GREENWOOD KING

JULY 2026

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GREENWOOD KING PROPERTIES

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HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/26 - 7/31/26	1/01/25 - 7/31/25	CHANGE
River Oaks	42	43	-2%
Royden Oaks, Oak Estates	8	11	-27%
Afton Oaks	10	18	-44%
Montrose (Single Family)	162	153	+6%
Montrose (Townhouses)	91	108	-16%
West University	109	140	-22%
Boulevard Oaks	24	26	-8%
Southampton	18	15	+20%
Southgate Area	14	17	-18%
Braes Heights, Ayrshire	39	34	+15%
Braeswood	9	3	+200%
Bellaire	100	112	-11%
Westbury	103	103	0%
Willow Meadows, Willow Bend	81	63	+29%
Knollwood, Woodside	39	58	-33%
Tanglewood	27	15	+80%
Briargrove	30	23	+30%
Briarmeadow	30	34	-12%
Briargrove Park	49	47	+4%
Memorial Close-in	14	18	-22%
Memorial Villages	80	80	0%
Spring Valley, Hilshire	40	40	0%
Memorial	226	245	-8%
Wilchester	29	14	+107%
Heights	579	637	-9%
Cottage Grove	72	95	-24%
Garden Oaks	55	54	+2%
Oak Forest	318	329	-3%
Shepherd Park Plaza	84	86	-2%
Timbergrove, Lazybrook	140	131	+7%
Shady Acres	117	145	-19%
TOTAL	**2,739**	**2,897**	**-5%**

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AVERAGE SALES PRICE	1/01/26 - 7/31/26	1/01/25 - 7/31/25	CHANGE
River Oaks	$4,645,000	$4,307,000	+8%
Royden Oaks, Oak Estates	2,687,000	2,676,000	0%
Afton Oaks	1,872,000	2,040,000	-8%
Montrose (Single Family)	1,016,000	955,000	+6%
Montrose (Townhouses)	489,000	474,000	+3%
West University	2,144,000	1,993,000	+8%
Boulevard Oaks	1,832,000	1,744,000	+5%
Southampton	2,146,000	1,886,000	+14%
Southgate Area	1,773,000	1,330,000	+33%
Braes Heights, Ayrshire	1,404,000	1,336,000	+5%
Braeswood	1,695,000	2,134,000	-21%
Bellaire	1,343,000	1,370,000	-2%
Westbury	340,000	390,000	-13%
Willow Meadows, Willow Bend	448,000	390,000	+15%
Knollwood, Woodside	630,000	643,000	-2%
Tanglewood	3,004,000	2,360,000	+27%
Briargrove	1,620,000	1,405,000	+15%
Briarmeadow	633,000	630,000	0%
Briargrove Park	819,000	817,000	0%
Memorial Close-in	2,982,000	2,883,000	+3%
Memorial Villages	3,685,000	3,398,000	+8%
Spring Valley, Hilshire	1,746,000	1,522,000	+15%
Memorial	1,275,000	1,170,000	+9%
Wilcheste	1,381,000	1,061,000	+30%
Heights	872,000	831,000	+5%
Cottage Grove	551,000	552,000	0%
Garden Oaks	1,080,000	912,000	+18%
Oak Forest	746,000	667,000	+12%
Shepherd Park Plaza	575,000	554,000	+4%
Timbergrove, Lazybrook	733,000	756,000	-3%
Shady Acres	545,000	534,000	+2%
AVERAGE	**$1,119,000**	**$1,031,000**	**+9%**

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HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/26 - 7/31/26	1/01/25 - 7/31/25	CHANGE
River Oaks	39	59	-34%
Royden Oaks, Oak Estates	22	44	-50%
Afton Oaks	33	31	+6%
Montrose (Single Family)	47	37	+27%
Montrose (Townhouses)	52	42	+24%
West University	26	22	+18%
Boulevard Oaks	49	16	+206%
Southampton	25	34	-26%
Southgate Area	21	19	+11%
Braes Heights, Ayrshire	34	34	0%
Braeswood	27	21	+29%
Bellaire	35	24	+46%
Westbury	42	32	+31%
Willow Meadows, Willow Bend	46	35	+31%
Knollwood, Woodside	35	32	+9%
Tanglewood	45	55	-18%
Briargrove	21	9	+133%
Briarmeadow	29	39	-26%
Briargrove Park	23	21	+10%
Memorial Close-in	39	39	0%
Memorial Villages	45	31	+45%
Spring Valley, Hilshire	31	24	+29%
Memorial	20	25	-20%
Wilchester	8	12	-33%
Heights	37	33	+12%
Cottage Grove	36	36	0%
Garden Oaks	28	51	-45%
Oak Forest	36	38	-5%
Shepherd Park Plaza	25	28	-11%
Timbergrove, Lazybrook	34	36	-6%
Shady Acres	45	30	+50%
AVERAGE	**33**	**32**	**+3%**

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NUMBER OF LISTINGS	7/31/26	7/31/25	CHANGE
River Oaks	20	33	-39%
Royden Oaks, Oak Estates	3	5	-40%
Afton Oaks	6	10	-40%
Montrose (Single Family)	130	131	-1%
Montrose (Townhouses)	80	83	-4%
West University	35	41	-15%
Boulevard Oaks	19	16	+19%
Southampton	5	8	-37%
Southgate Area	11	1	+1000%
Braes Heights, Ayrshire	13	17	-24%
Braeswood	5	3	+67%
Bellaire	49	48	+2%
Westbury	59	65	-9%
Willow Meadows, Willow Bend	63	50	+26%
Knollwood, Woodside	31	34	-9%
Tanglewood	9	16	-44%
Briargrove	3	5	-40%
Briarmeadow	14	14	0%
Briargrove Park	12	17	-29%
Memorial Close-In	5	14	-64%
Memorial Villages	38	46	-17%
Spring Valley, Hilshire	14	9	+56%
Memorial	88	97	-9%
Wilchester	1	1	0%
Heights	400	410	-2%
Cottage Grove	80	59	+36%
Garden Oaks	37	43	-14%
Oak Forest	197	234	-16%
Shepherd Park Plaza	59	53	+11%
Timbergrove, Lazybrook	86	92	-7%
Shady Acres	118	106	+11%
TOTAL	**1,690**	**1,677**	**+1%**

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HOUSTON MARKET REPORT

SALES VOLUME	1/01/26 - 7/31/26	1/01/25 - 7/31/25	CHANGE
River Oaks	$195,100,000	$185,200,000	+5%
Royden Oaks, Oak Estates	21,500,000	29,400,000	-27%
Afton Oaks	18,700,000	36,700,000	-49%
Montrose (Single Family)	164,700,000	146,200,000	+13%
Montrose (Townhouses)	44,500,000	51,200,000	-13%
West University	233,700,000	279,000,000	-16%
Boulevard Oaks	44,000,000	45,300,000	-3%
Southampton	38,600,000	28,300,000	+36%
Southgate Area	24,800,000	22,600,000	+10%
Braes Heights, Ayrshire	54,800,000	45,400,000	+21%
Braeswood	15,300,000	6,400,000	+139%
Bellaire	134,300,000	153,500,000	-13%
Westbury	35,000,000	40,200,000	-13%
Willow Meadow, Willow Bend	36,300,000	24,600,000	+48%
Knollwood, Woodside	24,600,000	37,300,000	-34%
Tanglewood	81,100,000	35,400,000	+129%
Briargrove	48,600,000	32,300,000	+50%
Briarmeadow	19,000,000	21,400,000	-11%
Briargrove Park	40,100,000	38,400,000	+4%
Memorial Close-in	41,700,000	51,900,000	-20%
Memorial Villages	294,800,000	271,900,000	+8%
Spring Valley, Hilshire	69,800,000	60,900,000	+15%
Memorial	288,100,000	286,500,000	+1%
Wilchester	40,100,000	14,800,000	+171%
Heights	505,100,000	529,100,000	-5%
Cottage Grove	39,700,000	52,400,000	-24%
Garden Oaks	59,400,000	49,200,000	+21%
Oak Forest	237,300,000	219,400,000	+8%
Shepherd Park Plaza	48,300,000	47,700,000	+1%
Timbergrove, Lazybrook	102,700,000	99,100,000	+4%
Shady Acres	63,800,000	77,400,000	-18%
TOTAL	**$3,065,500,000**	**$2,986,800,000**	**+3%**

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MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 7/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	20	20	19	100%
Royden Oaks, Oak Estates	3	3	3	100%
Afton Oaks	6	4	2	67%
Montrose (Single Family)	130	57	6	44%
Montrose (Townhouses)	80	5	0	6%
West University	35	32	21	91%
Boulevard Oaks	19	18	11	95%
Southampton	5	4	2	80%
Southgate Area	11	11	5	100%
Braes Heights, Ayrshire	13	11	4	85%
Braeswood	5	4	1	80%
Bellaire	49	33	7	67%
Westbury	59	0	0	0%
Willow Meadows, Willow Bend	63	1	0	2%
Knollwood, Woodside	31	7	0	23%
Tanglewood	9	9	8	100%
Briargrove	3	2	2	67%
Briarmeadow	14	0	0	0%
Briargrove Park	12	0	0	0%
Memorial Close-In	5	4	4	80%
Memorial Villages	38	38	38	100%
Spring Valley, Hilshire	14	11	7	79%
Memorial	88	41	12	47%
Wilchester	1	1	1	100%
Heights	400	83	18	21%
Cottage Grove	80	4	0	5%
Garden Oaks	37	28	13	76%
Oak Forest	197	52	6	26%
Shepherd Park Plaza	59	1	0	2%
Timbergrove, Lazybrook	86	8	1	9%
Shady Acres	118	0	0	0%
TOTAL	**1,690**	**492**	**191**	**29%**

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HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 7/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	42	41	38	98%
Royden Oaks, Oak Estates	8	8	5	100%
Afton Oaks	10	8	4	80%
Montrose (Single Family)	162	58	7	36%
Montrose (Townhouses)	91	0	0	0%
West University	109	101	54	93%
Boulevard Oaks	24	20	6	83%
Southampton	18	16	8	89%
Southgate Area	14	12	5	86%
Braes Heights, Ayrshire	39	27	4	69%
Braeswood	9	8	3	89%
Bellaire	100	80	6	80%
Westbury	103	0	0	0%
Willow Meadows, Willow Bend	81	0	0	0%
Knnollwood, Woodside	39	7	0	18%
Tanglewood	27	26	16	96%
Briargrove	30	25	7	83%
Briarmeadow	30	0	0	0%
Briargrove Park	49	9	0	18%
Memorial Close-In	14	12	7	86%
Memorial Villages	80	80	72	100%
Spring Valley, Hilshire	40	33	15	83%
Memorial	226	137	27	61%
Wilchester	29	24	4	83%
Heights	579	163	18	28%
Cottage Grove	72	1	0	1%
Garden Oaks	55	27	4	49%
Oak Forest	318	87	5	27%
Shepherd Park Plaza	84	5	0	6%
Timbergrove, Lazybrook	140	16	0	11%
Shady Acres	117	2	0	2%
TOTAL	**2,739**	**1,033**	**315**	**38%**

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HIGH END MARKET | 7/31/26

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	0	0
$500,000 - $999,999	0	0	0	3	1
$1,000,000 - $1,999,999	1	1	0	11	0
$2,000,000 - $2,999,999	5	2	3	12	1
$3,000,000+	14	6	35	9	3
TOTAL	**20**	**9**	**38**	**35**	**5**

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	2	0
$500,000 - $999,999	1	1	0	6	2
$1,000,000 - $1,999,999	3	10	8	47	5
$2,000,000 - $2,999,999	10	7	27	34	2
$3,000,000+	28	9	45	20	5
TOTAL	**42**	**27**	**80**	**109**	**14**

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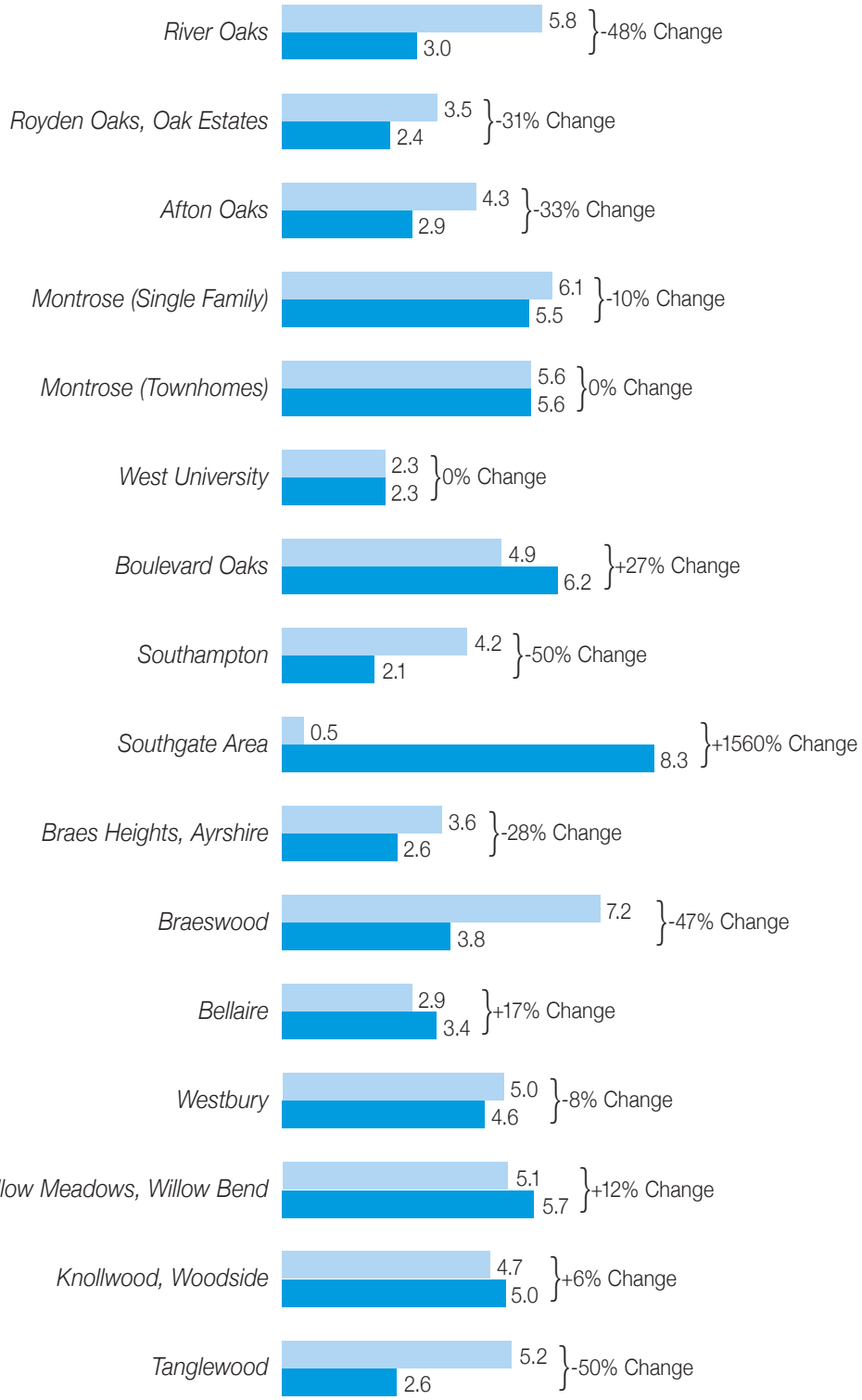
INVENTORY SUPPLY *(in months)*



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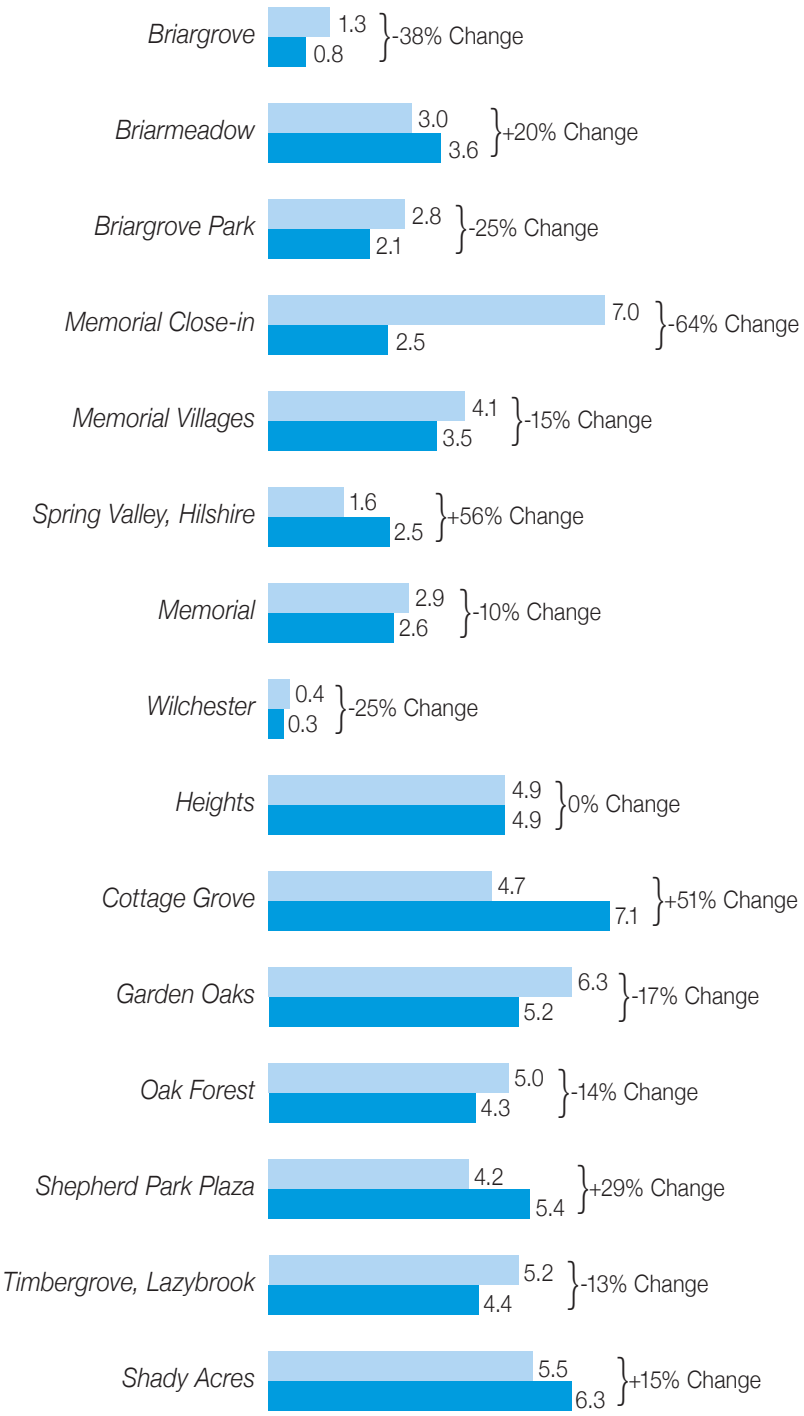
INVENTORY SUPPLY *(in months)*



LEGEND

7/25 7/26

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