# Berry Creek Entry-Level Homes: Affordability Check

Berry Creek · 2026-11-15

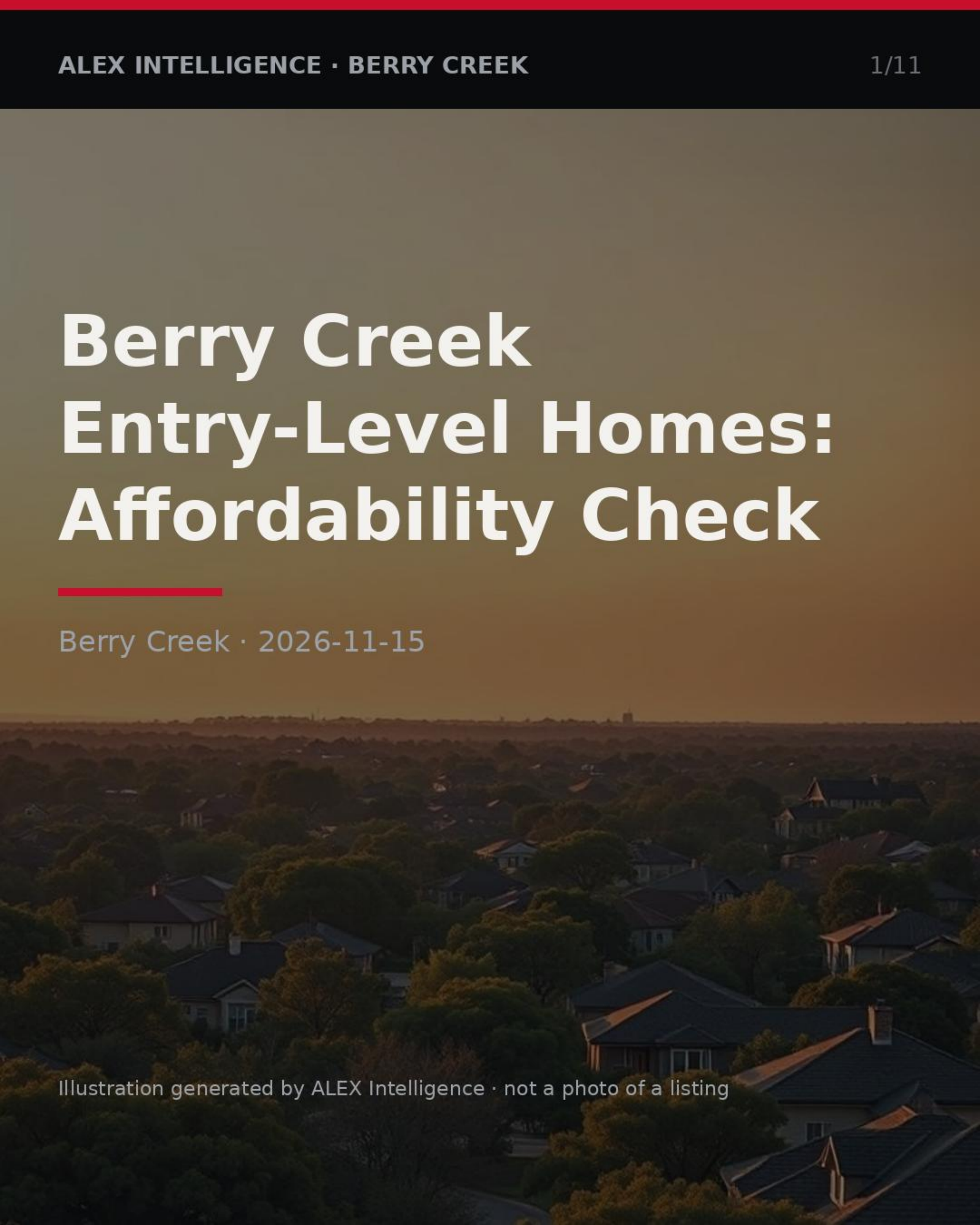


Illustration generated by ALEX Intelligence · not a photo of a listing

# 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**

**38**

months of inventory: 4.0

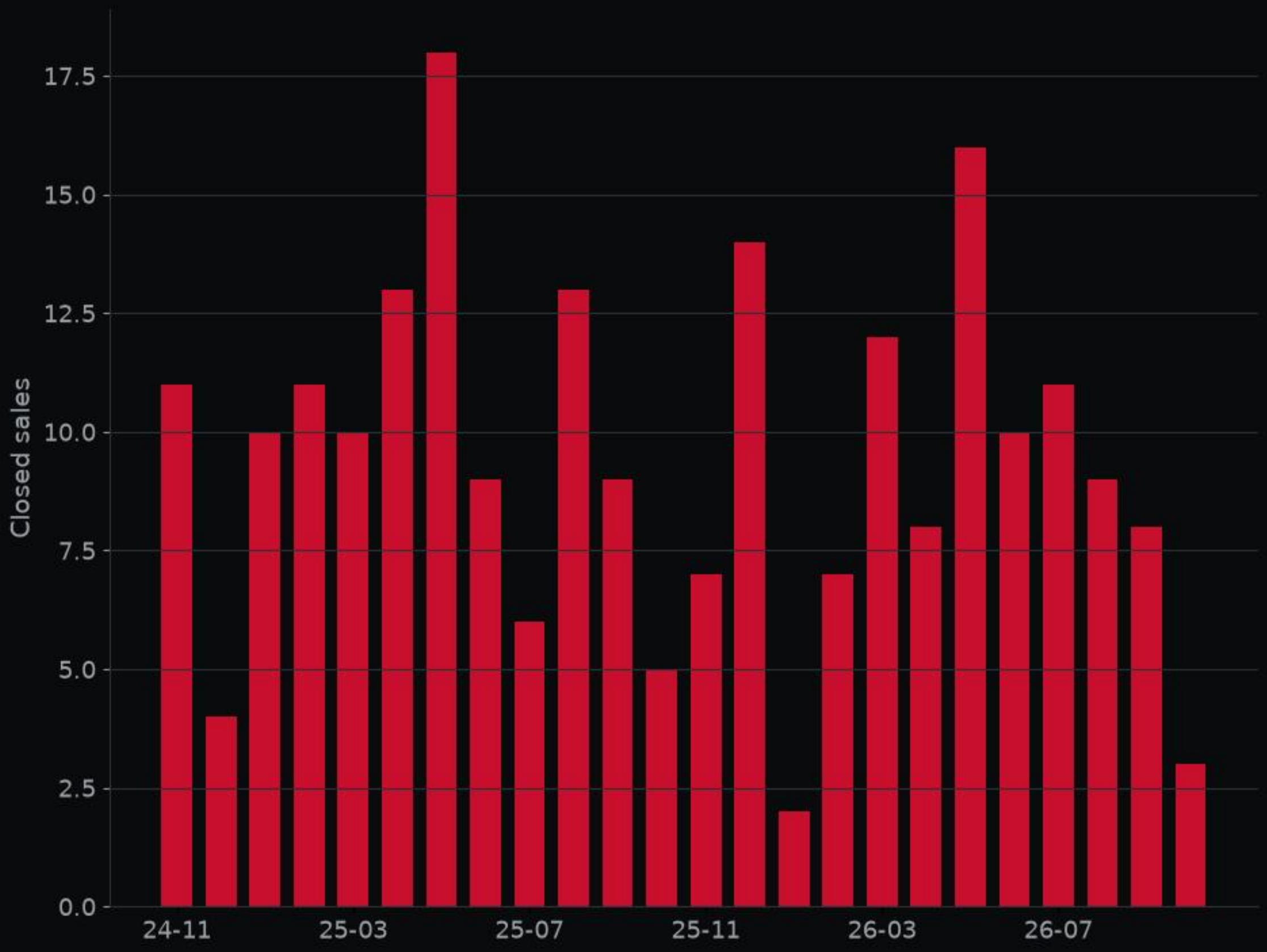
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

Closed sales, last 24 months





# 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 a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

**George Arnold Alexander III, MPA**
Associate Broker · Texas License #574878-B
george@alex.realestate · 713.918.9951

ALEX Real Estate
Alexander Tiffany Southwest, LLC dba ALEX.realestate
Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.