

GREENWOOD KING

OCTOBER 2025



a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/25 - 10/31/25	1/01/24 - 10/31/24	CHANGE
River Oaks	67	50	+34%
Royden Oaks, Oak Estates	17	15	+13%
Afton Oaks	28	23	+22%
Montrose (Single Family)	232	234	-1%
Montrose (Townhouses)	157	167	-6%
West University	191	162	+18%
Boulevard Oaks	35	28	+25%
Southampton	23	16	+44%
Southgate Area	18	20	-10%
Braes Heights, Ayrshire	46	54	-15%
Braeswood	10	6	+67%
Bellaire	158	168	-6%
Westbury	135	147	-8%
Willow Meadows, Willow Bend	92	109	-16%
Knollwood, Woodside	79	70	+13%
Tanglewood	21	35	-40%
Briargrove	33	44	-25%
Briar meadow	47	42	+12%
Briargrove Park	59	58	+2%
Memorial Close-in	25	17	+47%
Memorial Villages	106	121	-12%
Spring Valley, Hilshire	58	64	-9%
Memorial	365	358	+2%
Wilchester	22	38	-42%
Heights	888	831	+7%
Cottage Grove	135	105	+29%
Garden Oaks	76	66	+15%
Oak Forest	479	451	+6%
Shepherd Park Plaza	113	107	+6%
Timbergrove, Lazybrook	193	179	+8%
Shady Acres	221	204	+8%
TOTAL	4,129	3,989	+4%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/25 - 10/31/25	1/01/24 - 10/31/24	CHANGE
River Oaks	\$4,054,000	\$4,283,000	-5%
Royden Oaks, Oak Estates	2,578,000	2,496,000	+3%
Afton Oaks	1,787,000	1,315,000	+36%
Montrose (Single Family)	931,000	910,000	+2%
Montrose (Townhouses)	470,000	482,000	-2%
West University	1,990,000	1,970,000	+1%
Boulevard Oaks	1,708,000	1,371,000	+25%
Southampton	1,941,000	1,995,000	-3%
Southgate Area	1,356,000	1,270,000	+7%
Braes Heights, Ayrshire	1,296,000	1,322,000	-2%
Braeswood	1,370,000	966,000	+42%
Bellaire	1,339,000	1,197,000	+12%
Westbury	380,000	340,000	+12%
Willow Meadows, Willow Bend	403,000	399,000	+1%
Knollwood, Woodside	633,000	616,000	+3%
Tanglewood	2,416,000	2,978,000	-19%
Briargrove	1,505,000	1,333,000	+13%
Briarmeadow	624,000	560,000	+11%
Briargrove Park	810,000	851,000	-5%
Memorial Close-in	3,038,000	3,133,000	-3%
Memorial Villages	3,437,000	2,878,000	+19%
Spring Valley, Hilshire	1,414,000	1,464,000	-3%
Memorial	1,196,000	1,093,000	+9%
Wilchester	1,037,000	1,162,000	-11%
Heights	829,000	794,000	+4%
Cottage Grove	541,000	526,000	+3%
Garden Oaks	896,000	962,000	-7%
Oak Forest	675,000	648,000	+4%
Shepherd Park Plaza	554,000	533,000	+4%
Timbergrove, Lazybrook	734,000	699,000	+7%
Shady Acres	534,000	568,000	-6%
AVERAGE	\$1,034,000	\$987,000	+5%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/25 - 10/31/25	1/01/24 - 10/31/24	CHANGE
River Oaks	58	41	+41%
Royden Oaks, Oak Estates	50	49	+2%
Afton Oaks	35	43	-19%
Montrose (Single Family)	41	35	+17%
Montrose (Townhouses)	43	35	+23%
West University	23	26	-12%
Boulevard Oaks	24	31	-23%
Southampton	41	21	+95%
Southgate Area	20	23	-13%
Braes Heights, Ayrshire	35	35	0%
Braeswood	36	22	+64%
Bellaire	26	32	-19%
Westbury	33	33	0%
Willow Meadows, Willow Bend	39	36	+8%
Knollwood, Woodside	36	25	+44%
Tanglewood	56	37	+51%
Briargrove	18	16	+13%
Briar meadow	35	30	+17%
Briargrove Park	23	30	-23%
Memorial Close-in	34	34	0%
Memorial Villages	32	47	-32%
Spring Valley, Hilshire	22	28	-21%
Memorial	27	31	-13%
Wilchester	13	17	-24%
Heights	33	34	-3%
Cottage Grove	41	23	+78%
Garden Oaks	50	30	+67%
Oak Forest	36	32	+13%
Shepherd Park Plaza	28	25	+12%
Timbergrove, Lazybrook	34	28	+21%
Shady Acres	23	32	+3%
AVERAGE	34	31	+10%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	10/31/25	10/31/24	CHANGE
River Oaks	28	34	-18%
Royden Oaks, Oak Estates	4	4	0%
Afton Oaks	8	8	0%
Montrose (Single Family)	121	95	+27%
Montrose (Townhouses)	65	58	+12%
West University	38	37	+3%
Boulevard Oaks	16	15	+7%
Southampton	8	10	-20%
Southgate Area	5	5	0%
Braes Heights, Ayrshire	17	12	+42%
Braeswood	3	3	0%
Bellaire	43	44	-2%
Westbury	66	48	+38%
Willow Meadows, Willow Bend	64	41	+56%
Knollwood, Woodside	26	NA	NA
Tanglewood	18	16	+13%
Briargrove	3	6	-50%
Briar Meadow	17	25	-32%
Briargrove Park	17	13	+31%
Memorial Close-In	10	15	-33%
Memorial Villages	44	29	+52%
Spring Valley, Hilshire	12	16	-25%
Memorial	63	74	-15%
Wilchester	2	2	0%
Heights	369	337	+9%
Cottage Grove	47	45	+4%
Garden Oaks	30	32	-6%
Oak Forest	218	175	+25%
Shepherd Park Plaza	56	38	+47%
Timbergrove, Lazybrook	69	56	+23%
Shady Acres	94	87	+8%
TOTAL	1,555	1,380	+13%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/25 - 10/31/25	1/01/24 - 10/31/24	CHANGE
River Oaks	\$271,600,000	\$214,100,000	+27%
Royden Oaks, Oak Estates	43,800,000	37,400,000	+17%
Afton Oaks	50,000,000	30,200,000	+66%
Montrose (Single Family)	216,000,000	213,000,000	+1%
Montrose (Townhouses)	73,700,000	80,500,000	-8%
West University	380,000,000	319,200,000	+19%
Boulevard Oaks	59,800,000	38,400,000	+56%
Southampton	44,600,000	31,900,000	+40%
Southgate Area	24,400,000	25,400,000	-4%
Braes Heights, Ayrshire	59,600,000	71,400,000	-17%
Braeswood	13,700,000	5,800,000	+136%
Bellaire	211,500,000	201,100,000	+5%
Westbury	51,200,000	50,000,000	+2%
Willow Meadow, Willow Bend	37,100,000	43,500,000	-15%
Knollwood, Woodside	50,000,000	43,100,000	+16%
Tanglewood	50,700,000	104,200,000	-51%
Briargrove	49,700,000	58,700,000	-15%
Briar meadow	29,300,000	23,500,000	+25%
Briargrove Park	47,800,000	49,300,000	-3%
Memorial Close-in	75,900,000	53,300,000	+42%
Memorial Villages	364,400,000	348,200,000	+5%
Spring Valley, Hilshire	82,000,000	93,700,000	-12%
Memorial	436,500,000	391,300,000	+12%
Wilchester	22,800,000	44,100,000	-48%
Heights	736,000,000	659,700,000	+12%
Cottage Grove	73,100,000	55,200,000	+32%
Garden Oaks	68,100,000	63,500,000	+7%
Oak Forest	323,300,000	292,100,000	+11%
Shepherd Park Plaza	62,700,000	57,100,000	+10%
Timbergrove, Lazybrook	141,700,000	123,200,000	+15%
Shady Acres	118,100,000	116,000,000	+2%
TOTAL	\$4,269,100,000	\$3,938,100,000	+8%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 10/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	28	28	27	100%
Royden Oaks, Oak Estates	4	4	4	100%
Afton Oaks	8	4	3	50%
Montrose (Single Family)	121	50	4	41%
Montrose (Townhouses)	65	1	0	2%
West University	38	29	19	76%
Boulevard Oaks	16	15	7	94%
Southampton	8	8	6	100%
Southgate Area	5	4	3	80%
Braes Heights, Ayrshire	17	11	2	65%
Braeswood	3	3	2	100%
Bellaire	43	26	4	60%
Westbury	66	1	0	2%
Willow Meadows, Willow Bend	64	2	0	3%
Knollwood, Woodside	26	5	1	19%
Tanglewood	18	18	15	100%
Briargrove	3	1	0	33%
Briar Meadow	17	0	0	0%
Briargrove Park	17	1	0	6%
Memorial Close-In	10	9	7	90%
Memorial Villages	44	44	40	100%
Spring Valley, Hilshire	12	9	5	75%
Memorial	63	30	7	48%
Wilchester	2	1	0	50%
Heights	369	85	12	23%
Cottage Grove	47	2	0	4%
Garden Oaks	30	21	8	70%
Oak Forest	218	59	5	27%
Shepherd Park Plaza	56	1	0	2%
Timbergrove, Lazybrook	69	15	1	22%
Shady Acres	94	3	0	3%
TOTAL	1,581	490	182	31%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 10/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	67	66	58	99%
Royden Oaks, Oak Estates	17	17	10	100%
Afton Oaks	28	18	13	64%
Montrose (Single Family)	232	70	7	30%
Montrose (Townhouses)	157	0	0	0%
West University	191	176	78	92%
Boulevard Oaks	35	28	7	80%
Southampton	23	23	11	100%
Southgate Area	18	12	2	67%
Braes Heights, Ayrshire	46	27	4	59%
Braeswood	10	5	2	50%
Bellaire	158	109	20	69%
Westbury	135	0	0	0%
Willow Meadows, Willow Bend	92	1	0	1%
Knollwood, Woodside	79	13	0	16%
Tanglewood	21	21	10	100%
Briargrove	33	24	7	73%
Briarmeadow	47	0	0	0%
Briargrove Park	59	10	0	17%
Memorial Close-In	25	23	13	92%
Memorial Villages	106	106	89	100%
Spring Valley, Hilshire	58	39	10	67%
Memorial	365	190	35	52%
Wilchester	22	16	0	73%
Heights	888	204	23	23%
Cottage Grove	135	4	0	3%
Garden Oaks	76	25	3	33%
Oak Forest	479	101	1	21%
Shepherd Park Plaza	113	6	0	5%
Timbergrove, Lazybrook	193	27	2	14%
Shady Acres	221	3	0	1%
TOTAL	4,129	1,363	405	33%

HOUSTON MARKET REPORT

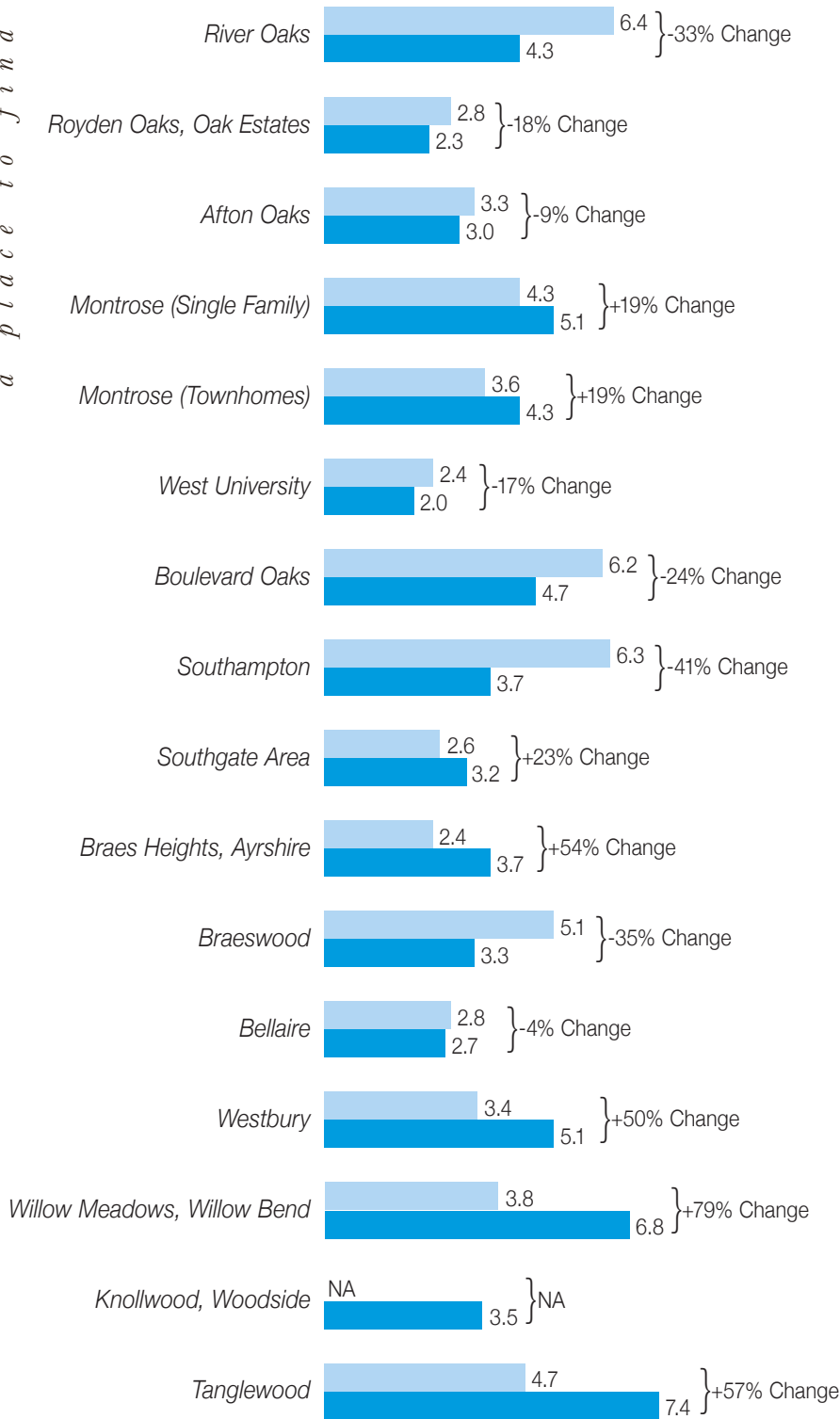
HIGH END MARKET | 10/31/25

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	9	1
\$1,000,000 - \$1,999,999	1	3	4	10	2
\$2,000,000 - \$2,999,999	5	3	7	10	2
\$3,000,000+	22	12	33	9	5
TOTAL	28	18	44	38	10

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	1	0	0	15	2
\$1,000,000 - \$1,999,999	8	11	17	98	10
\$2,000,000 - \$2,999,999	17	5	36	55	3
\$3,000,000+	41	5	53	23	10
TOTAL	67	21	106	191	25

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

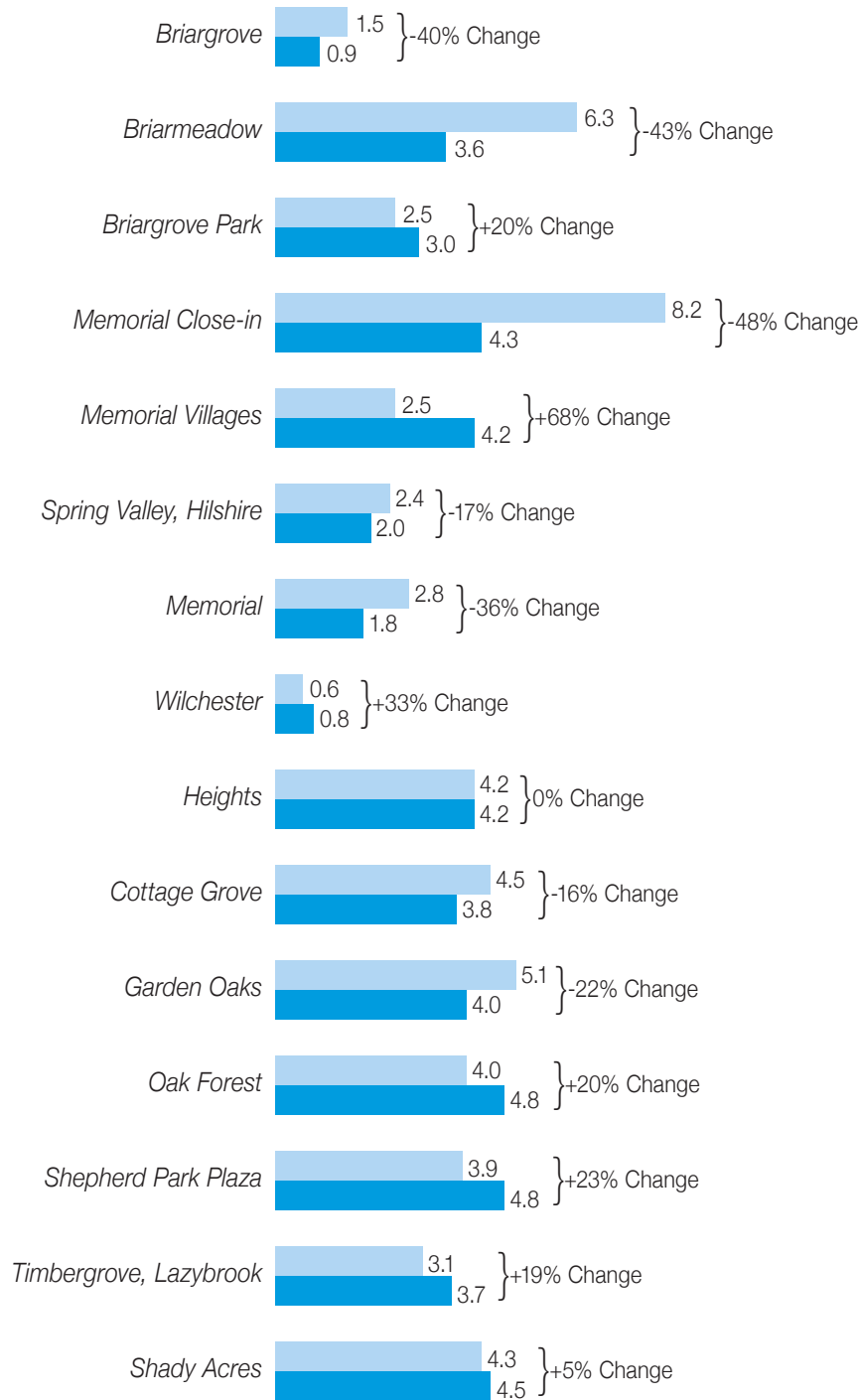


LEGEND

10/24 10/25

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

10/24 10/25