GREENWOOD KING

MAY 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 - 5/31/26	1/01/25 - 5/31/25	CHANGE
River Oaks	30	34	-12%
Royden Oaks, Oak Estates	3	9	-67%
Afton Oaks	8	12	-33%
Montrose (Single Family)	112	108	+4%
Montrose (Townhouses)	64	77	-17%
West University	68	94	-28%
Boulevard Oaks	17	21	-19%
Southampton	13	12	+8%
Southgate Area	7	12	-42%
Braes Heights, Ayrshire	22	19	+16%
Braeswood	3	1	+200%
Bellaire	66	61	+8%
Westbury	66	61	+8%
Willow Meadows, Willow Bend	54	42	+29%
Knollwood, Woodside	28	42	-33%
Tanglewood	16	7	+129%
Briargrove	22	16	+38%
Briarmeadow	22	22	0%
Briargrove Park	37	30	+23%
Memorial Close-in	10	12	-17%
Memorial Villages	48	49	-2%
Spring Valley, Hilshire	29	30	-3%
Memorial	140	145	-3%
Wilchester	14	10	+40%
Heights	391	411	-5%
Cottage Grove	47	60	-22%
Garden Oaks	35	36	-3%
Oak Forest	218	212	+3%
Shepherd Park Plaza	56	59	-5%
Timbergrove, Lazybrook	86	97	-11%
Shady Acres	79	90	-12%
TOTAL	**1,811**	**1,891**	**-4%**

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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/26 - 5/31/26	1/01/25 - 5/31/25	CHANGE
River Oaks	$4,794,000	$4,170,000	+15%
Royden Oaks, Oak Estates	2,444,000	2,677,000	-9%
Afton Oaks	1,986,000	2,262,000	-12%
Montrose (Single Family)	930,000	983,000	-5%
Montrose (Townhouses)	485,000	477,000	+2%
West University	2,085,000	2,009,000	+4%
Boulevard Oaks	2,000,000	1,781,000	+12%
Southampton	2,392,000	1,870,000	+28%
Southgate Area	1,663,000	1,399,000	+19%
Braes Heights, Ayrshire	1,509,000	1,366,000	+10%
Braeswood	1,538,000	2,610,000	-41%
Bellaire	1,335,000	1,386,000	-4%
Westbury	336,000	389,000	-14%
Willow Meadows, Willow Bend	437,000	373,000	+17%
Knollwood, Woodside	677,000	653,000	+4%
Tanglewood	3,216,000	2,202,000	+46%
Briargrove	1,685,000	1,464,000	+15%
Briarmeadow	651,000	621,000	+5%
Briargrove Park	798,000	785,000	+2%
Memorial Close-in	2,908,000	3,056,000	-5%
Memorial Villages	3,778,000	3,377,000	+12%
Spring Valley, Hilshire	1,840,000	1,475,000	+25%
Memorial	1,260,000	1,168,000	+8%
Wilchester	1,374,000	1,081,000	+27%
Heights	884,000	836,000	+6%
Cottage Grove	540,000	560,000	-4%
Garden Oaks	1,126,000	978,000	+15%
Oak Forest	751,000	661,000	+14%
Shepherd Park Plaza	577,000	570,000	+1%
Timbergrove, Lazybrook	710,000	751,000	-5%
Shady Acres	531,000	546,000	-3%
AVERAGE	**$1,111,000**	**$1,051,000**	**+6%**

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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/26 - 5/31/26	1/01/25 - 5/31/25	CHANGE
River Oaks	38	54	-30%
Royden Oaks, Oak Estates	19	52	-63%
Afton Oaks	39	37	+5%
Montrose (Single Family)	46	38	+21%
Montrose (Townhouses)	51	44	+16%
West University	28	23	+22%
Boulevard Oaks	59	18	+228%
Southampton	27	27	0%
Southgate Area	33	12	+175%
Braes Heights, Ayrshire	27	47	-43%
Braeswood	61	3	+1933%
Bellaire	41	27	+52%
Westbury	41	36	+14%
Willow Meadows, Willow Bend	45	40	+13%
Knollwood, Woodside	34	29	+17%
Tanglewood	45	69	-35%
Briargrove	21	11	+91%
Briarmeadow	31	38	-18%
Briargrove Park	28	24	+17%
Memorial Close-in	36	31	+16%
Memorial Villages	55	31	+77%
Spring Valley, Hilshire	36	26	+38%
Memorial	24	26	-8%
Wilchester	10	11	-9%
Heights	39	34	+15%
Cottage Grove	34	38	-11%
Garden Oaks	31	52	-40%
Oak Forest	36	38	-5%
Shepherd Park Plaza	27	23	+17%
Timbergrove, Lazybrook	30	36	-17%
Shady Acres	46	27	+70%
AVERAGE	**36**	**32**	**+13%**

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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	5/31/26	5/31/25	CHANGE
River Oaks	28	45	-38%
Royden Oaks, Oak Estates	6	4	+50%
Afton Oaks	7	13	-46%
Montrose (Single Family)	111	121	-8%
Montrose (Townhouses)	64	78	-18%
West University	36	32	+13%
Boulevard Oaks	17	13	+31%
Southampton	6	9	-33%
Southgate Area	11	2	+450%
Braes Heights, Ayrshire	9	15	-40%
Braeswood	7	4	+75%
Bellaire	37	50	-26%
Westbury	60	55	+9%
Willow Meadows, Willow Bend	65	37	+76%
Knollwood, Woodside	25	38	-34%
Tanglewood	11	21	-48%
Briargrove	11	8	+38%
Briarmeadow	13	14	-7%
Briargrove Park	9	12	-25%
Memorial Close-In	8	15	-47%
Memorial Villages	44	46	-4%
Spring Valley, Hilshire	18	12	+50%
Memorial	73	103	-29%
Wilchester	3	7	-57%
Heights	428	457	-6%
Cottage Grove	71	60	+18%
Garden Oaks	27	34	-21%
Oak Forest	199	228	-13%
Shepherd Park Plaza	60	46	+30%
Timbergrove, Lazybrook	83	84	-1%
Shady Acres	123	116	+6%
TOTAL	**1,670**	**1,741**	**-4%**

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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

SALES VOLUME	1/01/26 - 5/31/26	1/01/25 - 5/31/25	CHANGE
River Oaks	$143,900,000	$141,800,000	+1%
Royden Oaks, Oak Estates	7,300,000	24,100,000	-70%
Afton Oaks	15,900,000	27,100,000	-41%
Montrose (Single Family)	104,100,000	100,700,000	+3%
Montrose (Townhouses)	31,000,000	36,700,000	-16%
West University	141,800,000	188,900,000	-25%
Boulevard Oaks	34,000,000	37,400,000	-9%
Southampton	31,100,000	22,400,000	+39%
Southgate Area	11,600,000	16,800,000	-31%
Braes Heights, Ayrshire	33,200,000	25,900,000	+28%
Braeswood	4,600,000	2,600,000	+77%
Bellaire	88,100,000	84,600,000	+4%
Westbury	22,200,000	23,700,000	-6%
Willow Meadow, Willow Bend	23,600,000	15,700,000	+50%
Knollwood, Woodside	19,000,000	27,400,000	-31%
Tanglewood	51,500,000	15,400,000	+234%
Briargrove	37,100,000	23,400,000	+59%
Briarmeadow	14,300,000	13,700,000	+4%
Briargrove Park	29,500,000	23,500,000	+26%
Memorial Close-in	29,100,000	36,700,000	-21%
Memorial Villages	181,300,000	165,500,000	+10%
Spring Valley, Hilshire	53,400,000	44,200,000	+21%
Memorial	176,400,000	169,400,000	+4%
Wilchester	19,200,000	10,800,000	+78%
Heights	345,500,000	343,800,000	0%
Cottage Grove	25,400,000	33,600,000	-24%
Garden Oaks	39,400,000	35,200,000	+12%
Oak Forest	163,800,000	140,000,000	-17%
Shepherd Park Plaza	32,300,000	33,600,000	-4%
Timbergrove, Lazybrook	61,100,000	72,800,000	-16%
Shady Acres	41,900,000	49,100,000	-15%
TOTAL	**$2,012,600,000**	**$1,986,500,000**	**+1%**

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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 5/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	28	28	27	100%
Royden Oaks, Oak Estates	6	6	6	100%
Afton Oaks	7	5	3	71%
Montrose (Single Family)	111	51	6	46%
Montrose (Townhouses)	64	5	0	8%
West University	36	32	18	89%
Boulevard Oaks	17	16	12	94%
Southampton	6	6	4	100%
Southgate Area	11	11	5	100%
Braes Heights, Ayrshire	9	7	2	78%
Braeswood	7	4	2	57%
Bellaire	37	28	5	76%
Westbury	60	0	0	0%
Willow Meadows, Willow Bend	65	2	0	3%
Knollwood, Woodside	25	7	0	28%
Tanglewood	11	11	10	100%
Briargrove	11	7	4	64%
Briarmeadow	13	0	0	0%
Briargrove Park	9	0	0	0%
Memorial Close-In	8	8	8	100%
Memorial Villages	44	44	44	100%
Spring Valley, Hilshire	18	18	7	100%
Memorial	73	36	13	49%
Wilchester	3	3	0	100%
Heights	428	105	16	25%
Cottage Grove	71	2	0	3%
Garden Oaks	27	21	8	78%
Oak Forest	199	53	5	27%
Shepherd Park Plaza	60	2	0	3%
Timbergrove, Lazybrook	83	9	2	11%
Shady Acres	123	0	0	0%
TOTAL	**1,670**	**527**	**207**	**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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 5/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	30	29	27	97%
Royden Oaks, Oak Estates	3	3	2	100%
Afton Oaks	8	6	4	75%
Montrose (Single Family)	112	34	3	30%
Montrose (Townhouses)	64	0	0	0%
West University	68	63	32	93%
Boulevard Oaks	17	14	6	82%
Southampton	13	12	7	92%
Southgate Area	7	5	2	71%
Braes Heights, Ayrshire	22	16	3	73%
Braeswood	3	3	0	100%
Bellaire	66	50	3	76%
Westbury	66	0	0	0%
Willow Meadows, Willow Bend	54	0	0	0%
Knollwood, Woodside	28	7	0	25%
Tanglewood	16	15	11	94%
Briargrove	22	19	6	86%
Briarmeadow	22	0	0	0%
Briargrove Park	37	6	0	16%
Memorial Close-In	10	9	4	90%
Memorial Villages	48	48	44	100%
Spring Valley, Hilshire	29	24	13	83%
Memorial	140	82	14	59%
Wilchester	14	11	2	79%
Heights	391	113	14	29%
Cottage Grove	47	0	0	0%
Garden Oaks	35	19	3	54%
Oak Forest	218	60	4	28%
Shepherd Park Plaza	56	2	0	4%
Timbergrove, Lazybrook	86	10	0	12%
Shady Acres	79	0	0	0%
TOTAL	**1,811**	**660**	**204**	**36%**

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 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

HIGH END MARKET | 5/31/26

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	0	0
$500,000 - $999,999	0	0	0	4	0
$1,000,000 - $1,999,999	1	1	0	14	0
$2,000,000 - $2,999,999	7	4	8	7	2
$3,000,000+	20	6	36	11	6
TOTAL	**28**	**11**	**44**	**36**	**8**

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	1	0
$500,000 - $999,999	1	1	0	4	1
$1,000,000 - $1,999,999	2	4	4	31	5
$2,000,000 - $2,999,999	7	4	17	22	1
$3,000,000+	20	7	27	10	3
TOTAL	**30**	**16**	**48**	**68**	**10**

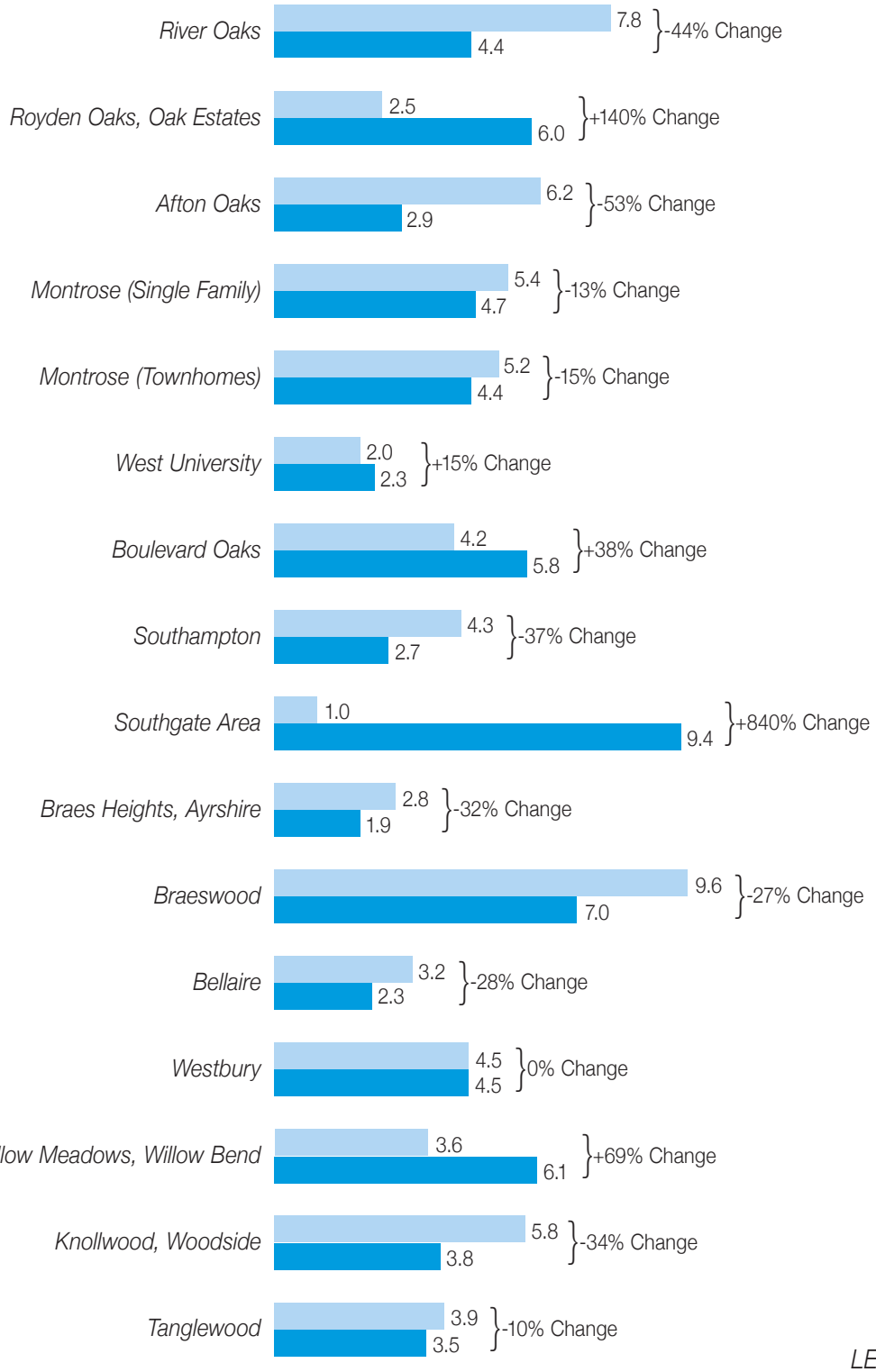
If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

INVENTORY SUPPLY *(in months)*



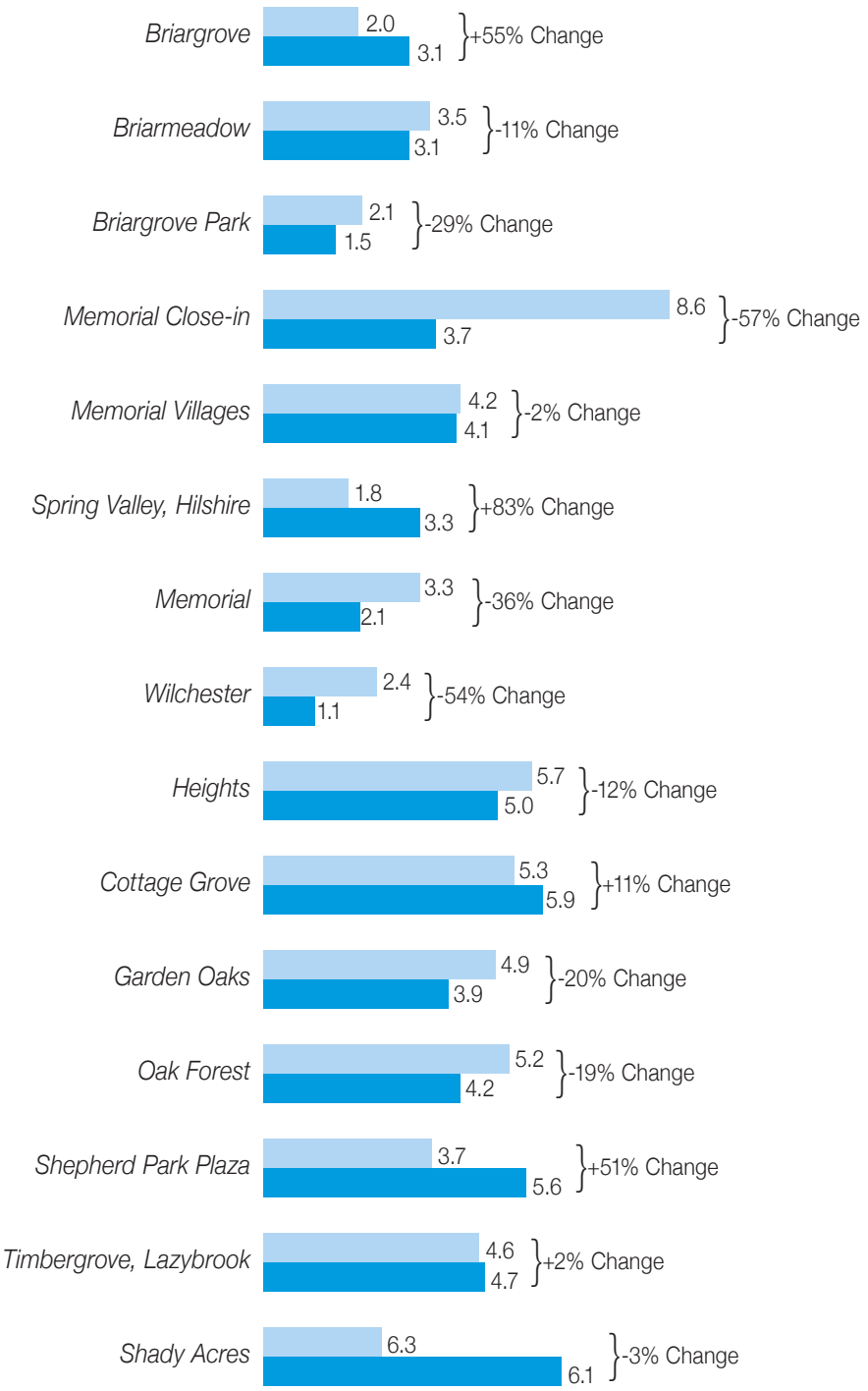
If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 5/31/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

INVENTORY SUPPLY *(in months)*



LEGEND

5/25 5/26

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 5/31/26.