Berry Creek's Top 5 Luxury Subdivisions by Price

Berry Creek · 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

$451,421

-3.5% vs. last year

n=58

MEDIAN DAYS ON MARKET

30

-11.8% vs. last year

n=58

SOLD VS. ORIGINAL LIST

96.9%

n=58

HOMES FOR SALE TODAY

34

months of inventory: 3.52

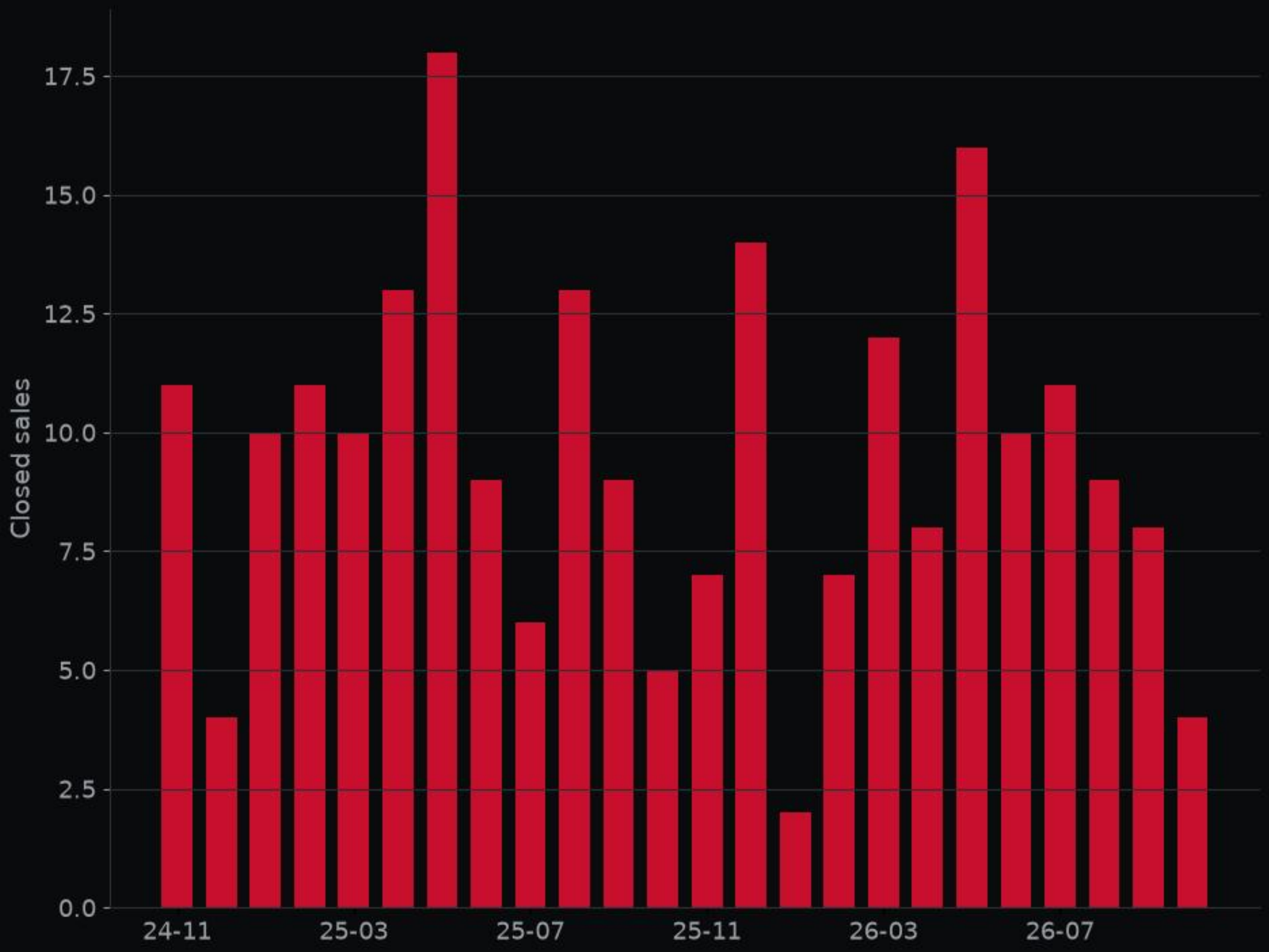
Median Sale Price by Month

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	58	$451,421	30
Berry Creek Highlands	28	$408,590	40



117 Monterey Oak TRL · MLS #1456266

Kitchen · Listed by Tula Properties



117 Monterey Oak TRL · MLS #1456266

Living room · Listed by Tula Properties



117 Monterey Oak TRL · MLS #1456266

Bedroom · Listed by Tula Properties



117 Monterey Oak TRL · MLS #1456266

Backyard · Listed by Tula Properties



117 Monterey Oak TRL · MLS #1456266

Dining room · Listed by Tula Properties

Deal of the Week

117 Monterey Oak TRL · MLS #1456266

$370,000

3 bed · 2 bath · 1,890 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market; 6% under the local price per sq ft.

ALEX valuation: $352,000 (range $318,000–$370,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Tula Properties

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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