

# GREENWOOD KING

FEBRUARY 2025



*a place to find your home*

# HOUSTON MARKET REPORT

<b>NUMBER OF SALES</b>	<b>1/01/25 - 2/28/25</b>	<b>1/01/24 - 2/29/24</b>	<b>CHANGE</b>
River Oaks	11	7	+57%
Royden Oaks, Oak Estates	4	3	+33%
Afton Oaks	3	6	-50%
Montrose (Single Family)	20	27	-26%
Montrose (Townhouses)	23	16	+44%
West University	21	22	-5%
Boulevard Oaks	2	5	-60%
Southampton	2	2	0%
Southgate Area	3	1	+200%
Braes Heights, Ayrshire	6	4	+50%
Braeswood	0	1	NA
Bellaire	16	17	-6%
Westbury	22	25	-12%
Willow Meadows, Willow Bend	12	12	0%
Tanglewood	3	3	0%
Briargrove	4	6	-33%
Briar Meadow	6	11	-45%
Briargrove Park	13	7	+85%
Memorial Close-in	1	5	-80%
Memorial Villages	17	17	0%
Spring Valley, Hilshire	6	4	+50%
Memorial	29	35	-17%
Wilchester	2	4	-50%
Heights	122	116	+5%
Cottage Grove	17	11	+55%
Garden Oaks	11	6	+83%
Oak Forest	66	61	+8%
Shepherd Park Plaza	21	12	+75%
Timbergrove, Lazybrook	29	29	0%
Shady Acres	22	33	-33%
<b>TOTAL</b>	<b>514</b>	<b>508</b>	<b>+1%</b>

# HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/25 - 2/28/25	1/01/24 - 2/29/24	CHANGE
River Oaks	\$3,538,000	\$3,267,000	+8%
Royden Oaks, Oak Estates	1,988,000	2,092,000	-5%
Afton Oaks	1,895,000	1,606,000	+18%
Montrose (Single Family)	980,000	801,000	+22%
Montrose (Townhouses)	499,000	405,000	+23%
West University	1,676,000	1,612,000	+4%
Boulevard Oaks	1,329,000	979,000	+36%
Southampton	1,851,000	1,551,000	+19%
Southgate Area	1,171,000	1,639,000	-29%
Braes Heights, Ayrshire	1,136,000	1,504,000	-24%
Braeswood	NA	1,265,000	NA
Bellaire	1,278,000	1,096,000	+17%
Westbury	376,000	311,000	+21%
Willow Meadows, Willow Bend	396,000	420,000	-6%
Tanglewood	1,987,000	2,390,000	-17%
Briargrove	1,174,000	1,448,000	-19%
Briar meadow	639,000	557,000	+15%
Briargrove Park	791,000	990,000	-20%
Memorial Close-in	4,725,000	1,640,000	+188%
Memorial Villages	3,564,000	2,228,000	+60%
Spring Valley, Hilshire	1,411,000	919,000	+54%
Memorial	1,119,000	1,039,000	+8%
Wilchester	1,170,000	1,274,000	-8%
Heights	797,000	765,000	+4%
Cottage Grove	620,000	486,000	+28%
Garden Oaks	977,000	1,086,000	-10%
Oak Forest	623,000	629,000	-1%
Shepherd Park Plaza	567,000	604,000	-6%
Timbergrove, Lazybrook	734,000	669,000	+10%
Shady Acres	573,000	555,000	+3%
<b>AVERAGE</b>	<b>\$982,000</b>	<b>\$895,000</b>	<b>+10%</b>

# HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/25 - 2/28/25	1/01/24 - 2/29/24	CHANGE
River Oaks	61	64	-5%
Royden Oaks, Oak Estates	46	60	-23%
Afton Oaks	33	49	-33%
Montrose (Single Family)	46	50	-8%
Montrose (Townhouses)	50	33	+52%
West University	31	41	-24%
Boulevard Oaks	55	70	-21%
Southampton	93	63	+48%
Southgate Area	33	2	+1550%
Braes Heights, Ayrshire	11	103	-89%
Braeswood	NA	84	NA
Bellaire	46	28	+64%
Westbury	37	49	-24%
Willow Meadows, Willow Bend	39	42	-7%
Tanglewood	99	42	+136%
Briargrove	12	49	-76%
Briar Meadow	47	28	+68%
Briargrove Park	29	46	-37%
Memorial Close-in	43	10	+330%
Memorial Villages	29	14	+107%
Spring Valley, Hilshire	35	44	-20%
Memorial	32	39	-18%
Wilchester	28	24	+17%
Heights	42	34	+24%
Cottage Grove	55	44	+25%
Garden Oaks	54	37	+46%
Oak Forest	39	36	+8%
Shepherd Park Plaza	26	34	-24%
Timbergrove, Lazybrook	46	37	+24%
Shady Acres	28	32	-12%
<b>AVERAGE</b>	<b>42</b>	<b>43</b>	<b>-2%</b>

# HOUSTON MARKET REPORT

NUMBER OF LISTINGS	2/28/25	2/29/24	CHANGE
River Oaks	33	30	+10%
Royden Oaks, Oak Estates	1	6	-83%
Afton Oaks	10	7	+43%
Montrose (Single Family)	104	85	+22%
Montrose (Townhouses)	64	46	+39%
West University	40	32	+25%
Boulevard Oaks	11	11	0%
Southampton	8	6	+33%
Southgate Area	6	4	+50%
Braes Heights, Ayrshire	11	15	-27%
Braeswood	2	3	-33%
Bellaire	32	38	-16%
Westbury	34	52	-35%
Willow Meadows, Willow Bend	44	29	+52%
Tanglewood	7	17	-59%
Briargrove	3	7	-57%
Briar meadow	19	6	+217%
Briargrove Park	6	12	-50%
Memorial Close-In	15	9	+67%
Memorial Villages	25	45	-44%
Spring Valley, Hilshire	6	21	-71%
Memorial	72	61	+18%
Wilchester	1	3	-67%
Heights	351	234	+50%
Cottage Grove	57	21	+171%
Garden Oaks	31	21	+48%
Oak Forest	161	121	+33%
Shepherd Park Plaza	41	38	+8%
Timbergrove, Lazybrook	51	51	0%
Shady Acres	110	58	+90%
<b>TOTAL</b>	<b>1,356</b>	<b>1,089</b>	<b>+25%</b>

# HOUSTON MARKET REPORT

SALES VOLUME	1/01/25 - 2/28/25	1/01/24 - 2/29/24	CHANGE
River Oaks	\$35,400,000	\$22,900,000	+55%
Royden Oaks, Oak Estates	8,000,000	6,300,000	+27%
Afton Oaks	5,700,000	9,600,000	-41%
Montrose (Single Family)	19,600,000	21,600,000	-9%
Montrose (Townhouses)	11,500,000	6,500,000	+77%
West University	35,200,000	35,500,000	-1%
Boulevard Oaks	2,700,000	4,900,000	-45%
Southampton	3,700,000	3,100,000	+19%
Southgate Area	3,500,000	1,600,000	+119%
Braes Heights, Ayrshire	6,800,000	6,000,000	+13%
Braeswood	0	1,300,000	NA
Bellaire	20,500,000	18,600,000	+10%
Westbury	8,300,000	7,800,000	+6%
Willow Meadow, Willow Bend	4,800,000	5,000,000	-4%
Tanglewood	6,000,000	7,200,000	-17%
Briargrove	4,700,000	8,700,000	-46%
Briar Meadow	3,800,000	6,100,000	-38%
Briargrove Park	10,300,000	6,900,000	+49%
Memorial Close-in	4,700,000	8,200,000	-43%
Memorial Villages	60,600,000	37,900,000	+60%
Spring Valley, Hilshire	8,500,000	3,700,000	+130%
Memorial	32,500,000	36,400,000	-11%
Wilchester	2,300,000	5,100,000	-55%
Heights	97,300,000	88,700,000	+10%
Cottage Grove	10,500,000	5,300,000	+98%
Garden Oaks	10,800,000	6,500,000	+66%
Oak Forest	41,100,000	38,300,000	+7%
Shepherd Park Plaza	11,900,000	7,200,000	+65%
Timbergrove, Lazybrook	21,300,000	19,400,000	+10%
Shady Acres	12,600,000	18,300,000	-31%
<b>TOTAL</b>	<b>\$504,600,000</b>	<b>\$454,600,000</b>	<b>+11%</b>

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES | NUMBER OF LISTINGS - 2/29/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	33	33	31	100%
Royden Oaks, Oak Estates	1	1	1	100%
Afton Oaks	10	10	8	100%
Montrose (Single Family)	104	47	7	45%
Montrose (Townhouses)	64	0	0	0%
West University	40	36	22	90%
Boulevard Oaks	11	11	6	100%
Southampton	8	8	4	100%
Southgate Area	6	4	2	67%
Braes Heights, Ayrshire	11	5	3	45%
Braeswood	2	2	1	100%
Bellaire	32	15	1	47%
Westbury	34	0	0	0%
Willow Meadows, Willow Bend	44	0	0	0%
Tanglewood	7	7	7	100%
Briargrove	3	2	0	67%
Briarmeadow	19	0	0	0%
Briargrove Park	6	0	0	0%
Memorial Close-In	15	15	14	100%
Memorial Villages	25	24	23	96%
Spring Valley, Hilshire	6	1	1	17%
Memorial	72	38	8	53%
Wilchester	1	1	0	100%
Heights	351	67	9	19%
Cottage Grove	57	0	0	0%
Garden Oaks	31	12	3	39%
Oak Forest	161	52	4	32%
Shepherd Park Plaza	41	1	0	2%
Timbergrove, Lazybrook	51	6	1	12%
Shady Acres	110	0	0	0%
<b>TOTAL</b>	<b>1,356</b>	<b>398</b>	<b>156</b>	<b>29%</b>

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 2/29/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	11	11	9	100%
Royden Oaks, Oak Estates	4	4	1	100%
Afton Oaks	3	2	2	67%
Montrose (Single Family)	20	6	2	30%
Montrose (Townhouses)	23	0	0	0%
West University	21	20	6	95%
Boulevard Oaks	2	1	0	50%
Southampton	2	2	1	100%
Southgate Area	3	1	0	33%
Braes Heights, Ayrshire	6	3	0	50%
Braeswood	0	0	0	0%
Bellaire	16	11	1	69%
Westbury	22	0	0	0%
Willow Meadows, Willow Bend	12	0	0	0%
Tanglewood	3	3	1	100%
Briargrove	4	2	0	50%
Briarmeadow	6	0	0	0%
Briargrove Park	13	2	0	15%
Memorial Close-In	1	1	1	100%
Memorial Villages	17	17	14	100%
Spring Valley, Hilshire	6	5	1	83%
Memorial	29	15	2	52%
Wilchester	2	2	0	100%
Heights	122	24	3	20%
Cottage Grove	17	2	0	12%
Garden Oaks	11	4	1	36%
Oak Forest	66	12	0	18%
Shepherd Park Plaza	21	2	0	10%
Timbergrove, Lazybrook	29	5	0	17%
Shady Acres	22	0	0	0%
<b>TOTAL</b>	<b>514</b>	<b>157</b>	<b>45</b>	<b>31%</b>

# HOUSTON MARKET REPORT

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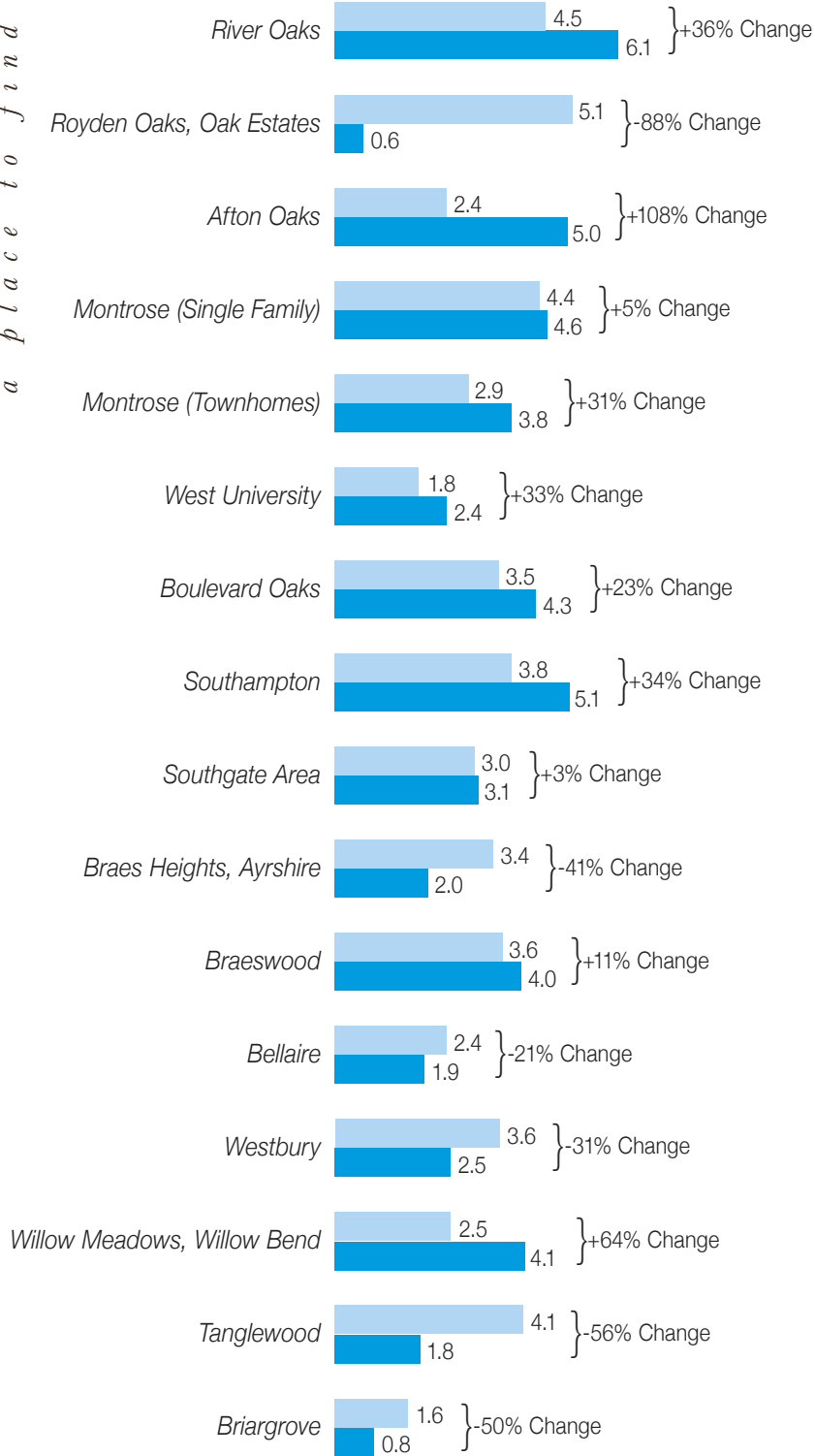
## HIGH END MARKET | 2/29/25

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	1	4	0
\$1,000,000 - \$1,999,999	2	0	1	14	1
\$2,000,000 - \$2,999,999	4	0	7	11	2
\$3,000,000+	27	7	16	11	12
<b>TOTAL</b>	<b>33</b>	<b>7</b>	<b>25</b>	<b>40</b>	<b>15</b>

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	1	0
\$1,000,000 - \$1,999,999	2	2	3	14	0
\$2,000,000 - \$2,999,999	2	1	6	6	0
\$3,000,000+	7	0	8	0	1
<b>TOTAL</b>	<b>11</b>	<b>3</b>	<b>17</b>	<b>21</b>	<b>1</b>

# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)

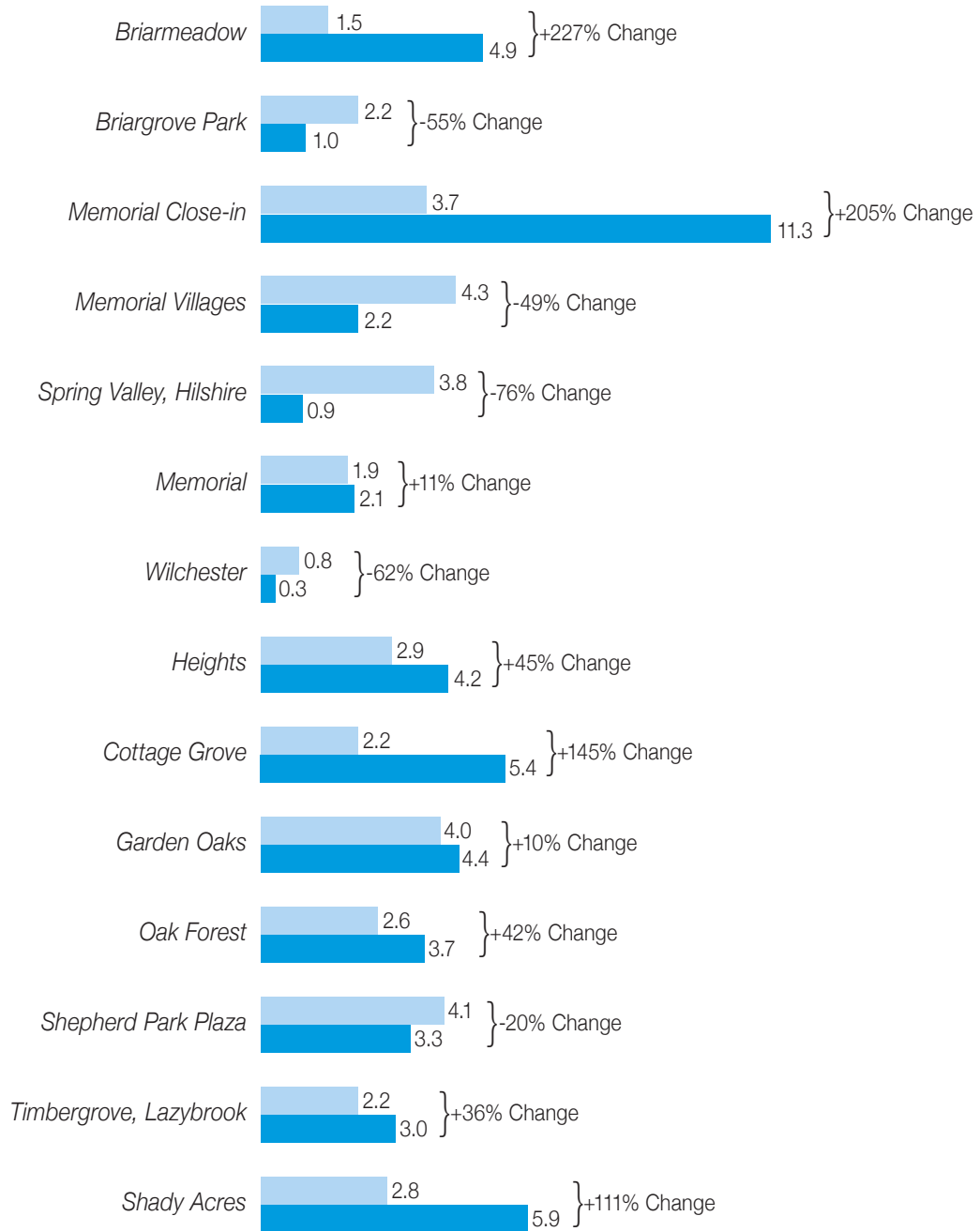


LEGEND



# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)



LEGEND

