# GREENWOOD KING

FEBRUARY 2026

*a place to find your home*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

| NUMBER OF SALES | 1/01/26 - 2/28/26 | 1/01/25 - 2/28/25 | CHANGE |
|---|---|---|---|
| River Oaks | 6 | 11 | -45% |
| Royden Oaks, Oak Estates | 1 | 4 | -75% |
| Afton Oaks | 1 | 3 | -67% |
| Montrose (Single Family) | 42 | 20 | +110% |
| Montrose (Townhouses) | 17 | 23 | -26% |
| West University | 22 | 21 | +5% |
| Boulevard Oaks | 3 | 2 | +50% |
| Southampton | 4 | 2 | +100% |
| Southgate Area | 1 | 3 | -67% |
| Braes Heights, Ayrshire | 3 | 6 | -50% |
| Braeswood | 0 | 0 | 0% |
| Bellaire | 18 | 16 | +13% |
| Westbury | 12 | 22 | -45% |
| Willow Meadows, Willow Bend | 15 | 12 | +25% |
| Knollwood, Woodside | 8 | 14 | -43% |
| Tanglewood | 4 | 3 | +33% |
| Briargrove | 2 | 4 | -50% |
| Briarmeadow | 8 | 6 | +33% |
| Briargrove Park | 7 | 13 | -46% |
| Memorial Close-in | 3 | 1 | +200% |
| Memorial Villages | 18 | 17 | +6% |
| Spring Valley, Hilshire | 2 | 6 | -67% |
| Memorial | 27 | 29 | -7% |
| Wilchester | 2 | 2 | 0% |
| Heights | 109 | 122 | -11% |
| Cottage Grove | 10 | 17 | -41% |
| Garden Oaks | 11 | 11 | 0% |
| Oak Forest | 60 | 66 | -9% |
| Shepherd Park Plaza | 12 | 21 | -43% |
| Timbergrove, Lazybrook | 29 | 29 | 0% |
| Shady Acres | 23 | 22 | +5% |
| **TOTAL** | **480** | **528** | **-9%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

| AVERAGE SALES PRICE | 1/01/26 - 2/28/26 | 1/01/25 - 2/28/25 | CHANGE |
|---|---|---|---|
| River Oaks | $5,930,000 | $3,538,000 | +68% |
| Royden Oaks, Oak Estates | 2,100,000 | 1,988,000 | +6% |
| Afton Oaks | 2,675,000 | 1,895,000 | +41% |
| Montrose (Single Family) | 923,000 | 980,000 | -6% |
| Montrose (Townhouses) | 509,000 | 499,000 | +2% |
| West University | 2,006,000 | 1,676,000 | +20% |
| Boulevard Oaks | 1,486,000 | 1,329,000 | +12% |
| Southampton | 3,338,000 | 1,851,000 | +80% |
| Southgate Area | 770,000 | 1,171,000 | -34% |
| Braes Heights, Ayrshire | 1,798,000 | 1,136,000 | +58% |
| Braeswood | NA | NA | NA |
| Bellaire | 1,216,000 | 1,278,000 | -5% |
| Westbury | 303,000 | 376,000 | -19% |
| Willow Meadows, Willow Bend | 455,000 | 396,000 | +15% |
| Knollwod, Woodside | 685,000 | 665,000 | +3% |
| Tanglewood | 3,909,000 | 1,987,000 | +97% |
| Briargrove | 1,900,000 | 1,174,000 | +62% |
| Briarmeadow | 633,000 | 639,000 | -1% |
| Briargrove Park | 741,000 | 791,000 | -6% |
| Memorial Close-in | 2,185,000 | 4,725,000 | -54% |
| Memorial Villages | 4,344,000 | 3,564,000 | +22% |
| Spring Valley, Hilshire | 2,618,000 | 1,411,000 | +86% |
| Memorial | 945,000 | 1,119,000 | -16% |
| Wilchester | 1,247,000 | 1,170,000 | +7% |
| Heights | 892,000 | 797,000 | +12% |
| Cottage Grove | 522,000 | 620,000 | -16% |
| Garden Oaks | 1,225,000 | 977,000 | +25% |
| Oak Forest | 702,000 | 623,000 | +13% |
| Shepherd Park Plaza | 530,000 | 567,000 | -7% |
| Timbergrove, Lazybrook | 721,000 | 734,000 | -2% |
| Shady Acres | 519,000 | 573,000 | -9% |
| **AVERAGE** | **$1,123,000** | **$973,000** | **+15%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

| AVERAGE DAYS ON MARKET | 1/01/26 - 2/28/26 | 1/01/25 - 2/28/25 | CHANGE |
|---|---|---|---|
| River Oaks | 69 | 61 | +13% |
| Royden Oaks, Oak Estates | 45 | 46 | -2% |
| Afton Oaks | 94 | 33 | +185% |
| Montrose (Single Family) | 44 | 46 | -4% |
| Montrose (Townhouses) | 55 | 50 | +10% |
| West University | 32 | 31 | +3% |
| Boulevard Oaks | 50 | 55 | -9% |
| Southampton | 34 | 93 | -63% |
| Southgate Area | 113 | 33 | +242% |
| Braes Heights, Ayrshire | 33 | 11 | +200% |
| Braeswood | NA | NA | NA |
| Bellaire | 62 | 46 | +35% |
| Westbury | 48 | 37 | +30% |
| Willow Meadows, Willow Bend | 62 | 39 | +59% |
| Knollwood, Woodside | 53 | 45 | +18% |
| Tanglewood | 51 | 99 | -48% |
| Briargrove | 9 | 12 | -25% |
| Briarmeadow | 57 | 47 | +21% |
| Briargrove Park | 29 | 29 | 0% |
| Memorial Close-in | 43 | 43 | 0% |
| Memorial Villages | 75 | 29 | +159% |
| Spring Valley, Hilshire | 18 | 35 | -49% |
| Memorial | 38 | 32 | +19% |
| Wilchester | 24 | 28 | -14% |
| Heights | 54 | 42 | +29% |
| Cottage Grove | 82 | 55 | +49% |
| Garden Oaks | 38 | 54 | -30% |
| Oak Forest | 44 | 39 | +13% |
| Shepherd Park Plaza | 42 | 26 | +62% |
| Timbergrove, Lazybrook | 32 | 46 | -30% |
| Shady Acres | 61 | 28 | +118% |
| **AVERAGE** | **50** | **42** | **+19%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

| NUMBER OF LISTINGS | 2/28/26 | 2/28/25 | CHANGE |
|---|---|---|---|
| River Oaks | 23 | 33 | -30% |
| Royden Oaks, Oak Estates | 2 | 1 | +100% |
| Afton Oaks | 8 | 10 | -20% |
| Montrose (Single Family) | 96 | 104 | -8% |
| Montrose (Townhouses) | 55 | 64 | -14% |
| West University | 27 | 40 | -32% |
| Boulevard Oaks | 14 | 11 | +27% |
| Southampton | 6 | 8 | -25% |
| Southgate Area | 10 | 6 | +67% |
| Braes Heights, Ayrshire | 19 | 11 | +73% |
| Braeswood | 5 | 2 | NA |
| Bellaire | 34 | 32 | +6% |
| Westbury | 63 | 34 | +85% |
| Willow Meadows, Willow Bend | 55 | 44 | +25% |
| Knollwood, Woodside | 19 | NA | NA |
| Tanglewood | 14 | 7 | +100% |
| Briargrove | 5 | 3 | +67% |
| Briarmeadow | 11 | 19 | -42% |
| Briargrove Park | 14 | 6 | +133% |
| Memorial Close-In | 6 | 15 | -60% |
| Memorial Villages | 39 | 25 | +56% |
| Spring Valley, Hilshire | 8 | 6 | +33% |
| Memorial | 64 | 72 | -11% |
| Wilchester | 1 | 1 | 0% |
| Heights | 350 | 351 | -0% |
| Cottage Grove | 40 | 57 | -30% |
| Garden Oaks | 29 | 31 | -6% |
| Oak Forest | 176 | 161 | +9% |
| Shepherd Park Plaza | 54 | 41 | +32% |
| Timbergrove, Lazybrook | 60 | 51 | +8% |
| Shady Acres | 104 | 110 | -5% |
| **TOTAL** | **1,392** | **1,356** | **+3%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

| SALES VOLUME | 1/01/26 - 2/28/26 | 1/01/25 - 2/28/25 | CHANGE |
|---|---|---|---|
| River Oaks | $35,600,000 | $35,400,000 | +1% |
| Royden Oaks, Oak Estates | 2,100,000 | 8,000,000 | -74% |
| Afton Oaks | 2,700,000 | 5,700,000 | -53% |
| Montrose (Single Family) | 38,800,000 | 19,600,000 | +98% |
| Montrose (Townhouses) | 8,600,000 | 11,500,000 | -25% |
| West University | 44,100,000 | 35,200,000 | +25% |
| Boulevard Oaks | 4,500,000 | 2,700,000 | +67% |
| Southampton | 13,400,000 | 3,700,000 | +262% |
| Southgate Area | 800,000 | 3,500,000 | -77% |
| Braes Heights, Ayrshire | 5,400,000 | 6,800,000 | -21% |
| Braeswood | 0 | 0 | NA |
| Bellaire | 21,900,000 | 20,500,000 | +7% |
| Westbury | 3,600,000 | 8,300,000 | -57% |
| Willow Meadow, Willow Bend | 6,800,000 | 4,800,000 | +42% |
| Knollwood, Woodside | 5,500,000 | 9,300,000 | -41% |
| Tanglewood | 15,600,000 | 6,000,000 | +160% |
| Briargrove | 3,800,000 | 4,700,000 | -19% |
| Briarmeadow | 5,100,000 | 3,800,000 | +34% |
| Briargrove Park | 5,200,000 | 10,300,000 | -50% |
| Memorial Close-in | 6,600,000 | 4,700,000 | +40% |
| Memorial Villages | 78,200,000 | 60,600,000 | +29% |
| Spring Valley, Hilshire | 5,200,000 | 8,500,000 | -39% |
| Memorial | 25,500,000 | 32,500,000 | -22% |
| Wilchester | 2,500,000 | 2,300,000 | +9% |
| Heights | 97,300,000 | 97,300,000 | 0% |
| Cottage Grove | 5,200,000 | 10,500,000 | -50% |
| Garden Oaks | 13,500,000 | 10,800,000 | +25% |
| Oak Forest | 42,100,000 | 41,100,000 | +2% |
| Shepherd Park Plaza | 6,400,000 | 11,900,000 | -46% |
| Timbergrove, Lazybrook | 20,900,000 | 21,300,000 | -2% |
| Shady Acres | 11,900,000 | 12,600,000 | -6% |
| **TOTAL** | **$538,800,000** | **$513,900,000** | **+5%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 2/28/2026

| | TOTAL | OVER $1M | OVER $2M | % OVER $1M |
|---|---|---|---|---|
| River Oaks | 23 | 23 | 22 | 100% |
| Royden Oaks, Oak Estates | 2 | 2 | 2 | 100% |
| Afton Oaks | 8 | 6 | 4 | 75% |
| Montrose (Single Family) | 96 | 42 | 4 | 44% |
| Montrose (Townhouses) | 55 | 3 | 0 | 5% |
| West University | 27 | 20 | 12 | 74% |
| Boulevard Oaks | 14 | 13 | 8 | 93% |
| Southampton | 6 | 6 | 5 | 100% |
| Southgate Area | 10 | 10 | 3 | 100% |
| Braes Heights, Ayrshire | 19 | 11 | 2 | 58% |
| Braeswood | 5 | 5 | 2 | 100% |
| Bellaire | 34 | 23 | 7 | 68% |
| Westbury | 63 | 1 | 0 | 2% |
| Willow Meadows, Willow Bend | 55 | 1 | 0 | 2% |
| Knollwood, Woodside | 19 | 3 | 0 | 16% |
| Tanglewood | 14 | 14 | 12 | 100% |
| Briargrove | 5 | 4 | 2 | 80% |
| Briarmeadow | 11 | 1 | 0 | 9% |
| Briargrove Park | 14 | 1 | 0 | 7% |
| Memorial Close-In | 6 | 5 | 5 | 83% |
| Memorial Villages | 39 | 39 | 38 | 100% |
| Spring Valley, Hilshire | 8 | 5 | 4 | 63% |
| Memorial | 64 | 30 | 13 | 47% |
| Wilchester | 1 | 1 | 1 | 100% |
| Heights | 350 | 80 | 12 | 23% |
| Cottage Grove | 40 | 0 | 0 | 0% |
| Garden Oaks | 29 | 20 | 7 | 69% |
| Oak Forest | 176 | 46 | 5 | 26% |
| Shepherd Park Plaza | 54 | 2 | 0 | 4% |
| Timbergrove, Lazybrook | 60 | 8 | 1 | 13% |
| Shady Acres | 104 | 1 | 0 | 1% |
| **TOTAL** | **1,411** | **426** | **171** | **30%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 2/28/2026

| | TOTAL | OVER $1M | OVER $2M | % OVER $1M |
|---|---|---|---|---|
| River Oaks | 6 | 5 | 5 | 83% |
| Royden Oaks, Oak Estates | 1 | 1 | 1 | 100% |
| Afton Oaks | 1 | 1 | 1 | 100% |
| Montrose (Single Family) | 42 | 13 | 0 | 31% |
| Montrose (Townhouses) | 17 | 0 | 0 | 0% |
| West University | 22 | 21 | 7 | 95% |
| Boulevard Oaks | 3 | 2 | 0 | 67% |
| Southampton | 4 | 4 | 3 | 100% |
| Southgate Area | 1 | 0 | 0 | 0% |
| Braes Heights, Ayrshire | 3 | 3 | 0 | 100% |
| Braeswood | 0 | 0 | 0 | 0% |
| Bellaire | 18 | 11 | 1 | 61% |
| Westbury | 12 | 0 | 0 | 0% |
| Willow Meadows, Willow Bend | 15 | 0 | 0 | 0% |
| Knollwood, Woodside | 8 | 2 | 0 | 25% |
| Tanglewood | 4 | 4 | 3 | 100% |
| Briargrove | 2 | 2 | 1 | 100% |
| Briarmeadow | 8 | 0 | 0 | 0% |
| Briargrove Park | 7 | 0 | 0 | 0% |
| Memorial Close-In | 3 | 3 | 1 | 100% |
| Memorial Villages | 18 | 18 | 15 | 100% |
| Spring Valley, Hilshire | 2 | 2 | 2 | 100% |
| Memorial | 27 | 7 | 1 | 26% |
| Wilchester | 2 | 1 | 0 | 50% |
| Heights | 109 | 31 | 3 | 28% |
| Cottage Grove | 10 | 0 | 0 | 0% |
| Garden Oaks | 11 | 7 | 1 | 64% |
| Oak Forest | 60 | 13 | 1 | 22% |
| Shepherd Park Plaza | 12 | 0 | 0 | 0% |
| Timbergrove, Lazybrook | 29 | 4 | 0 | 14% |
| Shady Acres | 23 | 0 | 0 | 0% |
| **TOTAL** | **480** | **155** | **46** | **32%** |

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

## HIGH END MARKET | 2/28/26

| Listings | RO | Tanglewood | Villages | West U | Close-In Memorial |
|---|---|---|---|---|---|
| UNDER $500,000 | 0 | 0 | 0 | 1 | 0 |
| $500,000 - $999,999 | 0 | 0 | 0 | 6 | 1 |
| $1,000,000 - $1,999,999 | 1 | 2 | 1 | 8 | 0 |
| $2,000,000 - $2,999,999 | 2 | 4 | 4 | 5 | 1 |
| $3,000,000+ | 20 | 8 | 34 | 7 | 4 |
| **TOTAL** | **23** | **14** | **39** | **27** | **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 | 1 | 0 |
| $1,000,000 - $1,999,999 | 0 | 1 | 3 | 14 | 2 |
| $2,000,000 - $2,999,999 | 2 | 0 | 2 | 4 | 0 |
| $3,000,000+ | 3 | 3 | 13 | 3 | 1 |
| **TOTAL** | **6** | **4** | **18** | **22** | **3** |

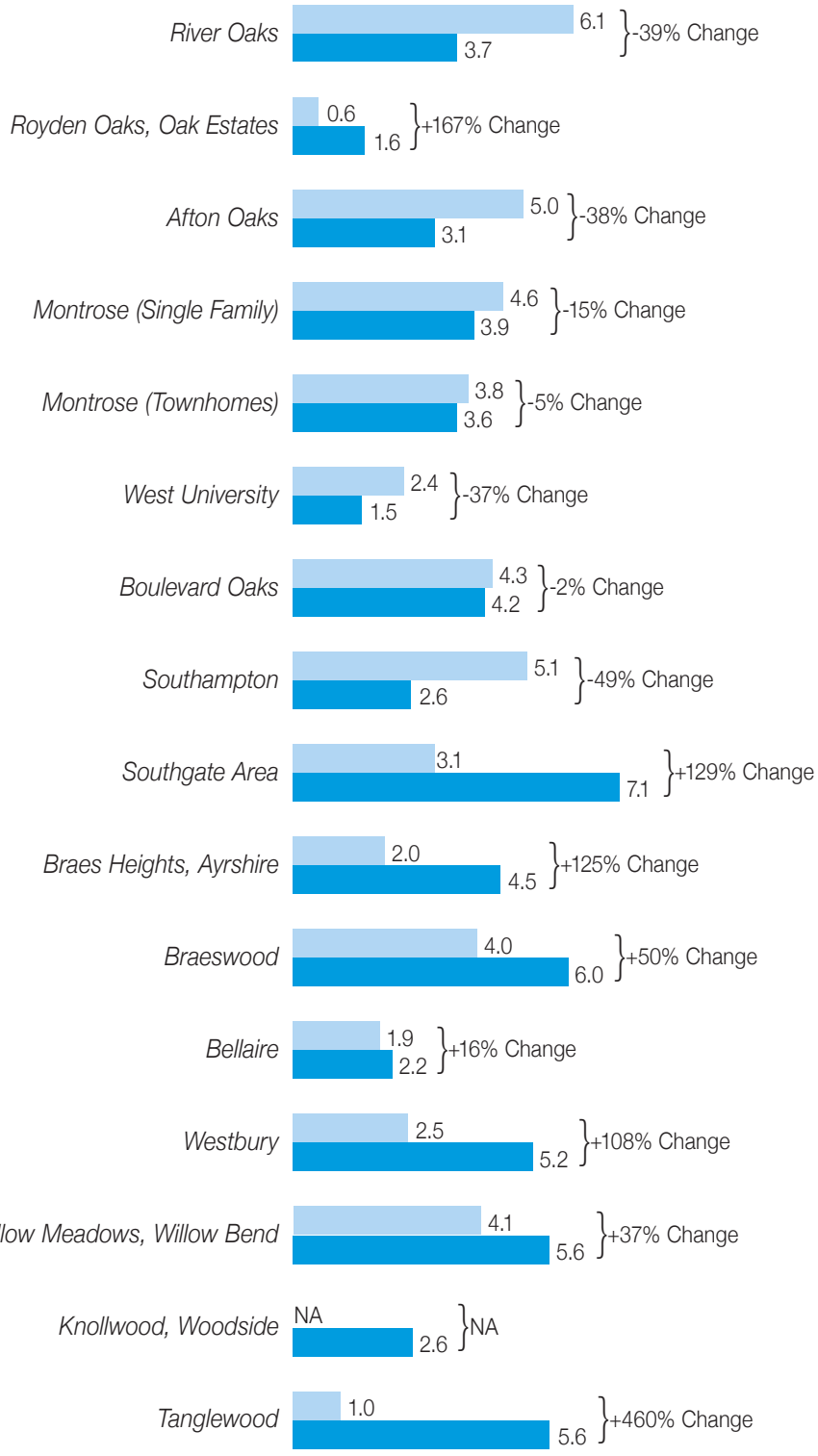
*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

## *INVENTORY SUPPLY (in months)*



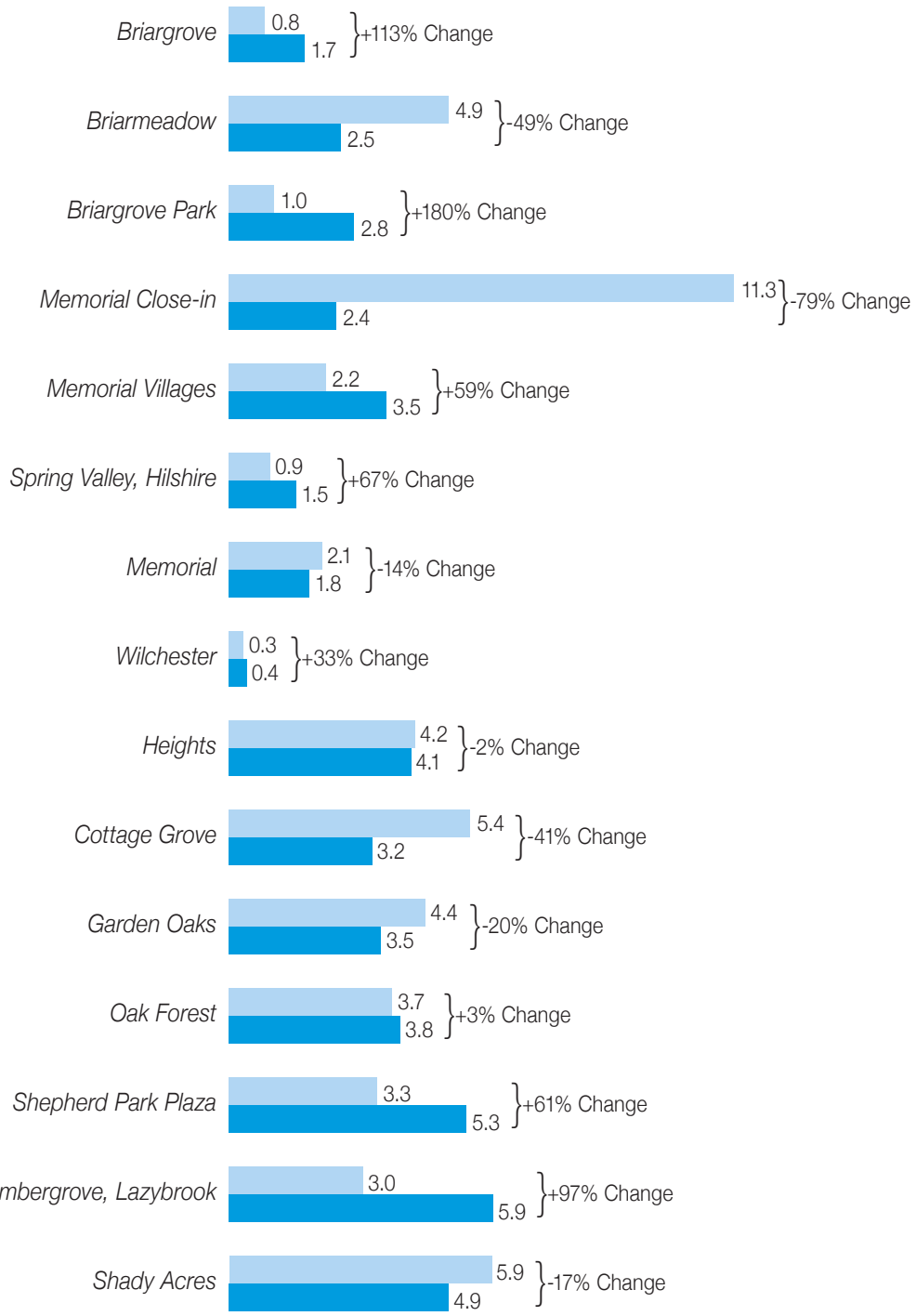

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*

GREENWOOD KING PROPERTIES

*a place to find your home*

# HOUSTON MARKET REPORT

## *INVENTORY SUPPLY* *(in months)*




*LEGEND*

2/25 2/26

*If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 2/28/26.*