

GREENWOOD KING

APRIL 2026



a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/26 - 4/30/26	1/01/25 - 4/30/25	CHANGE
River Oaks	22	24	-8%
Royden Oaks, Oak Estates	2	7	-71%
Afton Oaks	5	12	-58%
Montrose (Single Family)	86	79	+9%
Montrose (Townhouses)	37	53	-30%
West University	50	63	-21%
Boulevard Oaks	12	15	-20%
Southampton	7	9	-22%
Southgate Area	4	9	-56%
Braes Heights, Ayrshire	15	16	-6%
Braeswood	0	1	NA
Bellaire	44	41	+7%
Westbury	51	45	+13%
Willow Meadows, Willow Bend	42	29	+45%
Knollwood, Woodside	18	36	-50%
Tanglewood	11	5	+120%
Briargrove	11	13	-15%
Briar Meadow	18	19	-5%
Briargrove Park	31	22	+41%
Memorial Close-in	8	9	-11%
Memorial Villages	36	38	-5%
Spring Valley, Hilshire	24	23	+4%
Memorial	93	86	+8%
Wilchester	7	8	-12%
Heights	292	298	-2%
Cottage Grove	35	51	-31%
Garden Oaks	27	26	+4%
Oak Forest	163	165	-1%
Shepherd Park Plaza	36	45	-20%
Timbergrove, Lazybrook	69	79	-13%
Shady Acres	59	68	-13%
TOTAL	1,315	1,394	-6%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/26 - 4/30/26	1/01/25 - 4/30/25	CHANGE
River Oaks	\$5,368,000	\$3,656,000	+47%
Royden Oaks, Oak Estates	1,795,000	2,306,000	-22%
Afton Oaks	1,936,000	2,262,000	-14%
Montrose (Single Family)	913,000	967,000	-6%
Montrose (Townhouses)	470,000	461,000	+2%
West University	2,183,000	2,012,000	+8%
Boulevard Oaks	1,845,000	1,732,000	+7%
Southampton	2,546,000	2,061,000	+24%
Southgate Area	1,631,000	1,484,000	+10%
Braes Heights, Ayrshire	1,502,000	1,264,000	+19%
Braeswood	NA	2,610,000	NA
Bellaire	1,307,000	1,309,000	0%
Westbury	340,000	378,000	-10%
Willow Meadows, Willow Bend	448,000	368,000	+22%
Knollwod, Woodside	638,000	654,000	-2%
Tanglewood	2,947,000	2,111,000	+40%
Briargrove	1,369,000	1,353,000	+1%
Briar Meadow	649,000	606,000	+7%
Briargrove Park	781,000	793,000	-2%
Memorial Close-in	2,172,000	2,973,000	-27%
Memorial Villages	3,879,000	3,336,000	+16%
Spring Valley, Hilshire	1,880,000	1,372,000	+37%
Memorial	1,176,000	1,178,000	0%
Wilchester	1,534,000	1,088,000	+41%
Heights	873,000	845,000	+3%
Cottage Grove	537,000	570,000	-6%
Garden Oaks	1,064,000	1,034,000	+3%
Oak Forest	723,000	635,000	+14%
Shepherd Park Plaza	539,000	549,000	-2%
Timbergrove, Lazybrook	705,000	778,000	-9%
Shady Acres	528,000	564,000	-6%
AVERAGE	\$1,092,000	\$1,031,000	+6%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/26 - 4/30/26	1/01/25 - 4/30/25	CHANGE
River Oaks	42	53	-21%
Royden Oaks, Oak Estates	26	59	-56%
Afton Oaks	58	37	+57%
Montrose (Single Family)	46	42	+10%
Montrose (Townhouses)	56	49	+14%
West University	30	22	+36%
Boulevard Oaks	77	24	+221%
Southampton	34	30	+13%
Southgate Area	52	14	+271%
Braes Heights, Ayrshire	23	35	-34%
Braeswood	NA	3	NA
Bellaire	49	32	+53%
Westbury	42	43	-2%
Willow Meadows, Willow Bend	52	32	+63%
Knollwood, Woodside	42	31	+35%
Tanglewood	45	79	-43%
Briargrove	26	12	+117%
Briar meadow	35	43	-19%
Briargrove Park	32	28	+14%
Memorial Close-in	25	32	-22%
Memorial Villages	59	23	+157%
Spring Valley, Hilshire	16	28	-43%
Memorial	25	30	-17%
Wilchester	10	12	-17%
Heights	42	36	+17%
Cottage Grove	39	38	+3%
Garden Oaks	34	57	-40%
Oak Forest	40	39	+3%
Shepherd Park Plaza	29	23	+26%
Timbergrove, Lazybrook	32	41	-22%
Shady Acres	50	26	+92%
AVERAGE	39	34	+15%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	4/30/26	4/30/25	CHANGE
River Oaks	25	39	-36%
Royden Oaks, Oak Estates	9	6	+50%
Afton Oaks	5	11	-55%
Montrose (Single Family)	113	113	0%
Montrose (Townhouses)	61	65	-6%
West University	31	38	-18%
Boulevard Oaks	18	16	+13%
Southampton	5	9	-44%
Southgate Area	12	5	+140%
Braes Heights, Ayrshire	11	19	-42%
Braeswood	7	2	+250%
Bellaire	43	45	-4%
Westbury	64	48	+33%
Willow Meadows, Willow Bend	54	43	+26%
Knollwood, Woodside	19	31	-39%
Tanglewood	15	15	0%
Briargrove	6	5	+20%
Briar Meadow	13	18	-28%
Briargrove Park	11	13	-15%
Memorial Close-In	6	16	-62%
Memorial Villages	47	45	+4%
Spring Valley, Hilshire	12	9	+33%
Memorial	78	104	-25%
Wilchester	5	4	+25%
Heights	422	440	-4%
Cottage Grove	58	67	-13%
Garden Oaks	31	40	-22%
Oak Forest	191	215	-11%
Shepherd Park Plaza	59	51	+16%
Timbergrove, Lazybrook	81	61	+33%
Shady Acres	124	121	+2%
TOTAL	1,636	1,714	-5%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/26 - 4/30/26	1/01/25 - 4/30/25	CHANGE
River Oaks	\$118,100,000	\$87,800,000	+35%
Royden Oaks, Oak Estates	3,600,000	16,100,000	-78%
Afton Oaks	9,700,000	27,100,000	-64%
Montrose (Single Family)	78,500,000	76,400,000	+3%
Montrose (Townhouses)	17,400,000	24,400,000	-29%
West University	109,100,000	130,600,000	-16%
Boulevard Oaks	22,100,000	26,000,000	-15%
Southampton	17,800,000	18,500,000	-4%
Southgate Area	6,500,000	13,400,000	-51%
Braes Heights, Ayrshire	22,500,000	20,200,000	+11%
Braeswood	0	2,600,000	NA
Bellaire	57,500,000	53,700,000	+7%
Westbury	17,300,000	17,000,000	+2%
Willow Meadow, Willow Bend	18,800,000	700,000	+76%
Knollwood, Woodside	11,500,000	23,500,000	-51%
Tanglewood	32,400,000	10,600,000	+206%
Briargrove	15,100,000	17,600,000	-14%
Briarmeadow	11,700,000	11,500,000	+2%
Briargrove Park	24,200,000	17,400,000	+39%
Memorial Close-in	17,400,000	26,800,000	-35%
Memorial Villages	139,600,000	126,800,000	+10%
Spring Valley, Hilshire	45,100,000	31,500,000	+43%
Memorial	109,400,000	101,300,000	+8%
Wilchester	10,700,000	8,700,000	+23%
Heights	254,800,000	251,700,000	+1%
Cottage Grove	18,800,000	29,100,000	-35%
Garden Oaks	28,700,000	26,900,000	+7%
Oak Forest	117,900,000	104,700,000	+13%
Shepherd Park Plaza	19,400,000	24,700,000	-21%
Timbergrove, Lazybrook	48,700,000	61,500,000	-21%
Shady Acres	31,200,000	38,400,000	-19%
TOTAL	\$1,435,500,000	\$1,437,200,000	0%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 4/30/2026

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	25	25	25	100%
Royden Oaks, Oak Estates	9	9	9	100%
Afton Oaks	5	4	3	80%
Montrose (Single Family)	113	52	7	46%
Montrose (Townhouses)	61	4	0	7%
West University	31	26	16	84%
Boulevard Oaks	18	15	10	84%
Southampton	5	5	3	100%
Southgate Area	12	12	7	100%
Braes Heights, Ayrshire	11	8	1	73%
Braeswood	7	6	5	86%
Bellaire	43	32	10	74%
Westbury	64	0	0	0%
Willow Meadows, Willow Bend	54	1	0	2%
Knollwood, Woodside	19	6	0	32%
Tanglewood	15	15	11	100%
Briargrove	6	3	1	50%
Briar meadow	13	0	0	0%
Briargrove Park	11	1	0	9%
Memorial Close-In	6	6	6	100%
Memorial Villages	47	47	46	100%
Spring Valley, Hilshire	12	12	4	100%
Memorial	78	33	14	42%
Wilchester	5	5	0	100%
Heights	422	96	12	23%
Cottage Grove	58	2	1	3%
Garden Oaks	31	23	7	74%
Oak Forest	191	45	3	24%
Shepherd Park Plaza	59	4	0	7%
Timbergrove, Lazybrook	81	10	2	12%
Shady Acres	124	0	0	0%
TOTAL	1,636	507	206	31%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 4/30/2026

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	22	21	20	95%
Royden Oaks, Oak Estates	2	2	1	100%
Afton Oaks	5	3	3	60%
Montrose (Single Family)	86	26	2	30%
Montrose (Townhouses)	37	0	0	0%
West University	50	49	26	98%
Boulevard Oaks	12	9	4	75%
Southampton	7	7	4	100%
Southgate Area	4	3	1	75%
Braes Heights, Ayrshire	15	11	2	73%
Braeswood	0	0	0	0%
Bellaire	44	33	1	75%
Westbury	51	0	0	0%
Willow Meadows, Willow Bend	42	0	0	0%
Knollwood, Woodside	18	4	0	22%
Tanglewood	11	10	7	91%
Briargrove	11	9	2	82%
Briarmeadow	18	0	0	0%
Briargrove Park	31	4	0	13%
Memorial Close-In	8	7	3	88%
Memorial Villages	36	36	32	100%
Spring Valley, Hilshire	24	21	11	88%
Memorial	93	46	9	49%
Wilchester	7	5	2	71%
Heights	292	81	9	28%
Cottage Grove	35	0	0	0%
Garden Oaks	27	13	2	48%
Oak Forest	163	40	3	25%
Shepherd Park Plaza	36	0	0	0%
Timbergrove, Lazybrook	69	8	0	12%
Shady Acres	59	0	0	0%
TOTAL	1,315	448	144	34%

HOUSTON MARKET REPORT

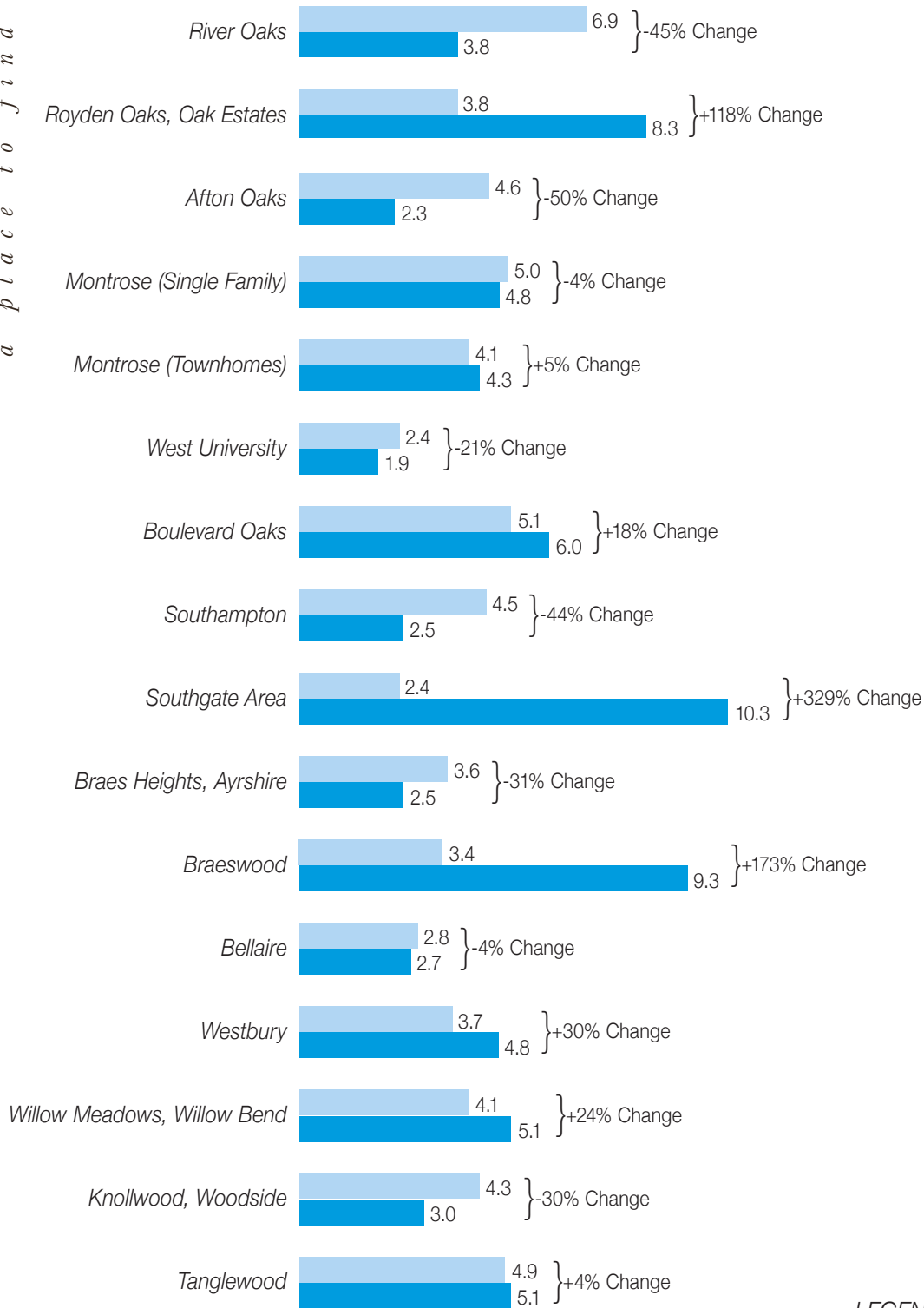
HIGH END MARKET | 4/30/26

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	2	0
\$500,000 - \$999,999	0	0	0	3	0
\$1,000,000 - \$1,999,999	0	1	1	10	0
\$2,000,000 - \$2,999,999	5	5	7	6	2
\$3,000,000+	20	9	39	10	4
TOTAL	25	15	47	31	6

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	1	1	0	1	1
\$1,000,000 - \$1,999,999	1	3	4	23	4
\$2,000,000 - \$2,999,999	5	3	11	18	1
\$3,000,000+	15	4	21	8	2
TOTAL	22	11	36	50	8

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

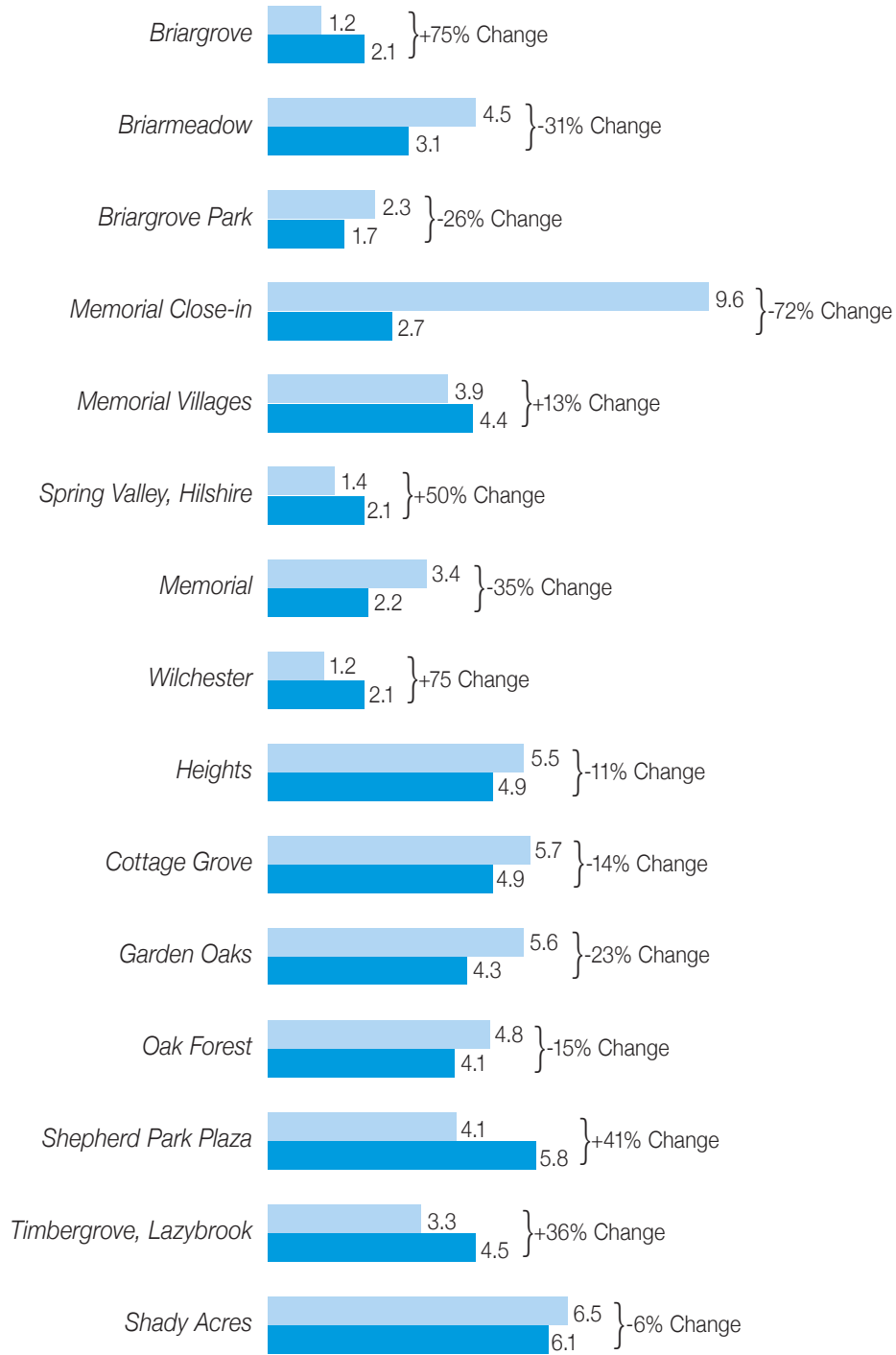


LEGEND

4/25 4/26

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

4/25 4/26