GREENWOOD KING

OCTOBER 2026

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GREENWOOD KING PROPERTIES

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HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/26 - 10/31/26	1/01/25 - 10/31/25	CHANGE
River Oaks	62	67	-7%
Royden Oaks, Oak Estates	12	17	-29%
Afton Oaks	20	28	-29%
Montrose (Single Family)	206	232	-11%
Montrose (Townhouses)	123	157	-22%
West University	144	191	-25%
Boulevard Oaks	34	35	-3%
Southampton	25	23	+9%
Southgate Area	20	18	+11%
Braes Heights, Ayrshire	50	46	+9%
Braeswood	10	10	0%
Bellaire	151	158	-4%
Westbury	140	135	+4%
Willow Meadows, Willow Bend	123	92	+34%
Knollwood, Woodside	61	79	-23%
Tanglewood	39	21	+86%
Briargrove	42	33	+27%
Briarmeadow	35	47	-26%
Briargrove Park	60	59	+2%
Memorial Close-in	19	25	-24%
Memorial Villages	106	106	0%
Spring Valley, Hilshire	60	58	+3%
Memorial	300	365	-18%
Wilchester	30	22	+36%
Heights	799	888	-10%
Cottage Grove	105	135	-22%
Garden Oaks	75	76	-1%
Oak Forest	445	479	-7%
Shepherd Park Plaza	114	113	+1%
Timbergrove, Lazybrook	190	193	-2%
Shady Acres	170	221	-23%
TOTAL	**3,710**	**4,129**	**-10%**

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AVERAGE SALES PRICE	1/01/26 - 10/31/26	1/01/25 - 10/31/25	CHANGE
River Oaks	$4,173,000	$4,054,000	+3%
Royden Oaks, Oak Estates	3,280,000	2,578,000	+27%
Afton Oaks	1,997,000	1,787,000	+12%
Montrose (Single Family)	991,000	931,000	+6%
Montrose (Townhouses)	479,000	470,000	+2%
West University	2,120,000	1,990,000	+7%
Boulevard Oaks	1,861,000	1,708,000	+9%
Southampton	2,121,000	1,941,000	+9%
Southgate Area	1,728,000	1,356,000	+27%
Braes Heights, Ayrshire	1,370,000	1,296,000	+6%
Braeswood	1,679,000	1,370,000	+23%
Bellaire	1,305,000	1,339,000	-3%
Westbury	351,000	380,000	-8%
Willow Meadows, Willow Bend	458,000	403,000	+14%
Knollwood, Woodside	677,000	633,000	+7%
Tanglewood	3,120,000	2,416,000	+29%
Briargrove	1,605,000	1,505,000	+7%
Briarmeadow	628,000	624,000	+1%
Briargrove Park	820,000	810,000	+1%
Memorial Close-in	2,920,000	3,038,000	-4%
Memorial Villages	3,618,000	3,437,000	+5%
Spring Valley, Hilshire	1,794,000	1,414,000	+27%
Memorial	1,253,000	1,196,000	+5%
Wilchester	1,387,000	1,037,000	+34%
Heights	860,000	829,000	+4%
Cottage Grove	552,000	541,000	+2%
Garden Oaks	1,041,000	896,000	+16%
Oak Forest	766,000	675,000	+13%
Shepherd Park Plaza	577,000	554,000	+4%
Timbergrove, Lazybrook	705,000	734,000	-4%
Shady Acres	541,000	534,000	+1%
AVERAGE	**$1,115,000**	**$1,034,000**	**+8%**

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AVERAGE DAYS ON MARKET	1/01/26 - 10/31/26	1/01/25 - 10/31/25	CHANGE
River Oaks	39	58	-33%
Royden Oaks, Oak Estates	34	50	-32%
Afton Oaks	31	35	-11%
Montrose (Single Family)	47	41	+15%
Montrose (Townhouses)	54	43	+26%
West University	27	23	+17%
Boulevard Oaks	53	24	+121%
Southampton	28	41	-32%
Southgate Area	29	20	+42%
Braes Heights, Ayrshire	32	35	-9%
Braeswood	36	36	0%
Bellaire	35	26	+35%
Westbury	42	33	+27%
Willow Meadows, Willow Bend	44	39	+13%
Knollwood, Woodside	29	36	-19%
Tanglewood	38	56	-32%
Briargrove	20	18	+11%
Briarmeadow	32	35	-9%
Briargrove Park	21	23	-9%
Memorial Close-in	33	34	-3%
Memorial Villages	43	32	+34%
Spring Valley, Hilshire	29	22	+32%
Memorial	21	27	-22%
Wilchester	8	13	-38%
Heights	37	33	+12%
Cottage Grove	36	41	-12%
Garden Oaks	27	50	-46%
Oak Forest	35	36	-3%
Shepherd Park Plaza	28	28	0%
Timbergrove, Lazybrook	36	34	+6%
Shady Acres	43	23	+87%
AVERAGE	**35**	**34**	**+2%**

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NUMBER OF LISTINGS	10/31/26	10/31/25	CHANGE
River Oaks	17	28	-39%
Royden Oaks, Oak Estates	5	4	+25%
Afton Oaks	8	8	0%
Montrose (Single Family)	144	121	+19%
Montrose (Townhouses)	69	65	+6%
West University	30	38	-21%
Boulevard Oaks	16	16	0%
Southampton	3	8	-62%
Southgate Area	10	5	+100%
Braes Heights, Ayrshire	14	17	-18%
Braeswood	4	3	+33%
Bellaire	45	43	+5%
Westbury	70	66	+6%
Willow Meadows, Willow Bend	62	64	-3%
Knollwood, Woodside	34	26	+31%
Tanglewood	10	18	-44%
Briargrove	7	3	+133%
Briarmeadow	11	17	-35%
Briargrove Park	18	17	+6%
Memorial Close-In	6	10	-40%
Memorial Villages	28	44	-36%
Spring Valley, Hilshire	12	12	0%
Memorial	74	63	+17%
Wilchester	4	2	+100%
Heights	409	369	+11%
Cottage Grove	80	47	+70%
Garden Oaks	37	30	+23%
Oak Forest	150	218	-31%
Shepherd Park Plaza	58	56	+4%
Timbergrove, Lazybrook	77	69	+12%
Shady Acres	104	94	+11%
TOTAL	**1,616**	**1,555**	**+4%**

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HOUSTON MARKET REPORT

SALES VOLUME	1/01/26 - 10/31/26	1/01/25 - 10/31/25	CHANGE
River Oaks	$258,700,000	$271,600,000	-5%
Royden Oaks, Oak Estates	38,500,000	43,800,000	-12%
Afton Oaks	39,900,000	50,000,000	-20%
Montrose (Single Family)	204,200,000	216,000,000	-5%
Montrose (Townhouses)	58,900,000	73,700,000	-20%
West University	305,200,000	380,000,000	-20%
Boulevard Oaks	63,300,000	59,800,000	+6%
Southampton	53,000,000	44,600,000	+19%
Southgate Area	34,600,000	24,400,000	+42%
Braes Heights, Ayrshire	68,400,000	59,600,000	+15%
Braeswood	16,800,000	13,700,000	+23%
Bellaire	197,000,000	211,500,000	-7%
Westbury	49,100,000	51,200,000	-4%
Willow Meadow, Willow Bend	56,300,000	37,100,000	+52%
Knollwood, Woodside	41,300,000	50,000,000	-17%
Tanglewood	121,700,000	50,700,000	+140%
Briargrove	67,400,000	49,700,000	+36%
Briarmeadow	22,000,000	29,300,000	-25%
Briargrove Park	49,200,000	47,800,000	+3%
Memorial Close-in	55,500,000	75,900,000	-27%
Memorial Villages	383,500,000	364,400,000	+5%
Spring Valley, Hilshire	107,600,000	82,000,000	+31%
Memorial	375,900,000	436,500,000	-14%
Wilchester	41,600,000	22,800,000	+82%
Heights	687,300,000	736,000,000	-7%
Cottage Grove	58,000,000	73,100,000	-21%
Garden Oaks	78,000,000	68,100,000	+15%
Oak Forest	340,700,000	323,300,000	+5%
Shepherd Park Plaza	65,800,000	62,700,000	+5%
Timbergrove, Lazybrook	134,000,000	141,700,000	-5%
Shady Acres	92,000,000	118,100,000	-22%
TOTAL	**$4,137,500,000**	**$4,269,100,000**	**-3%**

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MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 10/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	17	17	15	100%
Royden Oaks, Oak Estates	5	5	5	100%
Afton Oaks	8	6	4	75%
Montrose (Single Family)	144	70	9	49%
Montrose (Townhouses)	69	4	0	6%
West University	30	26	14	87%
Boulevard Oaks	16	15	11	94%
Southampton	3	3	1	100%
Southgate Area	10	8	5	80%
Braes Heights, Ayrshire	14	10	3	71%
Braeswood	4	4	2	100%
Bellaire	45	29	4	64%
Westbury	70	0	0	0%
Willow Meadows, Willow Bend	62	0	0	0%
Knollwood, Woodside	34	6	0	18%
Tanglewood	10	10	8	100%
Briargrove	7	6	5	86%
Briarmeadow	11	0	0	0%
Briargrove Park	18	0	0	0%
Memorial Close-In	6	5	5	83%
Memorial Villages	28	28	28	100%
Spring Valley, Hilshire	12	11	5	92%
Memorial	74	34	12	46%
Wilchester	4	4	0	100%
Heights	409	87	14	21%
Cottage Grove	80	4	0	5%
Garden Oaks	37	24	13	65%
Oak Forest	150	42	5	28%
Shepherd Park Plaza	58	7	1	12%
Timbergrove, Lazybrook	77	11	1	14%
Shady Acres	104	4	0	4%
TOTAL	**1,616**	**480**	**170**	**30%**

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HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 10/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	62	61	51	98%
Royden Oaks, Oak Estates	12	12	9	100%
Afton Oaks	20	16	11	80%
Montrose (Single Family)	206	69	7	33%
Montrose (Townhouses)	123	1	0	1%
West University	144	133	67	92%
Boulevard Oaks	34	28	11	82%
Southampton	25	23	11	92%
Southgate Area	20	18	7	90%
Braes Heights, Ayrshire	50	34	5	68%
Braeswood	10	9	3	90%
Bellaire	151	114	12	75%
Westbury	140	0	0	0%
Willow Meadows, Willow Bend	123	2	0	2%
Knollwood, Woodside	61	12	0	20%
Tanglewood	39	38	26	97%
Briargrove	42	34	11	81%
Briarmeadow	35	0	0	0%
Briargrove Park	60	11	0	18%
Memorial Close-In	19	17	9	89%
Memorial Villages	106	106	95	100%
Spring Valley, Hilshire	60	50	23	83%
Memorial	300	174	32	58%
Wilchester	30	25	4	83%
Heights	799	216	23	27%
Cottage Grove	105	1	0	1%
Garden Oaks	75	34	5	45%
Oak Forest	445	130	8	29%
Shepherd Park Plaza	114	6	0	5%
Timbergrove, Lazybrook	190	17	0	9%
Shady Acres	170	2	0	1%
TOTAL	**3,710**	**1,391**	**430**	**37%**

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HIGH END MARKET | 10/31/26

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	0	0
$500,000 - $999,999	0	0	0	4	1
$1,000,000 - $1,999,999	2	2	0	12	0
$2,000,000 - $2,999,999	2	2	8	4	1
$3,000,000+	13	6	20	10	4
TOTAL	**17**	**10**	**28**	**30**	**6**

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	2	0
$500,000 - $999,999	1	1	0	9	2
$1,000,000 - $1,999,999	10	12	11	66	8
$2,000,000 - $2,999,999	13	12	33	42	2
$3,000,000+	38	14	62	25	7
TOTAL	**62**	**39**	**106**	**144**	**19**

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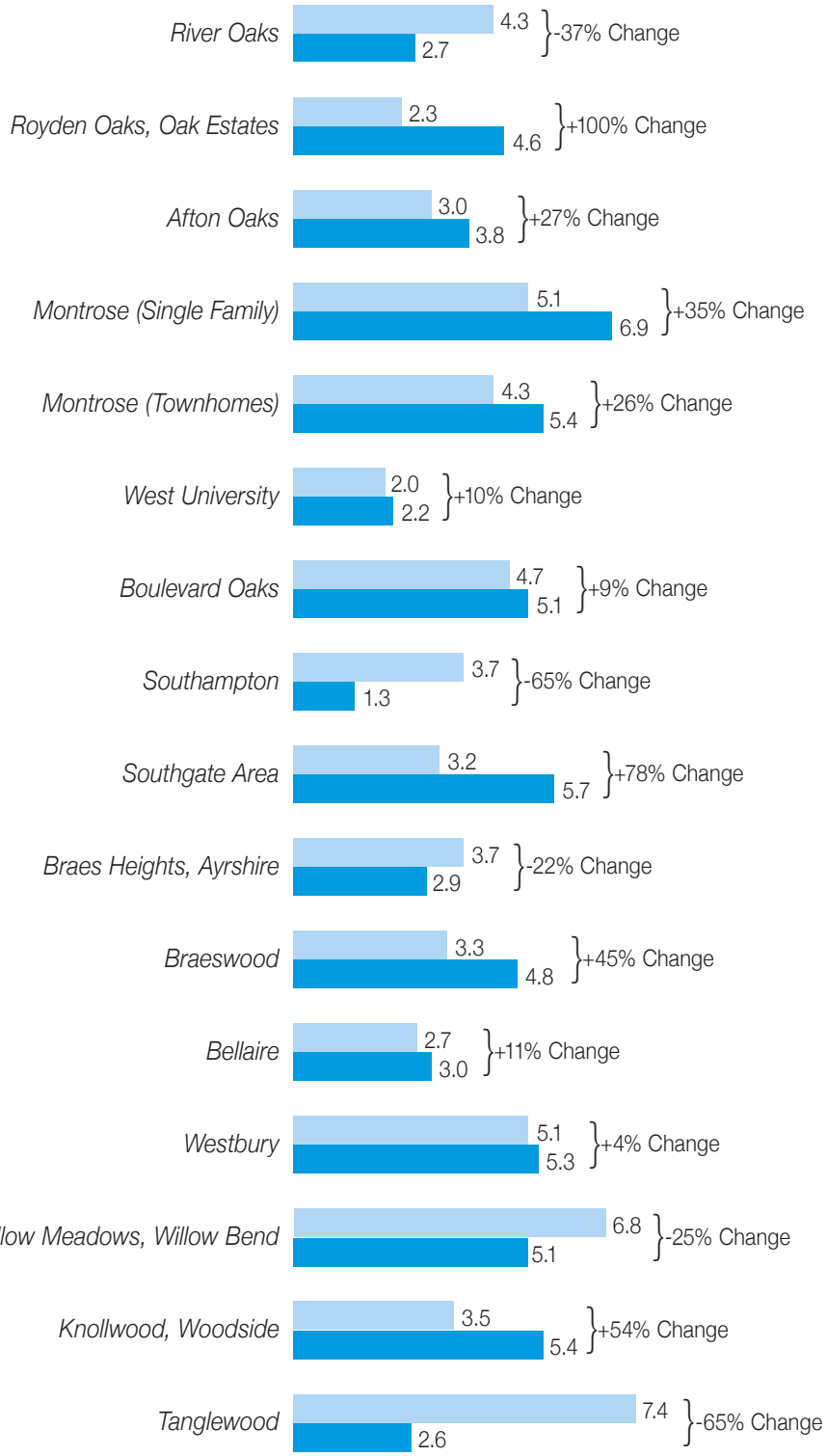
INVENTORY SUPPLY (in months)



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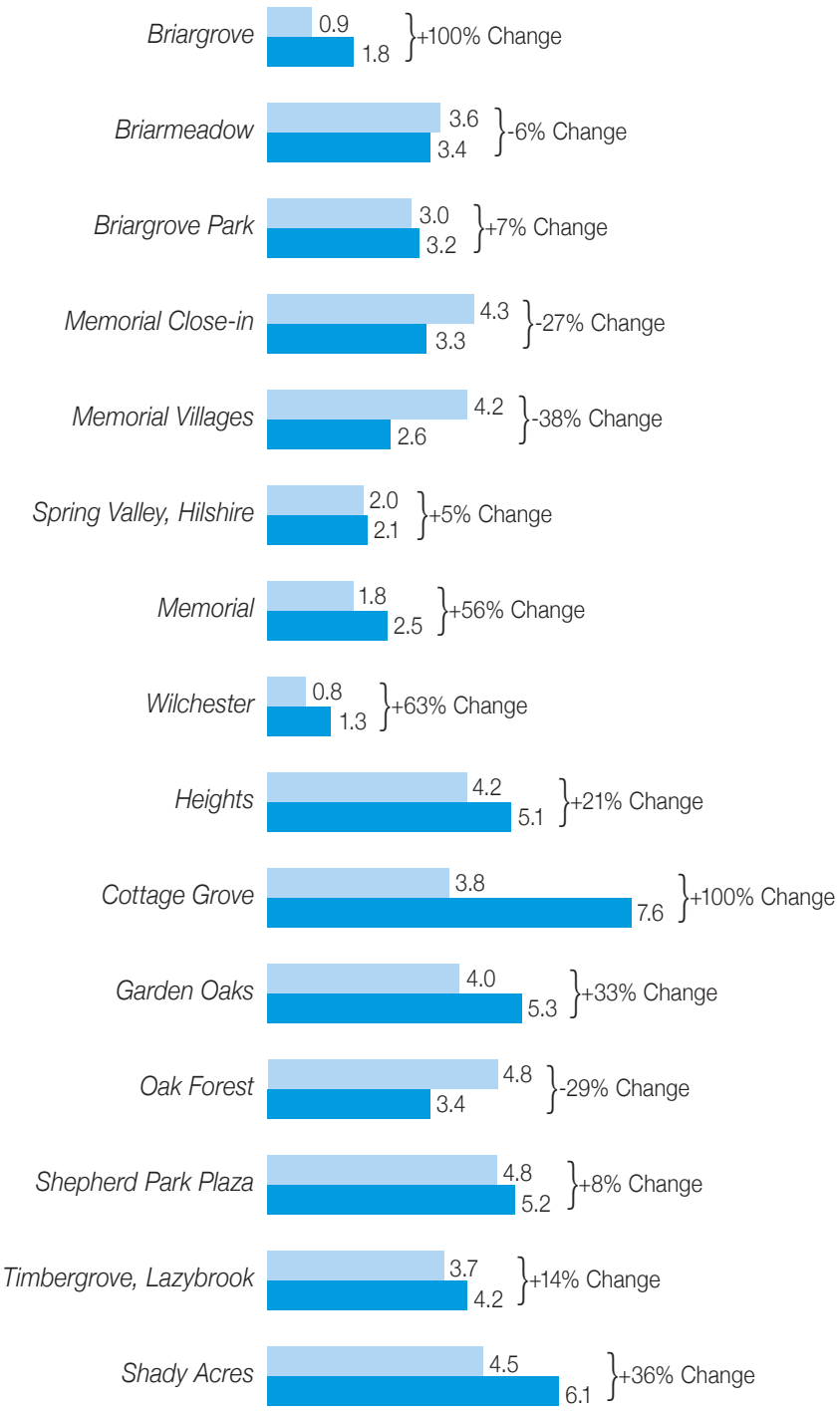
INVENTORY SUPPLY *(in months)*



LEGEND

10/25 10/26

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