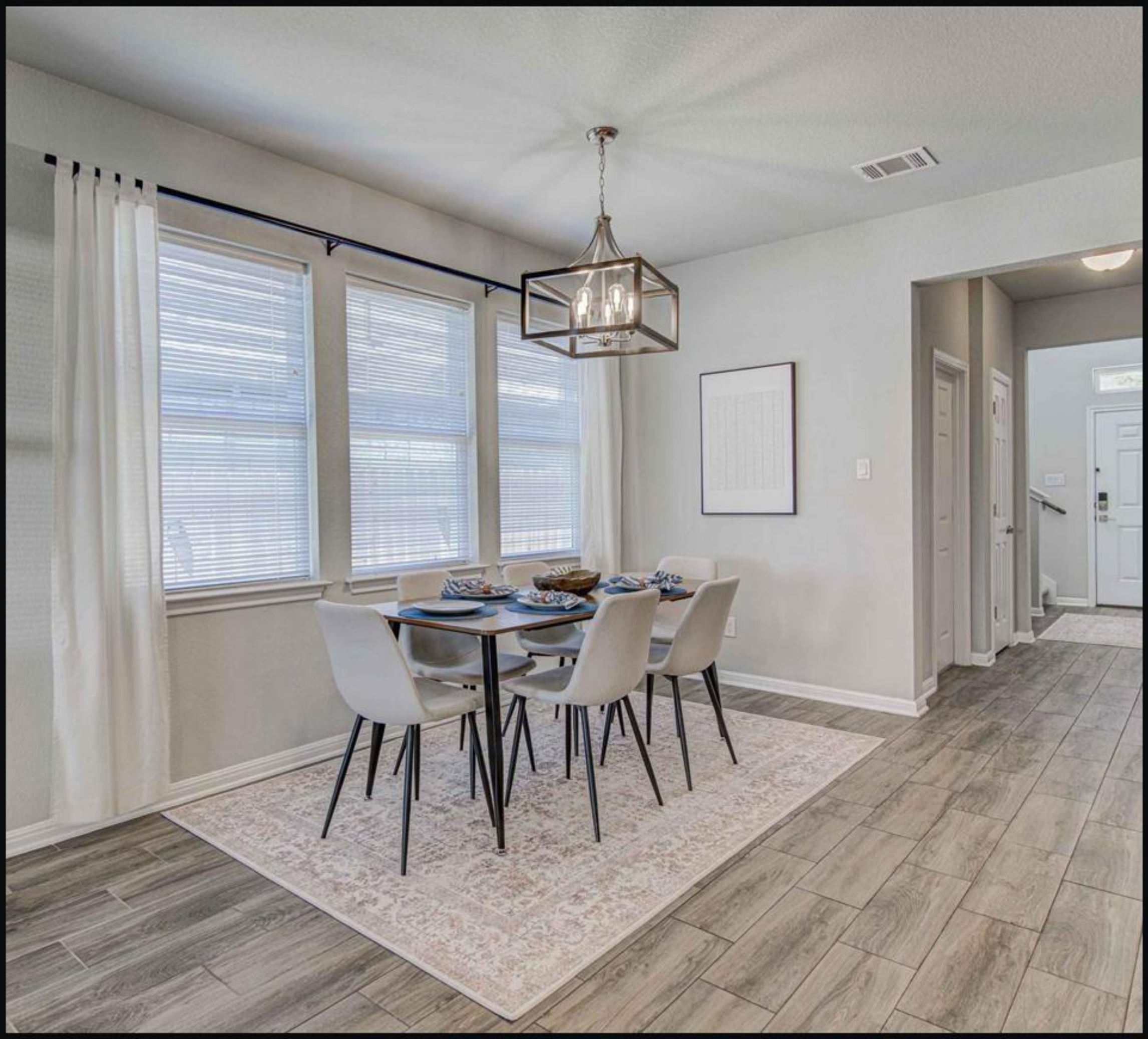
3813 Birdwatch LOOP · MLS #5589919

Bedroom · Listed by Bramlett Partners



3813 Birdwatch LOOP · MLS #5589919

Backyard · Listed by Bramlett Partners



3813 Birdwatch LOOP · MLS #5589919

Dining room · Listed by Bramlett Partners

Deal of the Week

3813 Birdwatch LOOP · MLS #5589919

$360,000

3 bed · 2.5 bath · 1,996 sq ft

listed 7% below the ALEX valuation; price reduced 15% from original.

ALEX valuation: $387,000 (range $364,000–$414,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Bramlett Partners

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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