Berry Creek vs. Neighbors: Price and Speed Benchmarks

Berry Creek · 2026-11-19

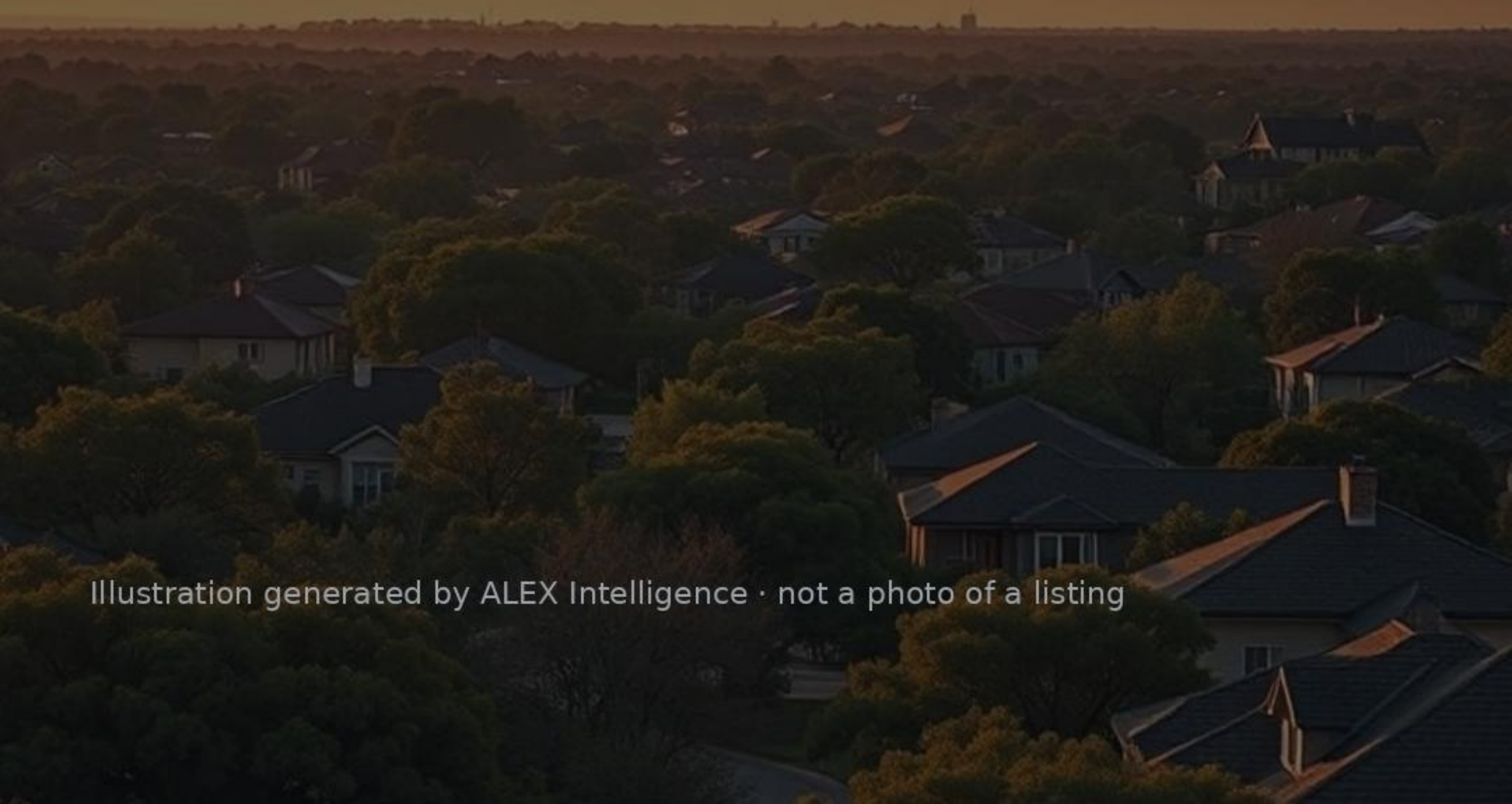


Illustration generated by ALEX Intelligence · not a photo of a listing

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

35

months of inventory: 3.68

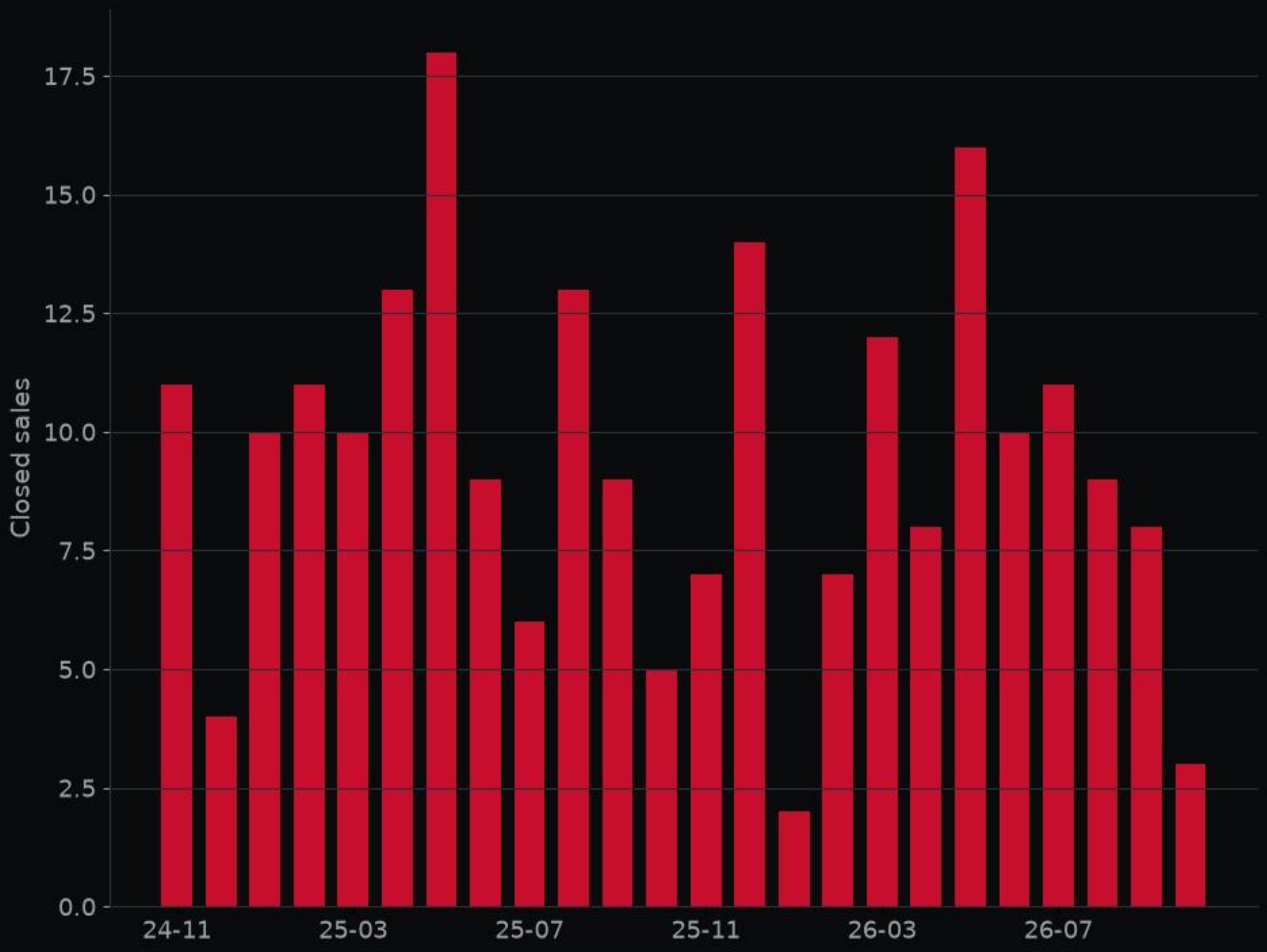
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





31424 Kingsway RD · MLS #6290587

Kitchen · Listed by Kersh Real Estate



31424 Kingsway RD · MLS #6290587

Living room · Listed by Kersh Real Estate



31424 Kingsway RD · MLS #6290587

Bedroom · Listed by Kersh Real Estate



31424 Kingsway RD · MLS #6290587

Backyard · Listed by Kersh Real Estate



31424 Kingsway RD · MLS #6290587

Dining room · Listed by Kersh Real Estate

Deal of the Week

31424 Kingsway RD · MLS #6290587

$374,000

3 bed · 2 bath · 1,874 sq ft

listed 3% below the ALEX valuation; price reduced 6% from original.

ALEX valuation: $385,000 (range $349,000–$412,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Kersh Real Estate

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.