Berry Creek Entry-Level Homes: Affordability Check

Berry Creek · 2026-11-24

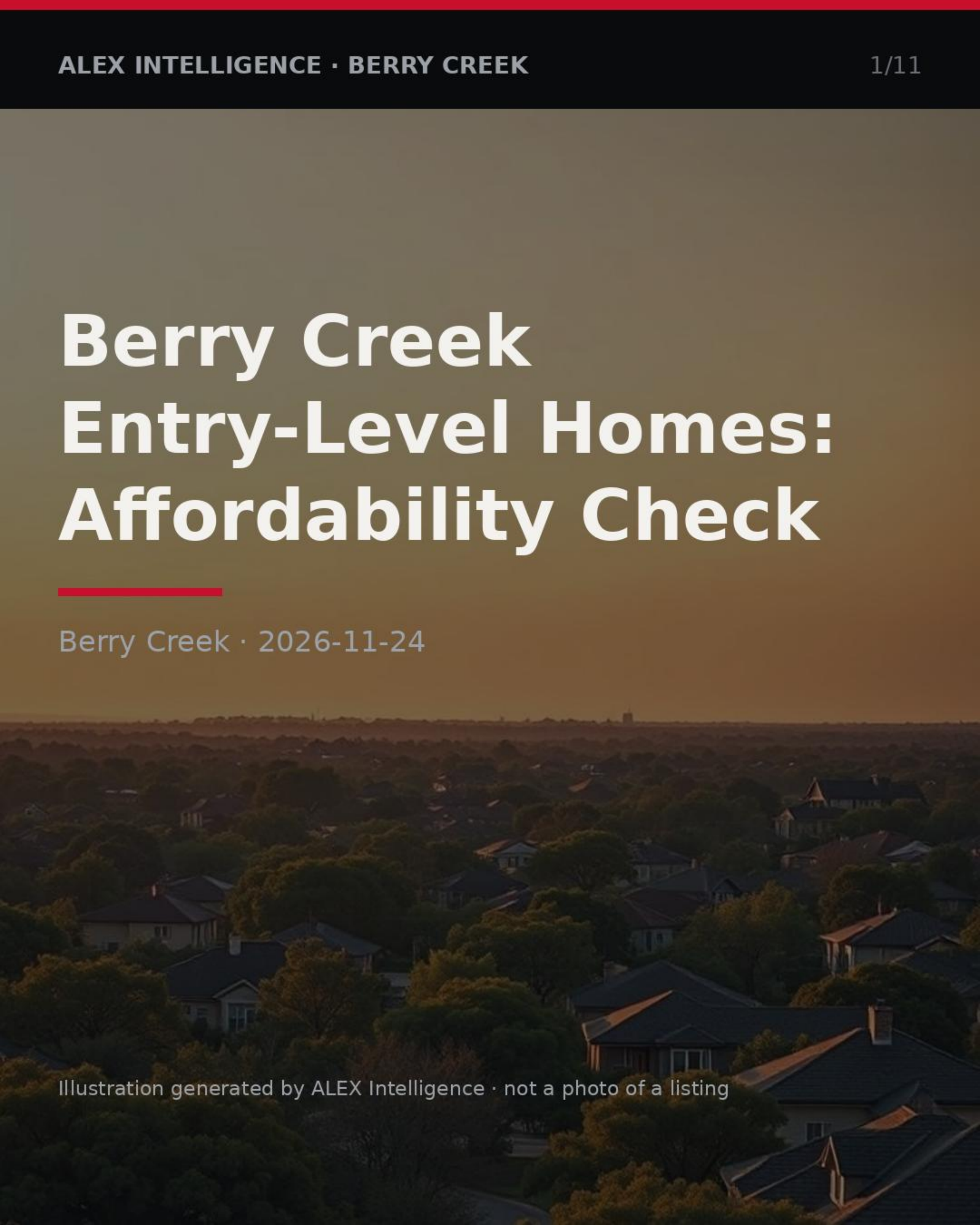


Illustration generated by ALEX Intelligence · not a photo of a listing

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

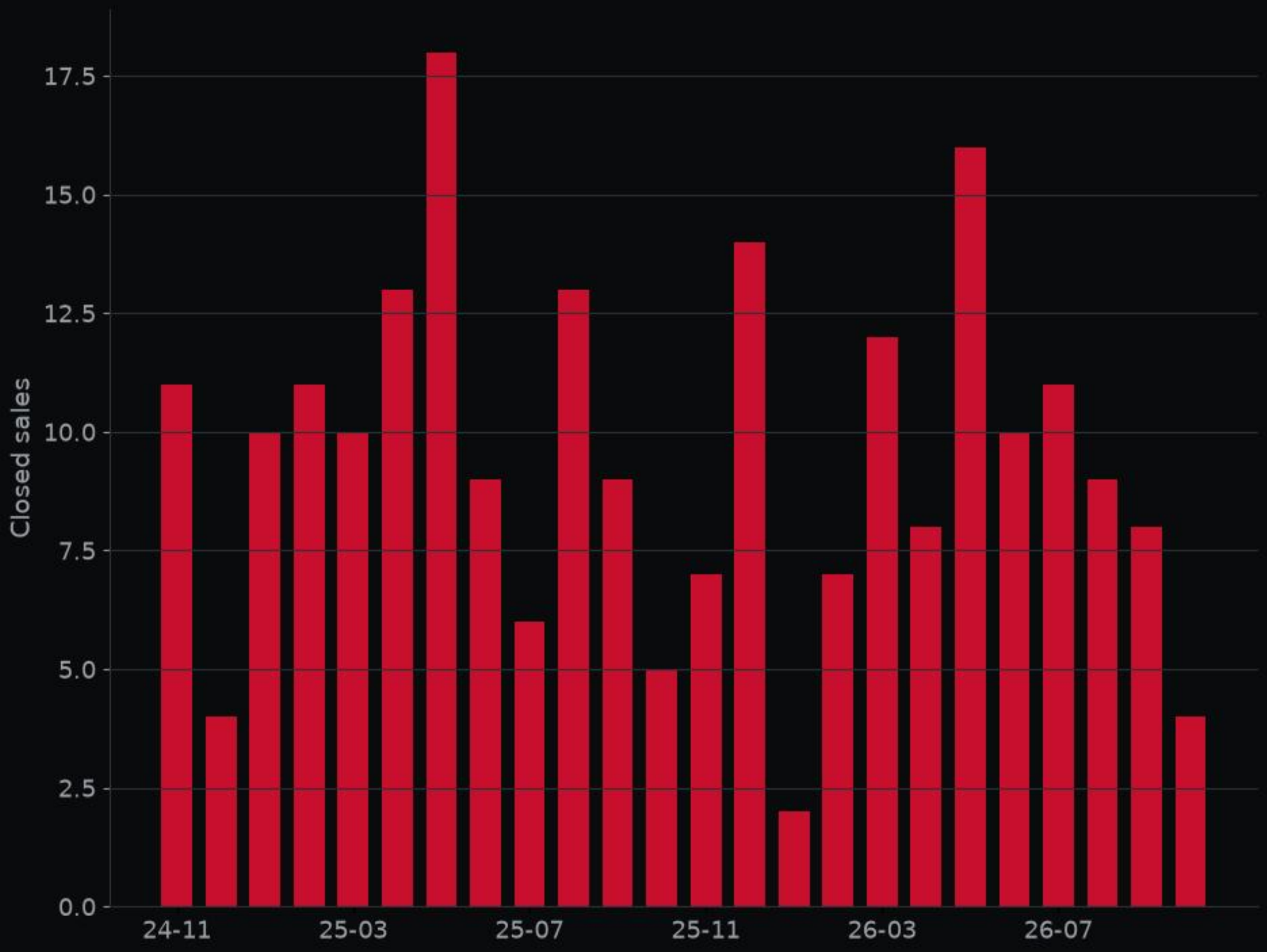
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





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 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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