

GREENWOOD KING

JULY 2025



a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/25 - 7/31/25	1/01/24 - 7/31/24	CHANGE
River Oaks	43	36	+19%
Royden Oaks, Oak Estates	11	12	-8%
Afton Oaks	18	17	+6%
Montrose (Single Family)	153	172	-11%
Montrose (Townhouses)	108	124	-13%
West University	140	124	+13%
Boulevard Oaks	26	21	+24%
Southampton	15	11	+36%
Southgate Area	17	15	+13%
Braes Heights, Ayrshire	34	40	-15%
Braeswood	3	5	-40%
Bellaire	112	118	-5%
Westbury	103	113	-9%
Willow Meadows, Willow Bend	63	76	-17%
Knollwood, Woodside	58	56	+4%
Tanglewood	15	24	-37%
Briargrove	23	25	-8%
Briar meadow	34	30	+13%
Briargrove Park	47	40	+18%
Memorial Close-in	18	14	+29%
Memorial Villages	80	83	-4%
Spring Valley, Hilshire	40	49	-18%
Memorial	245	257	-5%
Wilchester	14	27	-48%
Heights	637	613	+4%
Cottage Grove	95	64	+48%
Garden Oaks	54	51	+6%
Oak Forest	329	292	+13%
Shepherd Park Plaza	86	72	+19%
Timbergrove, Lazybrook	131	126	+4%
Shady Acres	145	148	-2%
TOTAL	2,897	2,799	+1%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/25 - 7/31/25	1/01/24 - 7/31/24	CHANGE
River Oaks	\$4,307,000	\$4,306,000	0%
Royden Oaks, Oak Estates	2,676,000	2,368,000	+13%
Afton Oaks	2,040,000	1,224,000	+67%
Montrose (Single Family)	955,000	903,000	+6%
Montrose (Townhouses)	474,000	491,000	-3%
West University	1,993,000	1,974,000	+1%
Boulevard Oaks	1,744,000	1,434,000	+22%
Southampton	1,886,000	1,875,000	+1%
Southgate Area	1,330,000	1,294,000	+3%
Braes Heights, Ayrshire	1,336,000	1,363,000	-2%
Braeswood	2,143,000	1,033,000	+107%
Bellaire	1,370,000	1,207,000	+14%
Westbury	390,000	341,000	+14%
Willow Meadows, Willow Bend	390,000	383,000	+2%
Knollwood, Woodside	643,000	624,000	+3%
Tanglewood	2,360,000	2,765,000	-15%
Briargrove	1,405,000	1,421,000	-1%
Briarmeadow	630,000	530,000	+19%
Briargrove Park	817,000	855,000	-4%
Memorial Close-in	2,883,000	3,253,000	-11%
Memorial Villages	3,398,000	2,880,000	+18%
Spring Valley, Hilshire	1,522,000	1,433,000	+6%
Memorial	1,170,000	1,099,000	+6%
Wilchester	1,061,000	1,208,000	-12%
Heights	831,000	804,000	+3%
Cottage Grove	552,000	517,000	+7%
Garden Oaks	912,000	954,000	-4%
Oak Forest	667,000	684,000	-2%
Shepherd Park Plaza	554,000	538,000	+3%
Timbergrove, Lazybrook	756,000	673,000	+12%
Shady Acres	534,000	579,000	-8%
AVERAGE	\$1,031,000	\$996,000	+4%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/25 - 7/31/25	1/01/24 - 7/31/24	CHANGE
River Oaks	59	38	+55%
Royden Oaks, Oak Estates	44	42	+5%
Afton Oaks	31	54	-43%
Montrose (Single Family)	37	33	+12%
Montrose (Townhouses)	42	38	+11%
West University	22	27	-18%
Boulevard Oaks	16	34	-53%
Southampton	34	21	+62%
Southgate Area	19	26	-27%
Braes Heights, Ayrshire	34	38	-11%
Braeswood	21	24	-12%
Bellaire	24	28	-14%
Westbury	32	31	+3%
Willow Meadows, Willow Bend	35	30	+17%
Knollwood, Woodside	32	24	+33%
Tanglewood	55	41	+34%
Briargrove	9	19	-53%
Briar Meadow	39	27	+44%
Briargrove Park	21	32	-34%
Memorial Close-in	39	32	+22%
Memorial Villages	31	51	-39%
Spring Valley, Hilshire	24	28	-14%
Memorial	25	31	-19%
Wilchester	12	17	-29%
Heights	33	33	0%
Cottage Grove	36	23	+57%
Garden Oaks	51	31	+65%
Oak Forest	38	32	+16%
Shepherd Park Plaza	28	25	+12%
Timbergrove, Lazybrook	36	29	+24%
Shady Acres	30	31	-3%
AVERAGE	32	32	0%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	7/31/25	7/31/24	CHANGE
River Oaks	33	37	-11%
Royden Oaks, Oak Estates	5	5	0%
Afton Oaks	10	5	+100%
Montrose (Single Family)	131	80	+64%
Montrose (Townhouses)	83	51	+63%
West University	41	47	-13%
Boulevard Oaks	16	13	+23%
Southampton	8	7	+14%
Southgate Area	1	3	-67%
Braes Heights, Ayrshire	17	17	0%
Braeswood	3	4	-25%
Bellaire	48	52	-8%
Westbury	65	57	+14%
Willow Meadows, Willow Bend	50	45	+11%
Knollwood, Woodside	34	NA	NA
Tanglewood	16	17	-6%
Briargrove	5	9	-44%
Briar meadow	14	22	-36%
Briargrove Park	17	16	+6%
Memorial Close-In	14	14	0%
Memorial Villages	46	44	+5%
Spring Valley, Hilshire	9	9	0%
Memorial	97	91	+7%
Wilchester	1	6	-83%
Heights	410	296	+39%
Cottage Grove	59	31	+90%
Garden Oaks	43	28	+54%
Oak Forest	234	172	+36%
Shepherd Park Plaza	53	43	+23%
Timbergrove, Lazybrook	92	66	+39%
Shady Acres	106	54	+96%
TOTAL	1,677	1,341	+25%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/25 - 7/31/25	1/01/24 - 7/31/24	CHANGE
River Oaks	\$185,200,000	\$155,000,000	+19%
Royden Oaks, Oak Estates	29,400,000	28,400,000	+4%
Afton Oaks	36,700,000	20,800,000	+76%
Montrose (Single Family)	146,200,000	155,400,000	-6%
Montrose (Townhouses)	51,200,000	60,900,000	-16%
West University	279,000,000	244,800,000	+14%
Boulevard Oaks	45,300,000	30,100,000	+50%
Southampton	28,300,000	20,600,000	+37%
Southgate Area	22,600,000	19,400,000	+16%
Braes Heights, Ayrshire	45,400,000	54,500,000	-17%
Braeswood	6,400,000	5,200,000	+23%
Bellaire	153,500,000	142,400,000	+8%
Westbury	40,200,000	38,500,000	+4%
Willow Meadow, Willow Bend	24,600,000	29,100,000	-15%
Knollwood, Woodside	37,300,000	34,900,000	+7%
Tanglewood	35,400,000	66,400,000	-47%
Briargrove	32,300,000	35,500,000	-9%
Briar Meadow	21,400,000	15,900,000	+35%
Briargrove Park	38,400,000	34,200,000	+12%
Memorial Close-in	51,900,000	45,500,000	+14%
Memorial Villages	271,900,000	239,000,000	+14%
Spring Valley, Hilshire	60,900,000	70,200,000	-13%
Memorial	286,500,000	282,500,000	+1%
Wilchester	14,800,000	32,600,000	-55%
Heights	529,100,000	492,600,000	+7%
Cottage Grove	52,400,000	33,100,000	+58%
Garden Oaks	49,200,000	48,700,000	+1%
Oak Forest	219,400,000	199,700,000	+10%
Shepherd Park Plaza	47,700,000	38,700,000	+23%
Timbergrove, Lazybrook	99,100,000	84,700,000	+17%
Shady Acres	77,400,000	85,700,000	-10%
TOTAL	\$2,986,800,000	\$2,845,000,000	+5%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 7/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	33	33	31	100%
Royden Oaks, Oak Estates	5	5	5	100%
Afton Oaks	10	7	5	70%
Montrose (Single Family)	131	56	6	43%
Montrose (Townhouses)	83	2	0	2%
West University	41	35	20	85%
Boulevard Oaks	16	15	7	94%
Southampton	8	8	6	100%
Southgate Area	1	1	1	100%
Braes Heights, Ayrshire	17	7	0	41%
Braeswood	3	1	0	33%
Bellaire	48	30	4	63%
Westbury	65	1	0	2%
Willow Meadows, Willow Bend	50	1	0	2%
Knollwood, Woodside	34	7	0	21%
Tanglewood	16	16	12	100%
Briargrove	5	3	2	60%
Briar Meadow	14	0	0	0%
Briargrove Park	17	0	0	0%
Memorial Close-In	14	12	10	86%
Memorial Villages	46	46	45	100%
Spring Valley, Hilshire	9	5	2	56%
Memorial	97	52	16	54%
Wilchester	1	1	0	100%
Heights	410	88	16	21%
Cottage Grove	59	1	0	2%
Garden Oaks	43	19	7	44%
Oak Forest	234	69	5	29%
Shepherd Park Plaza	53	0	0	0%
Timbergrove, Lazybrook	92	17	1	18%
Shady Acres	106	3	0	3%
TOTAL	1,727	541	201	31%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 7/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	43	43	38	100%
Royden Oaks, Oak Estates	11	11	7	100%
Afton Oaks	18	13	12	72%
Montrose (Single Family)	153	49	5	32%
Montrose (Townhouses)	108	0	0	0%
West University	140	128	55	91%
Boulevard Oaks	26	21	5	81%
Southampton	15	15	7	100%
Southgate Area	17	12	2	71%
Braes Heights, Ayrshire	34	20	4	59%
Braeswood	3	3	2	100%
Bellaire	112	80	15	71%
Westbury	103	0	0	0%
Willow Meadows, Willow Bend	63	0	0	0%
Knnollwood, Woodside	58	10	0	17%
Tanglewood	15	15	7	100%
Briargrove	23	16	3	70%
Briar Meadow	34	0	0	0%
Briargrove Park	47	8	0	17%
Memorial Close-In	18	18	8	100%
Memorial Villages	80	80	66	100%
Spring Valley, Hilshire	40	29	9	73%
Memorial	245	124	22	51%
Wilchester	14	10	0	71%
Heights	637	145	15	23%
Cottage Grove	95	3	0	3%
Garden Oaks	54	19	2	35%
Oak Forest	329	68	1	21%
Shepherd Park Plaza	86	6	0	7%
Timbergrove, Lazybrook	131	19	2	15%
Shady Acres	145	1	0	1%
TOTAL	2,897	966	287	33%

HOUSTON MARKET REPORT

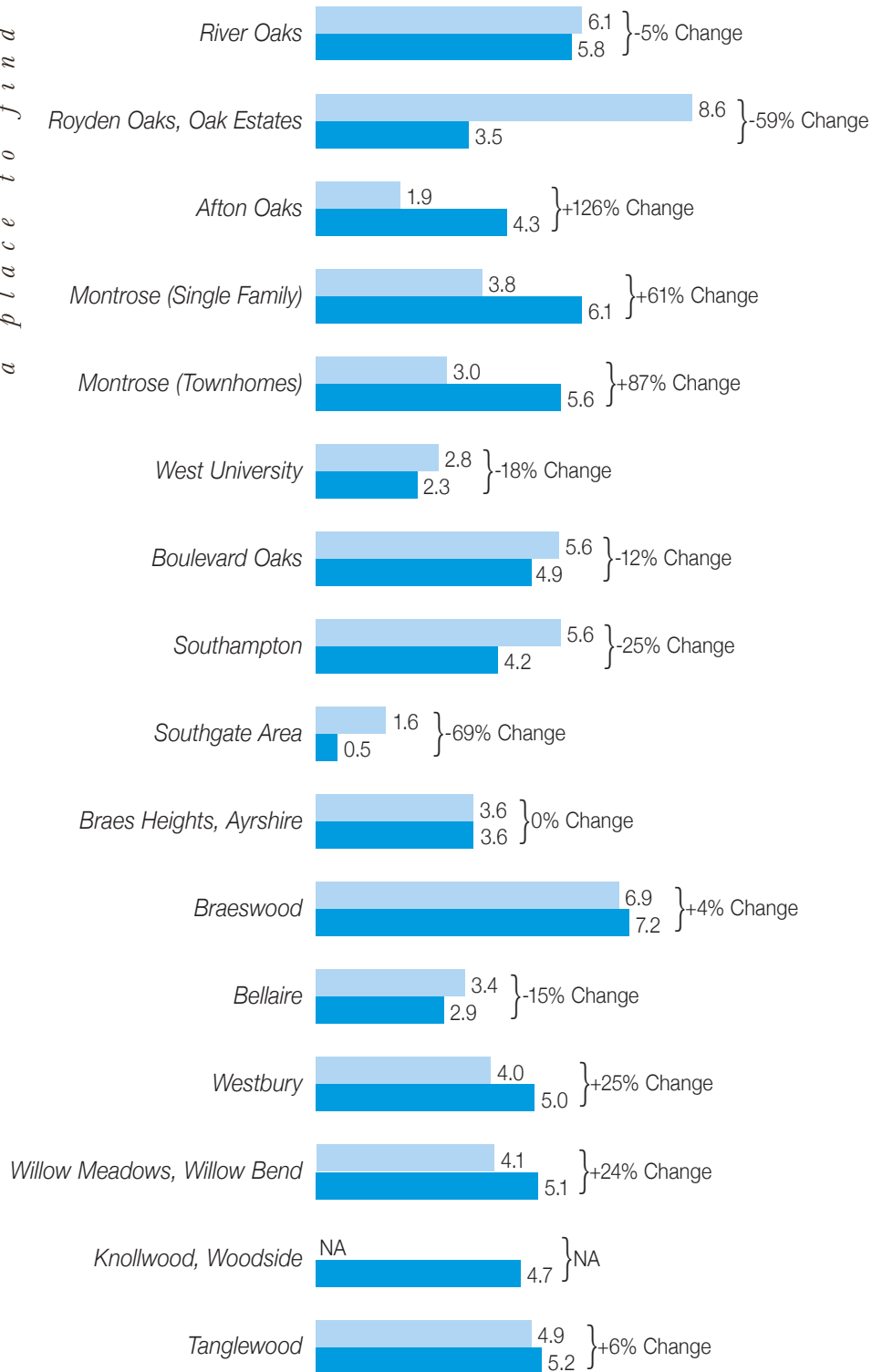
HIGH END MARKET | 7/31/25

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	1	0
\$500,000 - \$999,999	0	0	0	5	2
\$1,000,000 - \$1,999,999	2	4	1	15	2
\$2,000,000 - \$2,999,999	5	6	12	16	2
\$3,000,000+	26	6	33	4	8
TOTAL	33	16	46	41	14

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	12	0
\$1,000,000 - \$1,999,999	5	8	14	73	10
\$2,000,000 - \$2,999,999	11	3	26	37	2
\$3,000,000+	27	4	40	18	6
TOTAL	43	15	80	140	18

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

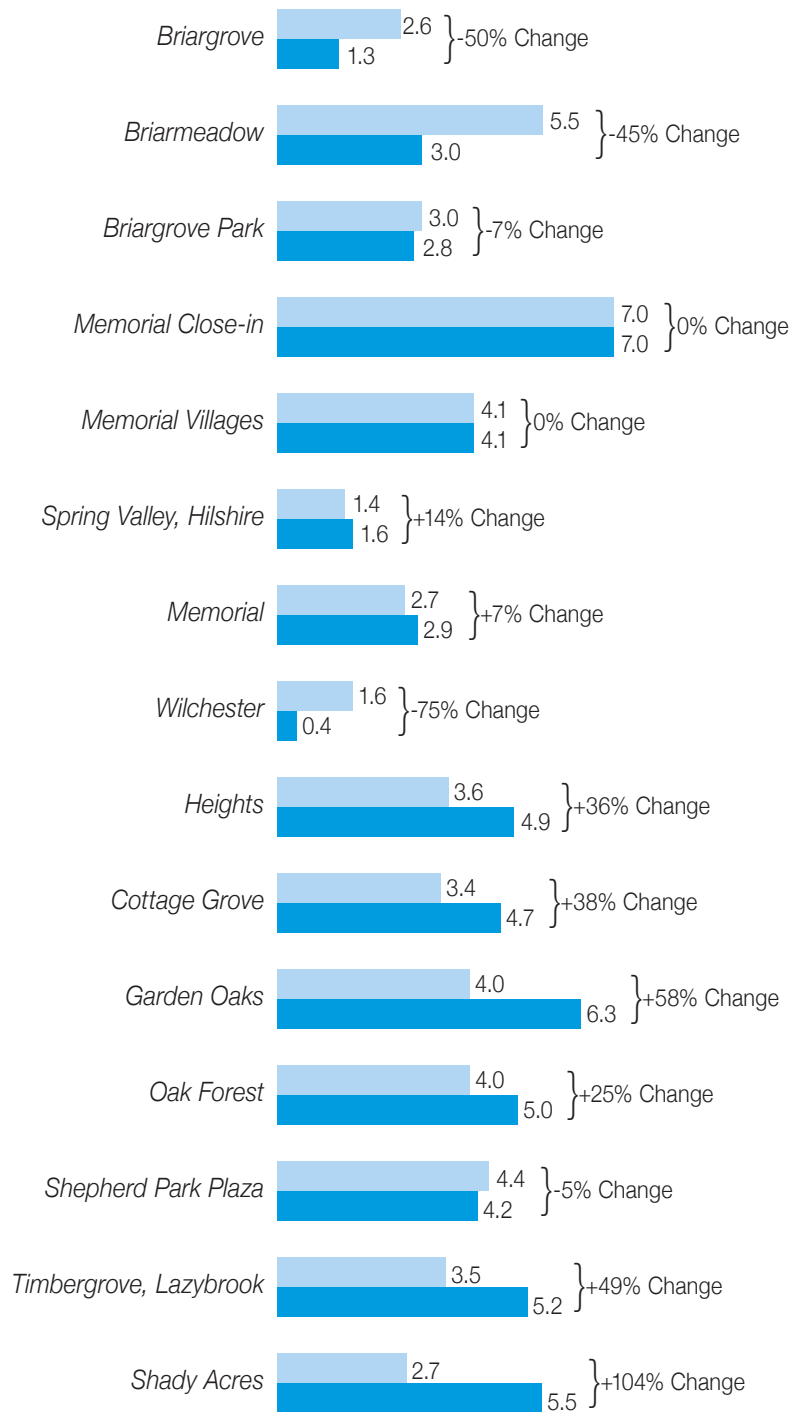


LEGEND



HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

