

GREENWOOD KING

MAY 2025



a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/25 - 5/31/25	1/01/24 - 5/31/24	CHANGE
River Oaks	34	26	+31%
Royden Oaks, Oak Estates	9	8	+13%
Afton Oaks	12	14	-14%
Montrose (Single Family)	108	117	-8%
Montrose (Townhouses)	77	91	-15%
West University	94	96	-2%
Boulevard Oaks	21	18	+17%
Southampton	12	6	+100%
Southgate Area	12	8	+50%
Braes Heights, Ayrshire	19	18	+6%
Braeswood	1	3	-67%
Bellaire	61	75	-19%
Westbury	61	80	-24%
Willow Meadows, Willow Bend	42	50	-16%
Knollwood, Woodside	42	44	-5%
Tanglewood	7	19	-63%
Briargrove	16	19	-16%
Briar Meadow	22	26	-15%
Briargrove Park	30	28	+7%
Memorial Close-in	12	11	+9%
Memorial Villages	49	58	-16%
Spring Valley, Hilshire	30	29	+3%
Memorial	145	181	-20%
Wilchester	10	20	-50%
Heights	411	431	-5%
Cottage Grove	60	44	+36%
Garden Oaks	36	31	+16%
Oak Forest	212	206	+3%
Shepherd Park Plaza	59	48	+23%
Timbergrove, Lazybrook	97	86	+13%
Shady Acres	90	103	-13%
TOTAL	1,891	1,994	-5%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/25 - 5/31/25	1/01/24 - 5/31/24	CHANGE
River Oaks	\$4,170,000	\$3,797,000	+10%
Royden Oaks, Oak Estates	2,677,000	2,283,000	+17%
Afton Oaks	2,262,000	1,257,000	+80%
Montrose (Single Family)	983,000	901,000	+4%
Montrose (Townhouses)	477,000	493,000	-3%
West University	2,009,000	1,909,000	+5%
Boulevard Oaks	1,781,000	1,476,000	+21%
Southampton	1,870,000	1,865,000	0%
Southgate Area	1,399,000	1,228,000	+14%
Braes Heights, Ayrshire	1,366,000	1,303,000	+5%
Braeswood	2,610,000	826,000	+216%
Bellaire	1,386,000	1,181,000	+17%
Westbury	389,000	335,000	+16%
Willow Meadows, Willow Bend	373,000	368,000	+1%
Knollwood, Woodside	653,000	617,000	+6%
Tanglewood	2,202,000	2,675,000	-18%
Briargrove	1,464,000	1,432,000	+2%
Briarmeadow	621,000	528,000	+18%
Briargrove Park	785,000	826,000	-5%
Memorial Close-in	3,056,000	3,744,000	-18%
Memorial Villages	3,377,000	2,758,000	+22%
Spring Valley, Hilshire	1,475,000	1,310,000	+13%
Memorial	1,168,000	1,108,000	+5%
Wilchester	1,081,000	1,240,000	-13%
Heights	836,000	808,000	+3%
Cottage Grove	560,000	502,000	+12%
Garden Oaks	978,000	1,039,000	-6%
Oak Forest	661,000	710,000	-7%
Shepherd Park Plaza	570,000	557,000	+2%
Timbergrove, Lazybrook	751,000	679,000	+11%
Shady Acres	546,000	580,000	-6%
TOTAL MARKET	\$1,051,000	\$990,000	+6%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/25 - 5/31/25	1/01/24 - 5/31/24	CHANGE
River Oaks	54	37	+46%
Royden Oaks, Oak Estates	52	50	+4%
Afton Oaks	37	59	-37%
Montrose (Single Family)	38	36	+6%
Montrose (Townhouses)	44	35	+26%
West University	23	27	-15%
Boulevard Oaks	18	29	-38%
Southampton	27	28	-4%
Southgate Area	12	18	-33%
Braes Heights, Ayrshire	47	56	-16%
Braeswood	3	34	-91%
Bellaire	27	32	-16%
Westbury	36	32	+13%
Willow Meadows, Willow Bend	40	30	+33%
Knollwood, Woodside	29	25	+16%
Tanglewood	69	43	+60%
Briargrove	11	19	-42%
Briar Meadow	38	29	+31%
Briargrove Park	24	37	-35%
Memorial Close-in	31	39	-21%
Memorial Villages	31	52	-38%
Spring Valley, Hilshire	26	30	-13%
Memorial	26	32	-19%
Wilchester	11	14	-21%
Heights	34	34	0%
Cottage Grove	38	26	+46%
Garden Oaks	52	39	+33%
Oak Forest	38	34	+12%
Shepherd Park Plaza	23	29	-21%
Timbergrove, Lazybrook	36	33	+9%
Shady Acres	27	34	-21%
AVERAGE	32	34	-6%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	5/31/25	5/31/24	CHANGE
River Oaks	45	38	+18%
Royden Oaks, Oak Estates	4	7	-43%
Afton Oaks	13	8	+63%
Montrose (Single Family)	121	96	+26%
Montrose (Townhouses)	78	40	+95%
West University	32	39	-18%
Boulevard Oaks	13	12	+8%
Southampton	9	8	+13%
Southgate Area	2	3	-33%
Braes Heights, Ayrshire	15	22	-32%
Braeswood	4	3	+33%
Bellaire	50	45	+11%
Westbury	55	54	+2%
Willow Meadows, Willow Bend	37	43	-14%
Knollwood, Woodside	38	NA	NA
Tanglewood	21	19	+11%
Briargrove	8	5	+60%
Briar meadow	14	15	-7%
Briargrove Park	12	11	+9%
Memorial Close-In	15	13	+15%
Memorial Villages	46	38	+21%
Spring Valley, Hilshire	12	15	-20%
Memorial	103	86	+20%
Wilchester	7	2	+250%
Heights	457	289	+58%
Cottage Grove	60	32	+88%
Garden Oaks	34	23	+48%
Oak Forest	228	154	+48%
Shepherd Park Plaza	46	44	+5%
Timbergrove, Lazybrook	84	57	+47%
Shady Acres	116	51	+127%
TOTAL	1,741	1,272	+ 37%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/25 - 5/31/25	1/01/24 - 5/31/24	CHANGE
River Oaks	\$141,800,000	\$98,700,000	+44%
Royden Oaks, Oak Estates	24,100,000	18,300,000	+32%
Afton Oaks	27,100,000	17,600,000	+54%
Montrose (Single Family)	100,700,000	105,400,000	-4%
Montrose (Townhouses)	36,700,000	44,900,000	-18%
West University	188,900,000	183,300,000	+3%
Boulevard Oaks	37,400,000	26,600,000	+41%
Southampton	22,400,000	11,200,000	+100%
Southgate Area	16,800,000	9,800,000	+71%
Braes Heights, Ayrshire	25,900,000	23,500,000	+10%
Braeswood	2,600,000	2,500,000	+4%
Bellaire	84,600,000	88,600,000	-5%
Westbury	23,700,000	26,800,000	-12%
Willow Meadow, Willow Bend	15,700,000	18,400,000	-15%
Knollwood, Woodside	27,400,000	27,100,000	+1%
Tanglewood	15,400,000	50,800,000	-70%
Briargrove	23,400,000	27,200,000	-14%
Briar Meadow	13,700,000	13,200,000	+4%
Briargrove Park	23,500,000	23,100,000	+2%
Memorial Close-in	36,700,000	41,100,000	-11%
Memorial Villages	165,500,000	160,000,000	+3%
Spring Valley, Hilshire	44,200,000	38,000,000	+16%
Memorial	169,400,000	200,500,000	-16%
Wilchester	10,800,000	24,500,000	-56%
Heights	343,800,000	348,400,000	-1%
Cottage Grove	33,600,000	22,100,000	+52%
Garden Oaks	35,200,000	32,200,000	+9%
Oak Forest	140,000,000	146,200,000	-4%
Shepherd Park Plaza	33,600,000	26,700,000	+26%
Timbergrove, Lazybrook	72,800,000	58,400,000	+25%
Shady Acres	49,100,000	59,800,000	-18%
TOTAL	\$1,986,500,000	\$ 1,974,900,000	+1%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 5/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	45	45	42	100%
Royden Oaks, Oak Estates	4	4	4	100%
Afton Oaks	13	10	8	77%
Montrose (Single Family)	121	58	8	48%
Montrose (Townhouses)	78	2	0	3%
West University	32	28	15	88%
Boulevard Oaks	13	13	7	100%
Southampton	9	9	6	100%
Southgate Area	2	2	1	100%
Braes Heights, Ayrshire	15	8	2	53%
Braeswood	4	3	0	75%
Bellaire	50	36	4	72%
Westbury	55	0	0	0%
Willow Meadows, Willow Bend	37	2	0	5%
Knollwood, Woodside	38	5	0	13%
Tanglewood	21	21	16	100%
Briargrove	8	5	1	63%
Briar Meadow	14	0	0	0%
Briargrove Park	12	1	0	8%
Memorial Close-In	15	13	13	87%
Memorial Villages	45	45	44	100%
Spring Valley, Hilshire	12	5	1	42%
Memorial	103	54	11	52%
Wilchester	7	5	0	71%
Heights	457	97	15	21%
Cottage Grove	60	2	0	3%
Garden Oaks	34	19	7	56%
Oak Forest	228	68	8	30%
Shepherd Park Plaza	46	2	0	4%
Timbergrove, Lazybrook	84	14	2	17%
Shady Acres	116	0	0	0%
TOTAL FOR 31 MARKETS	1,779	576	215	32%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 5/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	34	34	31	100%
Royden Oaks, Oak Estates	9	9	6	100%
Afton Oaks	12	10	9	83%
Montrose (Single Family)	108	30	3	28%
Montrose (Townhouses)	77	0	0	0%
West University	94	89	42	95%
Boulevard Oaks	21	17	4	81%
Southampton	12	12	5	100%
Southgate Area	12	8	2	75%
Braes Heights, Ayrshire	19	12	2	63%
Braeswood	1	1	1	100%
Bellaire	61	45	6	74%
Westbury	61	0	0	0%
Willow Meadows, Willow Bend	42	0	0	0%
Knollwood, Woodside	42	9	0	21%
Tanglewood	7	7	3	100%
Briargrove	16	11	3	69%
Briarmeadow	22	0	0	0%
Briargrove Park	30	5	0	17%
Memorial Close-In	12	12	5	100%
Memorial Villages	49	49	41	100%
Spring Valley, Hilshire	30	20	7	67%
Memorial	145	76	12	52%
Wilchester	10	7	0	70%
Heights	411	93	10	23%
Cottage Grove	60	2	0	3%
Garden Oaks	36	16	1	44%
Oak Forest	212	47	0	22%
Shepherd Park Plaza	59	4	0	7%
Timbergrove, Lazybrook	97	14	1	14%
Shady Acres	90	0	0	0%
TOTAL	1,891	639	191	34%

HOUSTON MARKET REPORT

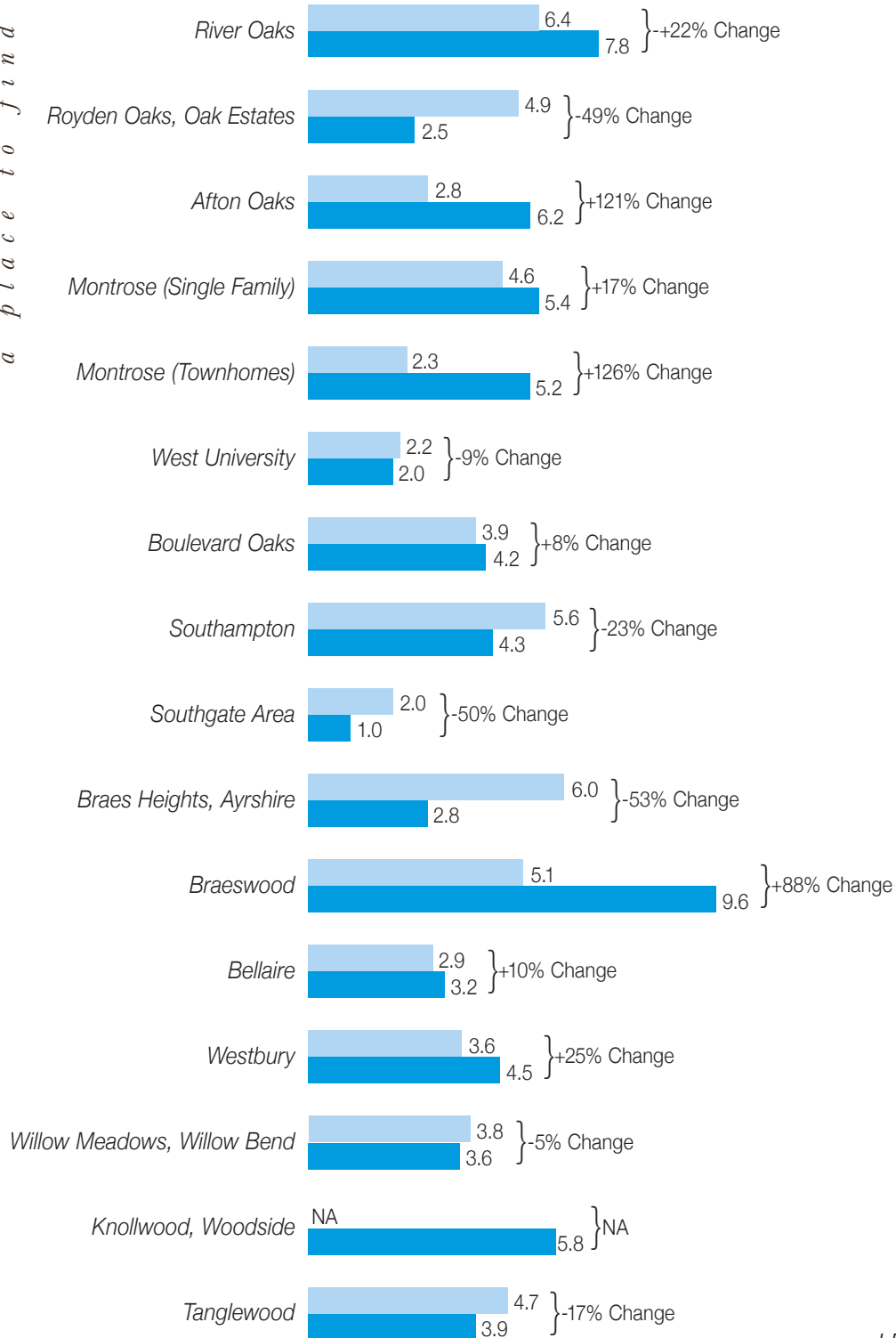
HIGH END MARKET | 5/31/25

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	2	0
\$500,000 - \$999,999	0	0	0	2	2
\$1,000,000 - \$1,999,999	3	5	1	13	0
\$2,000,000 - \$2,999,999	6	2	14	8	4
\$3,000,000+	36	14	30	7	9
TOTAL	45	21	45	32	15

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	5	0
\$1,000,000 - \$1,999,999	3	4	8	47	7
\$2,000,000 - \$2,999,999	10	2	16	31	1
\$3,000,000+	21	1	25	11	4
TOTAL	34	7	49	94	12

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

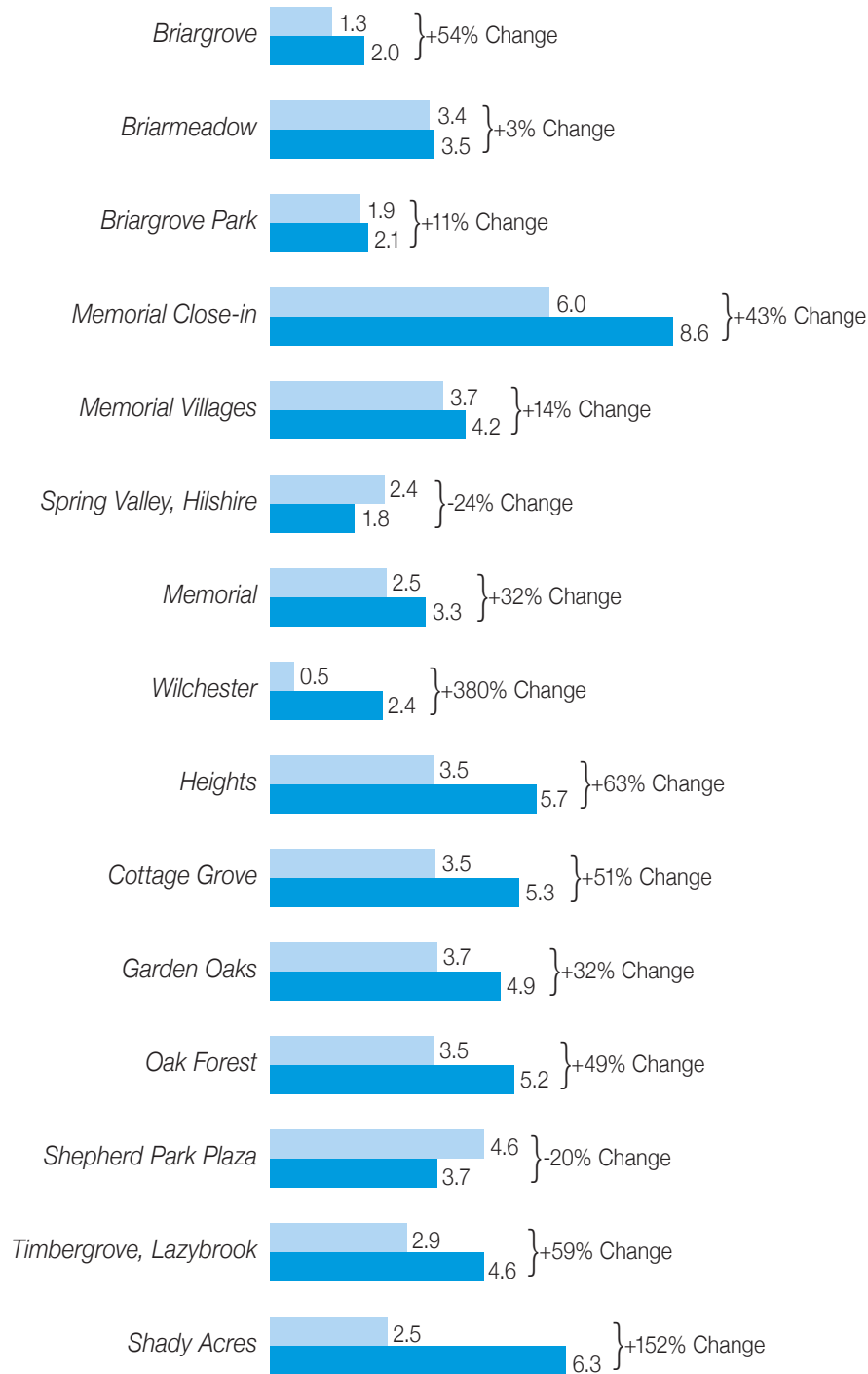


LEGEND



HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

