GREENWOOD KING

AUGUST 2026

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GREENWOOD KING PROPERTIES

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HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/26 - 8/31/26	1/01/25 - 8/31/25	CHANGE
River Oaks	49	51	-4%
Royden Oaks, Oak Estates	11	11	0%
Afton Oaks	15	21	-29%
Montrose (Single Family)	172	180	-4%
Montrose (Townhouses)	97	119	-18%
West University	118	159	-26%
Boulevard Oaks	28	29	-3%
Southampton	20	16	+25%
Southgate Area	14	18	-22%
Braes Heights, Ayrshire	47	38	+24%
Braeswood	9	5	+80%
Bellaire	115	125	-8%
Westbury	119	113	+5%
Willow Meadows, Willow Bend	89	72	+24%
Knollwood, Woodside	46	64	-28%
Tanglewood	35	17	+106%
Briargrove	34	27	+26%
Briarmeadow	33	40	-17%
Briargrove Park	54	50	+8%
Memorial Close-in	16	22	-27%
Memorial Villages	90	88	+2%
Spring Valley, Hilshire	49	48	+2%
Memorial	259	289	-10%
Wilchester	30	20	+50%
Heights	647	735	-12%
Cottage Grove	81	108	-25%
Garden Oaks	63	57	+11%
Oak Forest	360	375	-4%
Shepherd Park Plaza	96	95	+1%
Timbergrove, Lazybrook	162	156	+4%
Shady Acres	137	177	-23%
TOTAL	**3,095**	**3,325**	**-7%**

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AVERAGE SALES PRICE	1/01/26 - 8/31/26	1/01/25 - 8/31/25	CHANGE
River Oaks	$4,332,000	$4,179,000	+3%
Royden Oaks, Oak Estates	2,909,000	2,676,000	+9%
Afton Oaks	2,020,000	1,892,000	+7%
Montrose (Single Family)	1,009,000	936,000	+8%
Montrose (Townhouses)	470,000	469,000	0%
West University	2,143,000	2,006,000	+7%
Boulevard Oaks	1,881,000	1,688,000	+11%
Southampton	2,051,000	1,905,000	+8%
Southgate Area	1,773,000	1,356,000	+31%
Braes Heights, Ayrshire	1,371,000	1,307,000	+5%
Braeswood	1,695,000	1,821,000	-7%
Bellaire	1,346,000	1,372,000	-2%
Westbury	345,000	386,000	-11%
Willow Meadows, Willow Bend	446,000	395,000	+13%
Knollwood, Woodside	621,000	635,000	-2%
Tanglewood	3,148,000	2,473,000	+27%
Briargrove	1,602,000	1,382,000	+16%
Briarmeadow	635,000	624,000	+2%
Briargrove Park	833,000	825,000	+1%
Memorial Close-in	2,908,000	2,797,000	+4%
Memorial Villages	3,678,000	3,389,000	+9%
Spring Valley, Hilshire	1,804,000	1,476,000	+22%
Memorial	1,269,000	1,148,000	+11%
Wilchester	1,387,000	1,022,000	+36%
Heights	864,000	825,000	+5%
Cottage Grove	546,000	552,000	-1%
Garden Oaks	1,083,000	920,000	+18%
Oak Forest	756,000	664,000	+14%
Shepherd Park Plaza	579,000	544,000	+6%
Timbergrove, Lazybrook	722,000	763,000	-5%
Shady Acres	544,000	538,000	+1%
AVERAGE	**$1,120,000**	**$1,033,000**	**+8%**

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HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/26 - 8/31/26	1/01/25 - 8/31/25	CHANGE
River Oaks	39	36	+8%
Royden Oaks, Oak Estates	37	44	-16%
Afton Oaks	29	31	-6%
Montrose (Single Family)	48	38	+26%
Montrose (Townhouses)	53	43	+23%
West University	25	22	+14%
Boulevard Oaks	49	17	+188%
Southampton	24	32	-25%
Southgate Area	21	20	+5%
Braes Heights, Ayrshire	31	32	-3%
Braeswood	27	32	-16%
Bellaire	36	24	+50%
Westbury	42	31	+35%
Willow Meadows, Willow Bend	47	41	+15%
Knollwood, Woodside	32	33	-3%
Tanglewood	41	53	-23%
Briargrove	21	13	+62%
Briarmeadow	30	36	-17%
Briargrove Park	22	20	+10%
Memorial Close-in	37	36	+3%
Memorial Villages	45	30	+50%
Spring Valley, Hilshire	31	23	+35%
Memorial	20	26	-23%
Wilchester	8	13	-38%
Heights	37	31	+19%
Cottage Grove	35	38	-8%
Garden Oaks	28	51	-45%
Oak Forest	35	37	-5%
Shepherd Park Plaza	27	28	-4%
Timbergrove, Lazybrook	32	34	-6%
Shady Acres	44	29	+52%
AVERAGE	**33**	**32**	**+3%**

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NUMBER OF LISTINGS	8/31/26	8/31/25	CHANGE
River Oaks	17	29	-41%
Royden Oaks, Oak Estates	4	5	-20%
Afton Oaks	7	9	-22%
Montrose (Single Family)	127	123	+3%
Montrose (Townhouses)	74	72	+3%
West University	34	33	+3%
Boulevard Oaks	17	12	+42%
Southampton	4	10	-60%
Southgate Area	10	2	+400%
Braes Heights, Ayrshire	12	16	-25%
Braeswood	7	5	+40%
Bellaire	41	49	-16%
Westbury	62	61	+2%
Willow Meadows, Willow Bend	59	59	0%
Knollwood, Woodside	26	30	-13%
Tanglewood	6	15	-60%
Briargrove	6	7	-14%
Briarmeadow	12	7	+71%
Briargrove Park	13	15	-13%
Memorial Close-In	7	12	-42%
Memorial Villages	33	42	-21%
Spring Valley, Hilshire	16	12	+33%
Memorial	75	87	-14%
Wilchester	3	2	+50%
Heights	380	386	-2%
Cottage Grove	78	46	+70%
Garden Oaks	36	38	-5%
Oak Forest	198	227	-13%
Shepherd Park Plaza	56	53	+6%
Timbergrove, Lazybrook	79	73	+8%
Shady Acres	109	103	+6%
TOTAL	**1,608**	**1,610**	**0%**

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HOUSTON MARKET REPORT

SALES VOLUME	1/01/26 - 8/31/26	1/01/25 - 8/31/25	CHANGE
River Oaks	$212,300,000	$213,100,000	0%
Royden Oaks, Oak Estates	32,000,000	29,400,000	+9%
Afton Oaks	30,300,000	39,700,000	-24%
Montrose (Single Family)	173,600,000	168,500,000	+3%
Montrose (Townhouses)	45,600,000	55,800,000	-18%
West University	252,800,000	318,900,000	-21%
Boulevard Oaks	52,700,000	49,000,000	+8%
Southampton	41,000,000	30,500,000	+34%
Southgate Area	24,800,000	24,400,000	+2%
Braes Heights, Ayrshire	64,400,000	49,700,000	+30%
Braeswood	15,300,000	9,100,000	+68%
Bellaire	154,800,000	171,400,000	-10%
Westbury	41,000,000	43,600,000	-6%
Willow Meadow, Willow Bend	39,700,000	28,500,000	+39%
Knollwood, Woodside	28,600,000	40,600,000	-30%
Tanglewood	110,200,000	42,000,000	+162%
Briargrove	54,500,000	37,300,000	+46%
Briarmeadow	21,000,000	25,000,000	-16%
Briargrove Park	45,000,000	41,300,000	+9%
Memorial Close-in	46,500,000	61,500,000	-24%
Memorial Villages	331,000,000	298,200,000	+11%
Spring Valley, Hilshire	88,400,000	70,900,000	+25%
Memorial	328,600,000	331,800,000	-1%
Wilchester	41,600,000	20,400,000	+104%
Heights	558,700,000	606,100,000	-8%
Cottage Grove	44,200,000	59,600,000	-26%
Garden Oaks	68,200,000	52,400,000	+30%
Oak Forest	272,000,000	249,000,000	+9%
Shepherd Park Plaza	55,600,000	51,700,000	+8%
Timbergrove, Lazybrook	117,000,000	119,100,000	-2%
Shady Acres	74,500,000	95,200,000	-22%
TOTAL	**$3,465,900,000**	**$3,433,700,000**	**+1%**

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MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 8/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	17	17	15	100%
Royden Oaks, Oak Estates	4	4	4	100%
Afton Oaks	7	5	3	71%
Montrose (Single Family)	127	57	8	45%
Montrose (Townhouses)	74	5	0	7%
West University	34	31	19	91%
Boulevard Oaks	17	15	9	88%
Southampton	4	3	2	75%
Southgate Area	10	9	5	90%
Braes Heights, Ayrshire	12	10	3	83%
Braeswood	7	5	1	71%
Bellaire	41	27	5	66%
Westbury	62	0	0	0%
Willow Meadows, Willow Bend	59	1	0	2%
Knollwood, Woodside	26	4	0	16%
Tanglewood	6	6	6	100%
Briargrove	6	4	3	67%
Briarmeadow	12	0	0	0%
Briargrove Park	13	1	0	8%
Memorial Close-In	7	6	3	86%
Memorial Villages	33	33	32	100%
Spring Valley, Hilshire	16	14	6	88%
Memorial	75	37	10	49%
Wilchester	3	3	0	100%
Heights	380	89	16	23%
Cottage Grove	78	4	0	5%
Garden Oaks	36	28	14	78%
Oak Forest	198	54	5	27%
Shepherd Park Plaza	56	3	1	5%
Timbergrove, Lazybrook	79	9	1	11%
Shady Acres	109	2	0	2%
TOTAL	**1,608**	**486**	**171**	**30%**

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HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 8/31/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	49	48	41	98%
Royden Oaks, Oak Estates	11	11	8	100%
Afton Oaks	15	12	8	80%
Montrose (Single Family)	172	60	7	35%
Montrose (Townhouses)	97	0	0	0%
West University	118	110	58	93%
Boulevard Oaks	28	23	9	82%
Southampton	20	18	8	90%
Southgate Area	14	12	5	86%
Braes Heights, Ayrshire	47	32	5	68%
Braeswood	9	8	3	89%
Bellaire	115	89	9	77%
Westbury	119	0	0	0%
Willow Meadows, Willow Bend	89	0	0	0%
Knollwood, Woodside	46	8	0	17%
Tanglewood	35	34	22	97%
Briargrove	34	28	8	82%
Briarmeadow	33	0	0	0%
Briargrove Park	54	11	0	20%
Memorial Close-In	16	14	8	88%
Memorial Villages	90	90	81	100%
Spring Valley, Hilshire	49	41	20	84%
Memorial	259	157	28	61%
Wilchester	30	25	4	83%
Heights	647	179	18	28%
Cottage Grove	81	1	0	1%
Garden Oaks	63	31	5	49%
Oak Forest	360	100	5	28%
Shepherd Park Plaza	96	5	0	5%
Timbergrove, Lazybrook	162	16	0	10%
Shady Acres	137	2	0	1%
TOTAL	**3,095**	**1,165**	**360**	**38%**

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HIGH END MARKET | 8/31/26

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	2	0	1	12	2
$2,000,000 - $2,999,999	2	1	4	12	1
$3,000,000+	13	5	28	7	3
TOTAL	**17**	**6**	**33**	**34**	**7**

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	7	12	9	52	6
$2,000,000 - $2,999,999	10	9	30	37	2
$3,000,000+	31	13	51	21	6
TOTAL	**49**	**35**	**90**	**118**	**16**

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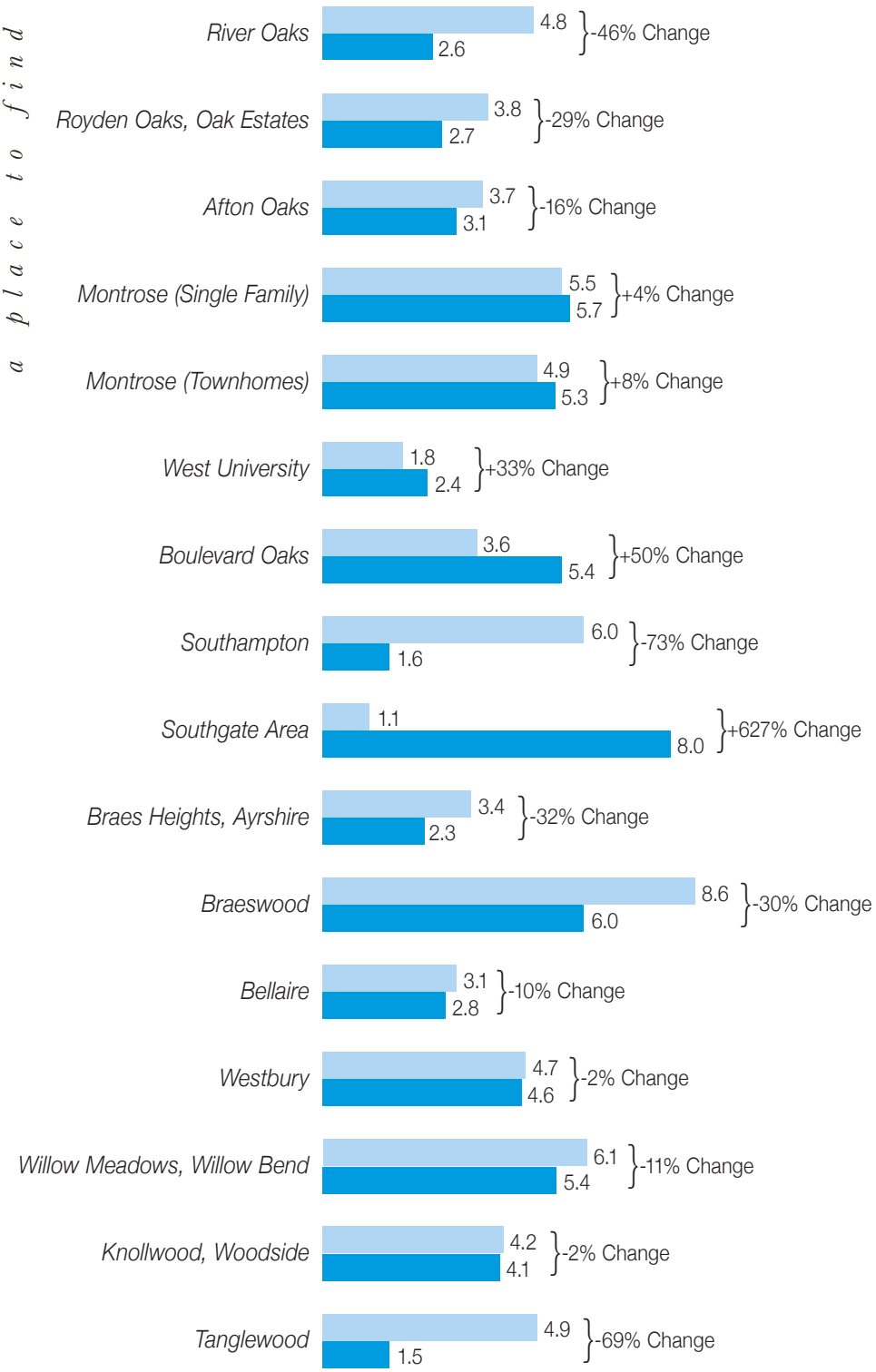
INVENTORY SUPPLY *(in months)*



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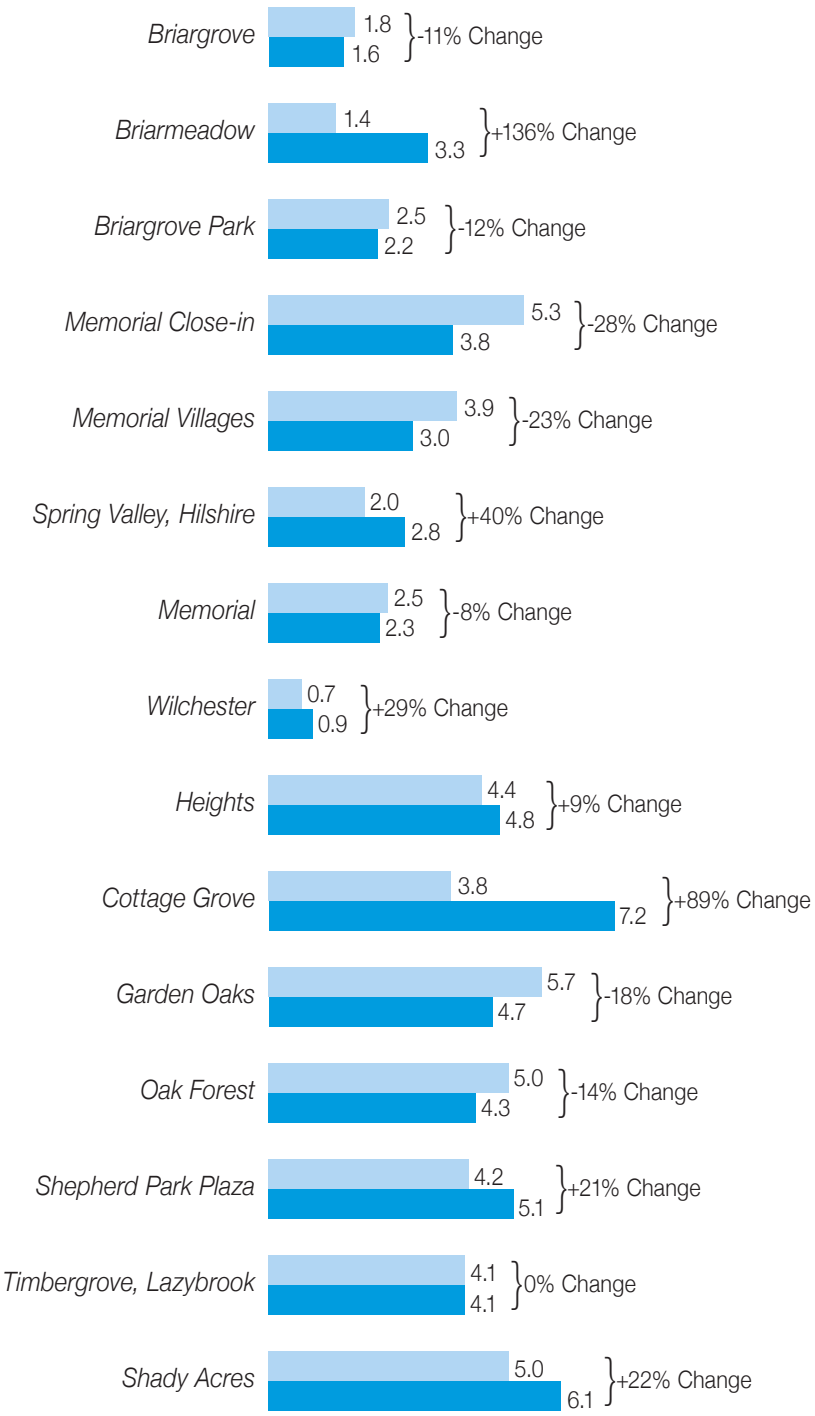
INVENTORY SUPPLY *(in months)*



LEGEND

8/25 8/26

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