

GREENWOOD KING

NOVEMBER 2025



a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/25 - 11/30/25	1/01/24 - 11/30/24	CHANGE
River Oaks	72	57	+26%
Royden Oaks, Oak Estates	17	16	+6%
Afton Oaks	31	26	+19%
Montrose (Single Family)	252	253	0%
Montrose (Townhouses)	172	174	-1%
West University	203	178	+14%
Boulevard Oaks	39	31	+26%
Southampton	26	18	+44%
Southgate Area	18	21	-14%
Braes Heights, Ayrshire	51	58	-12%
Braeswood	10	6	+67%
Bellaire	171	187	-9%
Westbury	143	159	-10%
Willow Meadows, Willow Bend	103	121	-15%
Knollwood, Woodside	88	76	+16%
Tanglewood	23	40	-42%
Briargrove	34	45	-24%
Briar meadow	47	49	-4%
Briargrove Park	65	62	+5%
Memorial Close-in	25	18	+39%
Memorial Villages	118	129	-9%
Spring Valley, Hilshire	62	69	-10%
Memorial	397	385	+3%
Wilchester	27	42	-36%
Heights	978	903	+8%
Cottage Grove	145	115	+26%
Garden Oaks	82	73	+12%
Oak Forest	522	488	+7%
Shepherd Park Plaza	121	119	+2%
Timbergrove, Lazybrook	205	192	+7%
Shady Acres	240	219	+10%
TOTAL	4,487	4,329	+4%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/25 - 11/30/25	1/01/24 - 11/30/24	CHANGE
River Oaks	\$4,103,000	\$4,540,000	-10%
Royden Oaks, Oak Estates	2,578,000	2,471,000	+4%
Afton Oaks	1,752,000	1,409,000	+24%
Montrose (Single Family)	942,000	909,000	+4%
Montrose (Townhouses)	470,000	481,000	-2%
West University	1,972,000	2,035,000	-3%
Boulevard Oaks	1,632,000	1,350,000	+21%
Southampton	1,944,000	1,963,000	-1%
Southgate Area	1,356,000	1,301,000	+4%
Braes Heights, Ayrshire	1,306,000	1,322,000	-1%
Braeswood	1,370,000	966,000	+42%
Bellaire	1,336,000	1,178,000	+13%
Westbury	379,000	337,000	+12%
Willow Meadows, Willow Bend	408,000	397,000	+3%
Knollwood, Woodside	618,000	612,000	+1%
Tanglewood	2,475,000	2,884,000	-14%
Briargrove	1,543,000	1,343,000	+15%
Briar meadow	624,000	555,000	+12%
Briargrove Park	843,000	845,000	0%
Memorial Close-in	3,038,000	3,131,000	-3%
Memorial Villages	3,410,000	2,854,000	+19%
Spring Valley, Hilshire	1,406,000	1,462,000	-4%
Memorial	1,201,000	1,090,000	+10%
Wilchester	1,054,000	1,116,000	-6%
Heights	836,000	796,000	+5%
Cottage Grove	542,000	527,000	+3%
Garden Oaks	886,000	955,000	-7%
Oak Forest	682,000	644,000	+6%
Shepherd Park Plaza	562,000	539,000	+4%
Timbergrove, Lazybrook	740,000	683,000	+8%
Shady Acres	534,000	570,000	-6%
TOTAL	\$1,036,000	\$993,000	+4%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/25 - 11/30/25	1/01/24 - 11/30/24	CHANGE
River Oaks	57	42	+36%
Royden Oaks, Oak Estates	50	55	-9%
Afton Oaks	33	39	-15%
Montrose (Single Family)	41	36	+14%
Montrose (Townhouses)	42	36	+17%
West University	22	26	-15%
Boulevard Oaks	29	28	+4%
Southampton	41	23	+78%
Southgate Area	20	24	-17%
Braes Heights, Ayrshire	36	35	+3%
Braeswood	36	22	+64%
Bellaire	25	35	-29%
Westbury	34	35	-3%
Willow Meadows, Willow Bend	38	36	+6%
Knollwood, Woodside	40	24	+67%
Tanglewood	58	38	+53%
Briargrove	17	16	+6%
Briar Meadow	35	34	+3%
Briargrove Park	23	30	-23%
Memorial Close-in	34	33	+3%
Memorial Villages	31	46	-33%
Spring Valley, Hilshire	22	28	-21%
Memorial	27	30	-10%
Wilchester	13	18	-28%
Heights	33	34	-3%
Cottage Grove	40	23	+74%
Garden Oaks	51	29	+76%
Oak Forest	37	32	+16%
Shepherd Park Plaza	27	24	+13%
Timbergrove, Lazybrook	34	28	+21%
Shady Acres	33	32	+3%
AVERAGE	34	31	+10%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	11/30/25	11/30/24	CHANGE
River Oaks	25	33	-24%
Royden Oaks, Oak Estates	5	3	+67%
Afton Oaks	4	6	-33%
Montrose (Single Family)	106	88	+20%
Montrose (Townhouses)	65	64	+2%
West University	36	43	-16%
Boulevard Oaks	18	9	+100%
Southampton	8	8	0%
Southgate Area	6	5	+20%
Braes Heights, Ayrshire	16	13	+23%
Braeswood	3	1	+200%
Bellaire	38	36	+6%
Westbury	61	57	+7%
Willow Meadows, Willow Bend	63	40	+58%
Knollwood, Woodside	24	NA	NA
Tanglewood	17	12	+42%
Briargrove	4	5	-20%
Briar meadow	15	16	-6%
Briargrove Park	17	13	+31%
Memorial Close-In	6	14	-57%
Memorial Villages	47	28	+68%
Spring Valley, Hilshire	10	13	-23%
Memorial	72	67	+7%
Wilchester	1	2	-50%
Heights	371	314	+18%
Cottage Grove	44	38	+16%
Garden Oaks	27	29	-7%
Oak Forest	202	167	+21%
Shepherd Park Plaza	63	48	+31%
Timbergrove, Lazybrook	59	46	+28%
Shady Acres	90	79	+14%
TOTAL	1,499	1,297	+16%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/25 - 11/30/25	1/01/24 - 11/30/24	CHANGE
River Oaks	\$295,400,000	\$258,800,000	+14%
Royden Oaks, Oak Estates	43,800,000	39,500,000	+11%
Afton Oaks	54,300,000	36,600,000	+48%
Montrose (Single Family)	237,300,000	229,900,000	+3%
Montrose (Townhouses)	80,800,000	83,700,000	-3%
West University	400,200,000	362,300,000	+10%
Boulevard Oaks	63,600,000	41,800,000	+52%
Southampton	50,600,000	35,300,000	+43%
Southgate Area	24,400,000	27,300,000	-11%
Braes Heights, Ayrshire	66,600,000	76,700,000	-13%
Braeswood	13,700,000	5,800,000	+136%
Bellaire	223,500,000	220,200,000	+4%
Westbury	54,300,000	53,600,000	+1%
Willow Meadow, Willow Bend	42,000,000	48,000,000	-12%
Knollwood, Woodside	54,400,000	46,500,000	+17%
Tanglewood	56,900,000	115,400,000	-51%
Briargrove	52,500,000	60,400,000	-13%
Briar Meadow	29,300,000	27,200,000	+8%
Briargrove Park	54,800,000	52,400,000	+5%
Memorial Close-in	75,900,000	56,400,000	+35%
Memorial Villages	402,300,000	368,200,000	+9%
Spring Valley, Hilshire	87,200,000	100,900,000	-14%
Memorial	476,800,000	419,700,000	+14%
Wilchester	28,500,000	46,900,000	-39%
Heights	818,000,000	719,200,000	+14%
Cottage Grove	78,500,000	60,600,000	+30%
Garden Oaks	72,600,000	69,700,000	+4%
Oak Forest	355,800,000	314,300,000	+13%
Shepherd Park Plaza	68,000,000	64,100,000	+6%
Timbergrove, Lazybrook	151,700,000	131,100,000	+16%
Shady Acres	128,300,000	124,800,000	+3%
TOTAL	\$4,647,000,000	\$4,297,300,000	+5%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 11/30/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	25	25	24	100%
Royden Oaks, Oak Estates	5	5	5	100%
Afton Oaks	4	3	2	75%
Montrose (Single Family)	106	43	3	41%
Montrose (Townhouses)	65	2	0	3%
West University	36	28	18	78%
Boulevard Oaks	18	17	8	94%
Southampton	8	7	5	88%
Southgate Area	6	5	2	83%
Braes Heights, Ayrshire	16	11	2	69%
Braeswood	3	3	2	100%
Bellaire	38	19	4	50%
Westbury	61	1	0	2%
Willow Meadows, Willow Bend	63	2	0	3%
Knollwood, Woodside	24	5	0	21%
Tanglewood	17	17	14	100%
Briargrove	4	2	1	50%
Briar Meadow	15	0	0	0%
Briargrove Park	17	0	0	0%
Memorial Close-In	6	6	6	100%
Memorial Villages	47	47	45	100%
Spring Valley, Hilshire	10	7	5	70%
Memorial	72	25	7	35%
Wilchester	1	0	0	0%
Heights	371	88	14	24%
Cottage Grove	44	2	0	5%
Garden Oaks	27	19	7	70%
Oak Forest	202	53	6	26%
Shepherd Park Plaza	63	1	0	2%
Timbergrove, Lazybrook	59	14	1	24%
Shady Acres	90	2	0	2%
TOTAL	1,523	459	180	30%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 11/30/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	72	70	62	97%
Royden Oaks, Oak Estates	17	17	10	100%
Afton Oaks	31	19	14	61%
Montrose (Single Family)	252	79	8	31%
Montrose (Townhouses)	172	0	0	0%
West University	203	188	80	93%
Boulevard Oaks	39	30	7	77%
Southampton	26	26	12	100%
Southgate Area	18	12	2	67%
Braes Heights, Ayrshire	51	30	5	59%
Braeswood	10	5	2	50%
Bellaire	171	121	20	71%
Westbury	143	0	0	0%
Willow Meadows, Willow Bend	103	1	0	1%
Knollwood, Woodside	88	13	0	15%
Tanglewood	23	23	12	100%
Briargrove	34	25	8	74%
Briarmeadow	47	0	0	0%
Briargrove Park	65	13	0	20%
Memorial Close-In	25	23	13	92%
Memorial Villages	118	118	101	100%
Spring Valley, Hilshire	62	43	10	69%
Memorial	397	209	41	53%
Wilchester	27	20	0	74%
Heights	978	230	29	24%
Cottage Grove	145	4	0	3%
Garden Oaks	82	26	3	32%
Oak Forest	522	114	1	22%
Shepherd Park Plaza	121	6	0	5%
Timbergrove, Lazybrook	205	29	2	14%
Shady Acres	240	2	0	1%
TOTAL	4,487	1,496	442	33%

HOUSTON MARKET REPORT

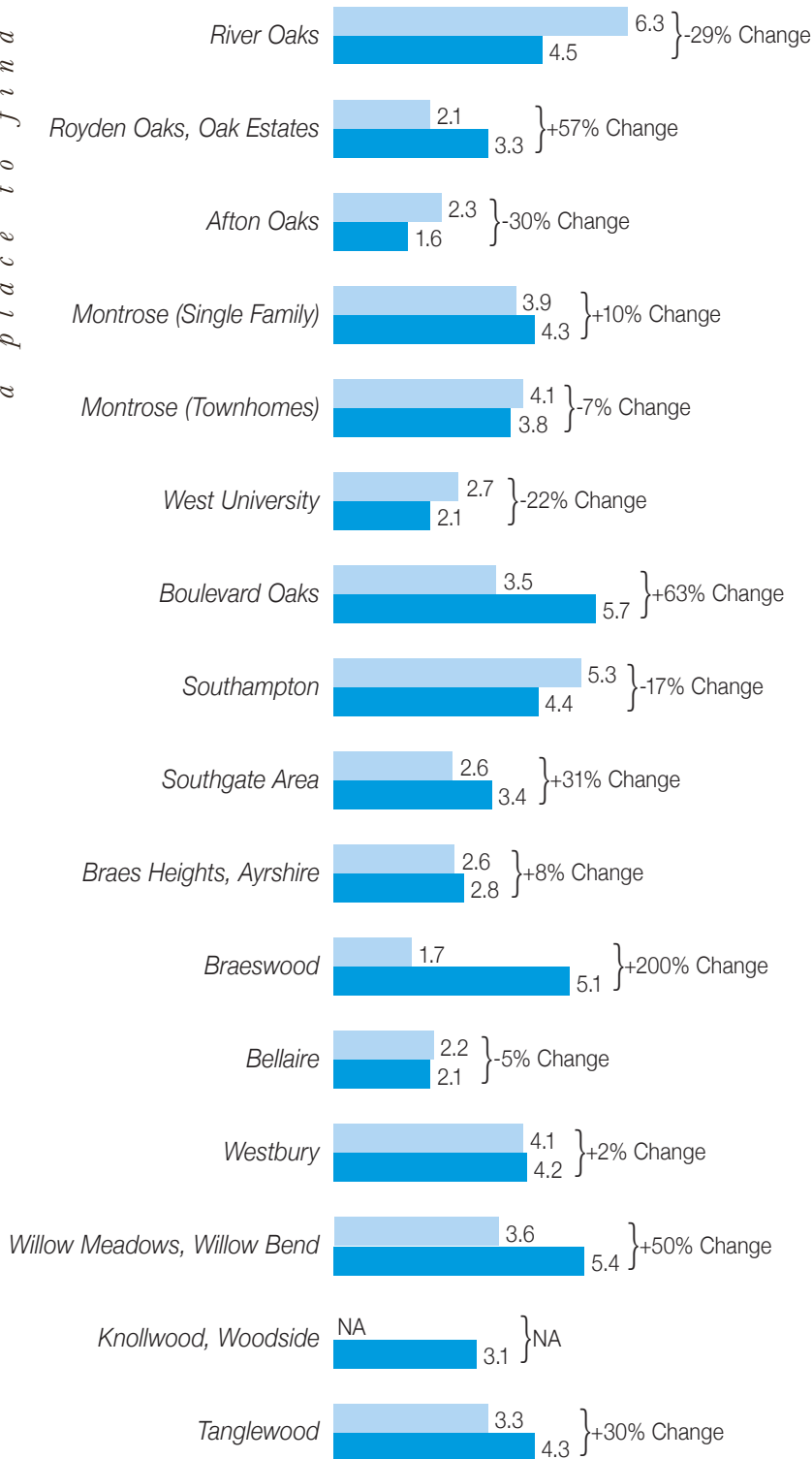
HIGH END MARKET | 11/30/25

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	8	0
\$1,000,000 - \$1,999,999	1	3	3	10	0
\$2,000,000 - \$2,999,999	5	3	6	8	1
\$3,000,000+	19	11	38	10	5
TOTAL	25	17	47	36	6

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	2	0	0	15	2
\$1,000,000 - \$1,999,999	8	11	17	108	10
\$2,000,000 - \$2,999,999	20	6	41	57	3
\$3,000,000+	42	6	60	23	10
TOTAL	72	23	118	203	25

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

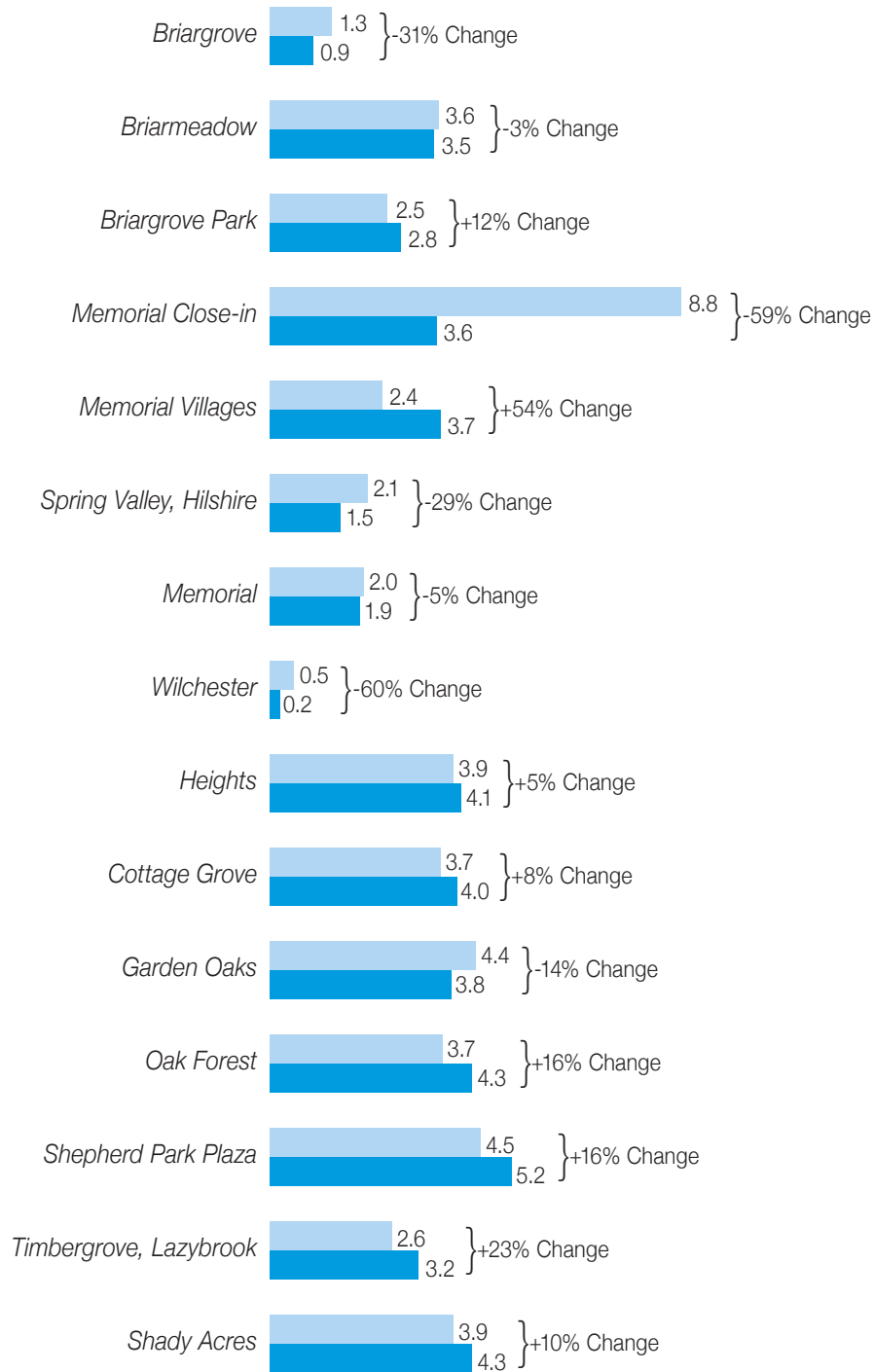


LEGEND

11/24 11/25

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

11/24 11/25