

GREENWOOD KING

JANUARY 2026



a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/26 - 1/31/26	1/01/25 - 1/31/25	CHANGE
River Oaks	4	4	0%
Royden Oaks, Oak Estates	1	2	-50%
Afton Oaks	1	2	-50%
Montrose (Single Family)	17	7	+143%
Montrose (Townhouses)	7	11	-36%
West University	7	10	-30%
Boulevard Oaks	1	0	NA
Southampton	1	1	0%
Southgate Area	1	2	-50%
Braes Heights, Ayrshire	0	4	NA
Braeswood	0	0	NA
Bellaire	5	7	-29%
Westbury	4	10	-60%
Willow Meadows, Willow Bend	9	6	+50%
Knollwood, Woodside	3	6	-50%
Tanglewood	3	1	+200%
Briargrove	2	2	0%
Briar Meadow	3	4	-25%
Briargrove Park	1	7	-86%
Memorial Close-in	3	1	+200%
Memorial Villages	10	8	+25%
Spring Valley, Hilshire	0	5	NA
Memorial	8	10	-20%
Wilchester	1	0	NA
Heights	47	62	-24%
Cottage Grove	5	8	-37%
Garden Oaks	6	4	+50%
Oak Forest	26	28	-7%
Shepherd Park Plaza	2	9	-78%
Timbergrove, Lazybrook	13	16	-19%
Shady Acres	10	11	-9%
TOTAL	201	248	-19%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/26 - 1/31/26	1/01/25 - 1/31/25	CHANGE
River Oaks	\$4,270,000	\$3,948,000	+8%
Royden Oaks, Oak Estates	2,100,000	1,766,000	+19%
Afton Oaks	2,675,000	1,818,000	+47%
Montrose (Single Family)	867,000	931,000	-7%
Montrose (Townhouses)	474,000	452,000	+5%
West University	2,145,000	1,600,000	+34%
Boulevard Oaks	1,899,000	NA	NA
Southampton	1,850,000	2,220,000	-17%
Southgate Area	770,000	931,000	-17%
Braes Heights, Ayrshire	NA	1,090,000	NA
Braeswood	NA	NA	NA
Bellaire	1,199,000	1,000,000	+20%
Westbury	229,000	360,000	-36%
Willow Meadows, Willow Bend	436,000	478,000	-9%
Knollwod, Woodside	692,000	691,000	0%
Tanglewood	4,737,000	2,950,000	+61%
Briargrove	1,900,000	940,000	+102%
Briar meadow	611,000	605,000	+1%
Briargrove Park	758,000	860,000	-12%
Memorial Close-in	2,185,000	4,725,000	-54%
Memorial Villages	3,317,000	3,230,000	+3%
Spring Valley, Hilshire	NA	1,207,000	NA
Memorial	964,000	1,208,000	-20%
Wilchester	915,000	NA	NA
Heights	922,000	808,000	+14%
Cottage Grove	471,000	608,000	-23%
Garden Oaks	1,052,000	989,000	+6%
Oak Forest	795,000	545,000	+46%
Shepherd Park Plaza	424,000	507,000	-16%
Timbergrove, Lazybrook	806,000	739,000	+9%
Shady Acres	533,000	589,000	-10%
TOTAL	\$1,038,000	\$948,000	+20%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/26 - 1/31/26	1/01/25 - 1/31/25	CHANGE
River Oaks	57	28	+104%
Royden Oaks, Oak Estates	45	17	+164%
Afton Oaks	94	0	NA
Montrose (Single Family)	40	56	-29%
Montrose (Townhouses)	35	19	+84%
West University	24	34	-29%
Boulevard Oaks	22	NA	NA
Southampton	9	146	-94%
Southgate Area	113	47	+140%
Braes Heights, Ayrshire	NA	14	NA
Braeswood	NA	NA	NA
Bellaire	50	69	-28%
Westbury	49	29	+69%
Willow Meadows, Willow Bend	62	47	+32%
Knollwood, Woodside	68	32	+113%
Tanglewood	66	38	+74%
Briargrove	9	14	-36%
Briar meadow	59	67	-12%
Briargrove Park	18	20	-10%
Memorial Close-in	43	43	0%
Memorial Villages	65	31	+110%
Spring Valley, Hilshire	NA	25	NA
Memorial	32	43	-26%
Wilchester	44	NA	NA
Heights	53	67	-21%
Cottage Grove	98	60	+63%
Garden Oaks	28	34	-18%
Oak Forest	39	43	-9%
Shepherd Park Plaza	13	22	-41%
Timbergrove, Lazybrook	25	52	-52%
Shady Acres	73	25	+192%
AVERAGE	48	38	+26%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	1/31/26	1/31/25	CHANGE
River Oaks	24	31	-23%
Royden Oaks, Oak Estates	3	3	0%
Afton Oaks	5	7	-29%
Montrose (Single Family)	99	101	-2%
Montrose (Townhouses)	45	59	-24%
West University	37	33	+12%
Boulevard Oaks	12	11	+9%
Southampton	6	6	0%
Southgate Area	7	5	+40%
Braes Heights, Ayrshire	17	12	+42%
Braeswood	4	0	NA
Bellaire	33	27	+22%
Westbury	57	38	+50%
Willow Meadows, Willow Bend	56	45	+24%
Knollwood, Woodside	22	NA	NA
Tanglewood	16	7	+129%
Briargrove	8	4	+100%
Briarmeadow	14	15	-7%
Briargrove Park	10	8	+25%
Memorial Close-In	6	13	-54%
Memorial Villages	35	34	+3%
Spring Valley, Hilshire	11	9	+22%
Memorial	62	64	-3%
Wilchester	0	1	NA
Heights	304	311	-2%
Cottage Grove	35	49	-29%
Garden Oaks	25	31	-19%
Oak Forest	186	157	+18%
Shepherd Park Plaza	51	37	+38%
Timbergrove, Lazybrook	55	56	-2%
Shady Acres	93	97	-4%
TOTAL	1,338	1,271	+5%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/26 - 1/31/26	1/01/25 - 1/31/25	CHANGE
River Oaks	\$17,100,000	\$15,800,000	+8%
Royden Oaks, Oak Estates	2,100,000	3,500,000	-40%
Afton Oaks	2,700,000	3,600,000	-25%
Montrose (Single Family)	14,700,000	6,500,000	+126%
Montrose (Townhouses)	3,300,000	5,000,000	-34%
West University	15,000,000	16,000,000	-6%
Boulevard Oaks	1,900,000	0	NA
Southampton	1,900,000	2,200,000	-14%
Southgate Area	800,000	1,900,000	-58%
Braes Heights, Ayrshire	0	4,400,000	NA
Braeswood	0	0	NA
Bellaire	6,000,000	7,000,000	-14%
Westbury	900,000	3,600,000	-75%
Willow Meadow, Willow Bend	3,900,000	2,900,000	+34%
Knollwood, Woodside	2,100,000	4,100,000	-49%
Tanglewood	14,200,000	3,000,000	+373%
Briargrove	1,900,000	1,900,000	0%
Briar Meadow	1,800,000	2,400,000	-25%
Briargrove Park	800,000	6,000,000	-87%
Memorial Close-in	6,600,000	4,700,000	+40%
Memorial Villages	33,200,000	25,800,000	+29%
Spring Valley, Hilshire	0	6,000,000	NA
Memorial	7,700,000	12,100,000	-36%
Wilchester	900,000	0	NA
Heights	43,300,000	50,100,000	-14%
Cottage Grove	2,400,000	4,400,000	-45%
Garden Oaks	6,300,000	4,000,000	+58%
Oak Forest	20,700,000	15,300,000	+35%
Shepherd Park Plaza	800,000	4,600,000	-83%
Timbergrove, Lazybrook	10,500,000	11,800,000	-11%
Shady Acres	5,300,000	6,500,000	-18%
TOTAL	\$228,800,000	\$235,100,000	-3%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 1/31/2026

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	24	24	22	100%
Royden Oaks, Oak Estates	3	3	3	100%
Afton Oaks	5	4	3	80%
Montrose (Single Family)	99	45	5	45%
Montrose (Townhouses)	45	1	0	2%
West University	37	29	19	78%
Boulevard Oaks	12	11	6	92%
Southampton	6	5	4	83%
Southgate Area	7	7	1	100%
Braes Heights, Ayrshire	17	12	5	71%
Braeswood	4	4	3	100%
Bellaire	33	21	7	64%
Westbury	57	1	0	2%
Willow Meadows, Willow Bend	56	1	0	2%
Knollwood, Woodside	22	5	0	23%
Tanglewood	16	16	14	100%
Briargrove	8	4	2	50%
Briar meadow	14	1	0	7%
Briargrove Park	10	1	0	10%
Memorial Close-In	6	5	5	83%
Memorial Villages	35	35	34	100%
Spring Valley, Hilshire	11	8	5	73%
Memorial	62	27	8	44%
Wilchester	0	0	0	NA
Heights	304	62	10	20%
Cottage Grove	35	1	0	3%
Garden Oaks	25	18	7	72%
Oak Forest	186	46	7	25%
Shepherd Park Plaza	51	1	0	2%
Timbergrove, Lazybrook	55	9	1	16%
Shady Acres	93	1	0	1%
TOTAL	1,338	408	171	30%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 1/31/2026

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	4	3	3	75%
Royden Oaks, Oak Estates	1	1	1	100%
Afton Oaks	1	1	1	100%
Montrose (Single Family)	17	4	0	24%
Montrose (Townhouses)	7	0	0	0%
West University	7	7	3	100%
Boulevard Oaks	1	1	0	100%
Southampton	1	1	0	100%
Southgate Area	1	0	0	0%
Braes Heights, Ayrshire	0	0	0	NA
Braeswood	0	0	0	NA
Bellaire	5	3	1	60%
Westbury	4	0	0	0%
Willow Meadows, Willow Bend	9	0	0	0%
Knollwood, Woodside	3	1	0	33%
Tanglewood	3	3	3	100%
Briargrove	2	2	1	100%
Briarmeadow	3	0	0	0%
Briargrove Park	1	0	0	0%
Memorial Close-In	3	3	1	100%
Memorial Villages	10	10	7	100%
Spring Valley, Hilshire	0	0	0	NA
Memorial	8	3	0	38%
Wilchester	1	0	0	0%
Heights	47	13	1	28%
Cottage Grove	5	0	0	0%
Garden Oaks	6	3	0	50%
Oak Forest	26	8	1	31%
Shepherd Park Plaza	2	0	0	0%
Timbergrove, Lazybrook	13	3	0	23%
Shady Acres	10	0	0	0%
TOTAL	201	70	23	35%

HOUSTON MARKET REPORT

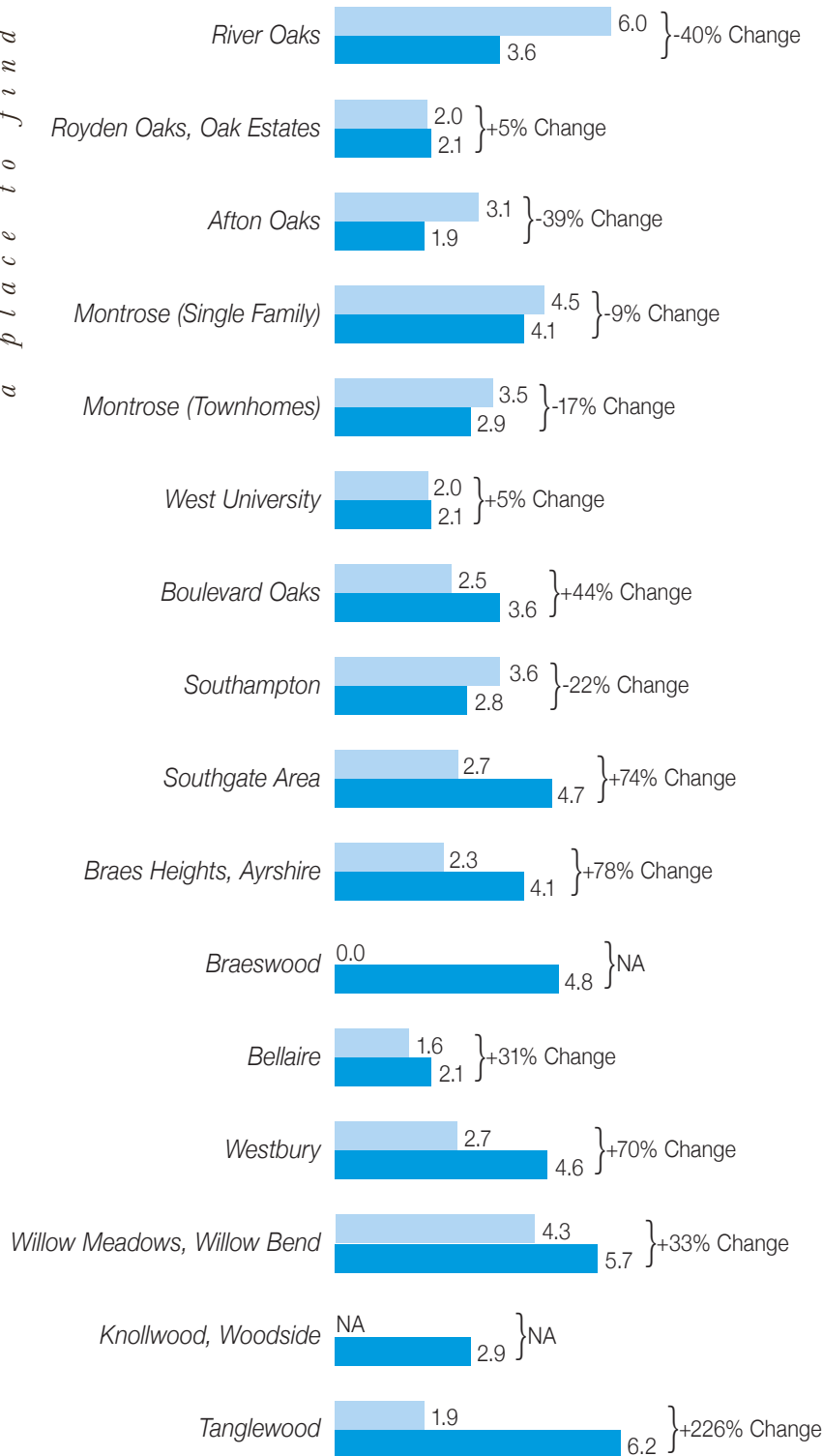
HIGH END MARKET | 1/31/26

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	1	0
\$500,000 - \$999,999	0	0	0	7	1
\$1,000,000 - \$1,999,999	2	2	1	10	0
\$2,000,000 - \$2,999,999	5	3	7	9	0
\$3,000,000+	17	11	27	10	5
TOTAL	24	16	35	37	6

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	1	0	0	0	0
\$1,000,000 - \$1,999,999	0	0	3	4	2
\$2,000,000 - \$2,999,999	2	0	1	2	0
\$3,000,000+	1	3	6	1	1
TOTAL	4	3	10	7	3

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

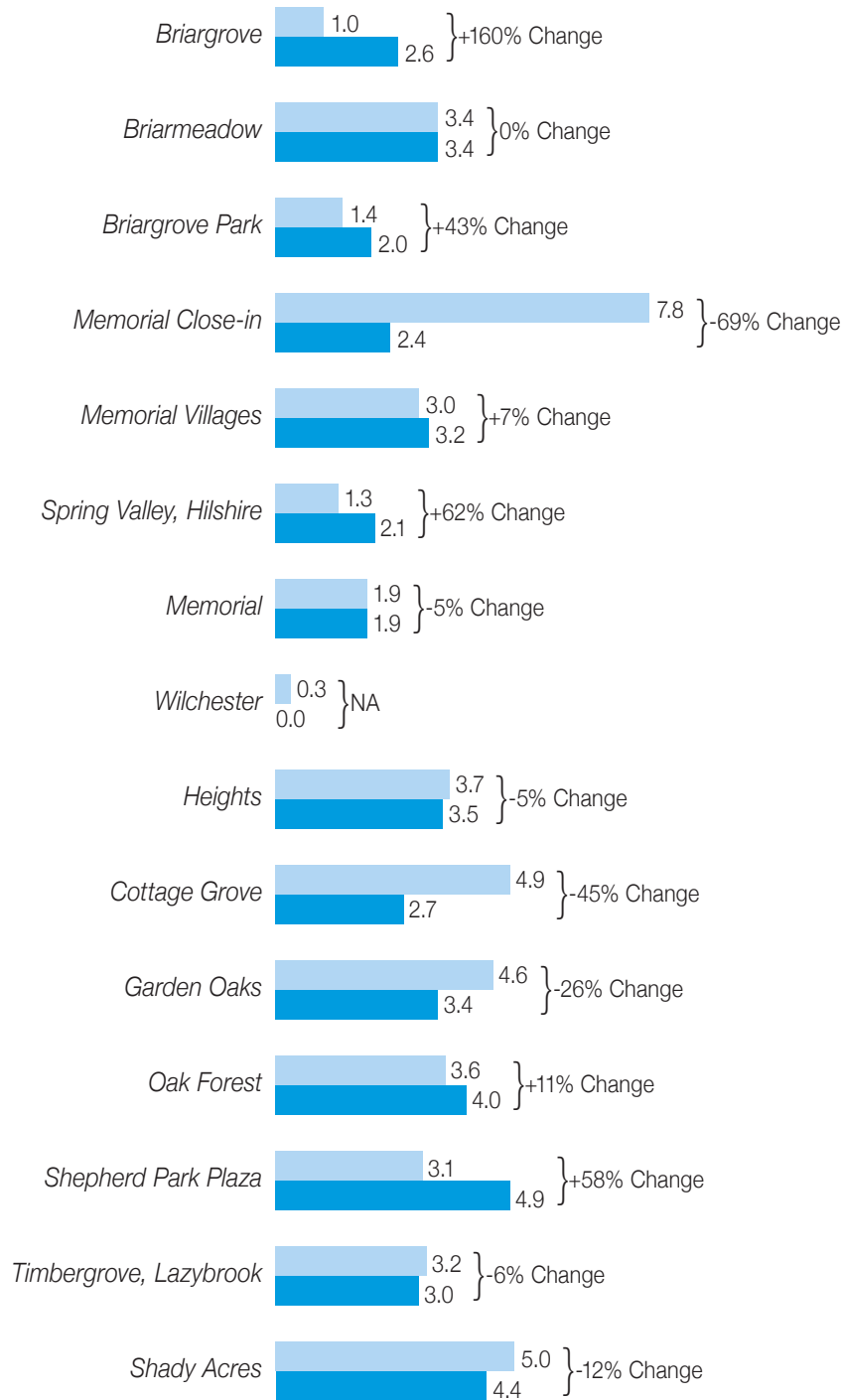


LEGEND



HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

1/25 1/26