Berry Creek: Where Prices Were Cut Most in October

Berry Creek · 2026-11-10



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

Key numbers

rolling 6 months ending Oct 31, 2026

MEDIAN SALE PRICE

$451,000

-3.6% vs. last year

n=57

MEDIAN DAYS ON MARKET

29

-14.7% vs. last year

n=57

SOLD VS. ORIGINAL LIST

96.8%

n=57

HOMES FOR SALE TODAY

37

months of inventory: 3.89

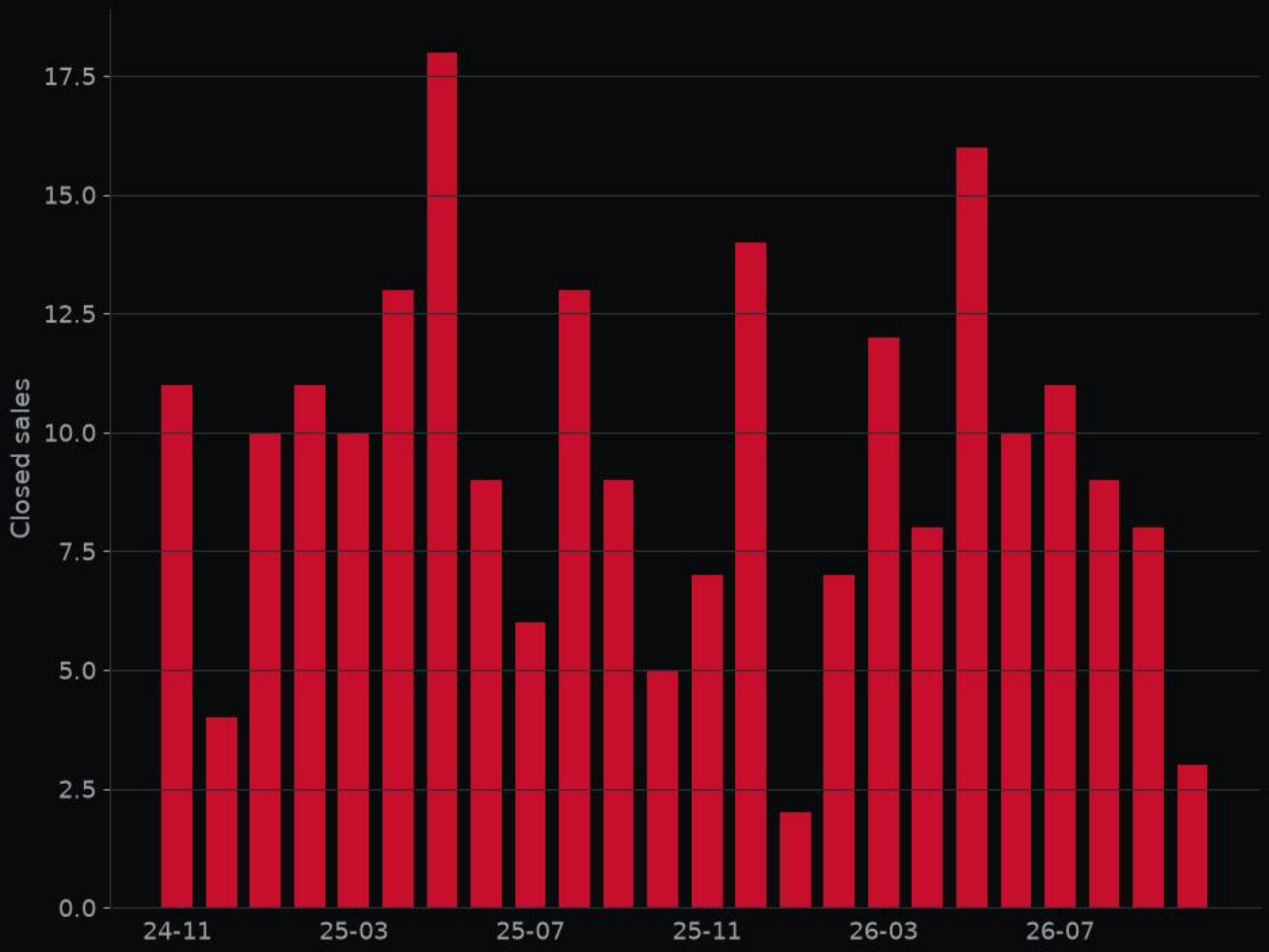
Median Sale Price by Month

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
Hidden Oaks at Berry Creek	6	$491,948	269
Berry Creek	57	$451,000	29
Berry Creek Highlands	27	$407,147	39



1809 Fannie RD · MLS #2606980

Front exterior · Listed by ERA Experts



1809 Fannie RD · MLS #2606980

Kitchen · Listed by ERA Experts



1809 Fannie RD · MLS #2606980

Living room · Listed by ERA Experts



1809 Fannie RD · MLS #2606980

Backyard · Listed by ERA Experts



1809 Fannie RD · MLS #2606980

Bathroom · Listed by ERA Experts

Deal of the Week

1809 Fannie RD · MLS #2606980

$339,127

4 bed · 2.5 bath · 2,192 sq ft

listed 13% below the ALEX valuation; 11% under the local price per sq ft; price reduced 20% from original.

ALEX valuation: $389,000 (range $362,000–$413,000)

ALEX Intelligence estimate, not an appraisal.

Listed by ERA Experts

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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