

# GREENWOOD KING

AUGUST 2025



*a place to find your home*

# HOUSTON MARKET REPORT

| <b>NUMBER OF SALES</b>      | <b>1/01/25 - 8/31/25</b> | <b>1/01/24 - 8/31/24</b> | <b>CHANGE</b> |
|-----------------------------|--------------------------|--------------------------|---------------|
| River Oaks                  | 51                       | 39                       | +31%          |
| Royden Oaks, Oak Estates    | 11                       | 13                       | -15%          |
| Afton Oaks                  | 21                       | 19                       | +11%          |
| Montrose (Single Family)    | 180                      | 189                      | -5%           |
| Montrose (Townhouses)       | 119                      | 135                      | -12%          |
| West University             | 159                      | 137                      | +16%          |
| Boulevard Oaks              | 29                       | 23                       | +26%          |
| Southampton                 | 16                       | 15                       | +7%           |
| Southgate Area              | 18                       | 17                       | +6%           |
| Braes Heights, Ayrshire     | 38                       | 45                       | -16%          |
| Braeswood                   | 5                        | 5                        | 0%            |
| Bellaire                    | 125                      | 141                      | -11%          |
| Westbury                    | 113                      | 123                      | -8%           |
| Willow Meadows, Willow Bend | 72                       | 85                       | -15%          |
| Knollwood, Woodside         | 64                       | 58                       | +10%          |
| Tanglewood                  | 17                       | 26                       | -35%          |
| Briargrove                  | 27                       | 30                       | -10%          |
| Briar Meadow                | 40                       | 31                       | +29%          |
| Briargrove Park             | 50                       | 44                       | +14%          |
| Memorial Close-in           | 22                       | 15                       | +47%          |
| Memorial Villages           | 88                       | 97                       | -9%           |
| Spring Valley, Hilshire     | 48                       | 55                       | -13%          |
| Memorial                    | 289                      | 292                      | -1%           |
| Wilchester                  | 20                       | 30                       | -33%          |
| Heights                     | 735                      | 680                      | +8%           |
| Cottage Grove               | 108                      | 85                       | +27%          |
| Garden Oaks                 | 57                       | 56                       | +2%           |
| Oak Forest                  | 375                      | 351                      | +7%           |
| Shepherd Park Plaza         | 95                       | 82                       | +16%          |
| Timbergrove, Lazybrook      | 156                      | 147                      | +6%           |
| Shady Acres                 | 177                      | 165                      | +7%           |
| <b>TOTAL</b>                | <b>3,325</b>             | <b>3,230</b>             | <b>+3%</b>    |

# HOUSTON MARKET REPORT

| AVERAGE SALES PRICE         | 1/01/25 - 8/31/25  | 1/01/24 - 8/31/24 | CHANGE     |
|-----------------------------|--------------------|-------------------|------------|
| River Oaks                  | \$4,179,000        | \$4,293,000       | -3%        |
| Royden Oaks, Oak Estates    | 2,676,000          | 2,284,000         | +17%       |
| Afton Oaks                  | 1,892,000          | 1,300,000         | +46%       |
| Montrose (Single Family)    | 936,000            | 849,000           | +10%       |
| Montrose (Townhouses)       | 469,000            | 478,000           | -2%        |
| West University             | 2,006,000          | 2,000,000         | 0%         |
| Boulevard Oaks              | 1,688,000          | 1,376,000         | +23%       |
| Southampton                 | 1,905,000          | 1,931,000         | -1%        |
| Southgate Area              | 1,356,000          | 1,265,000         | +7%        |
| Braes Heights, Ayrshire     | 1,307,000          | 1,313,000         | 0%         |
| Braeswood                   | 1,821,000          | 1,033,000         | +76%       |
| Bellaire                    | 1,372,000          | 1,189,000         | +15%       |
| Westbury                    | 386,000            | 341,000           | +13%       |
| Willow Meadows, Willow Bend | 395,000            | 389,000           | +2%        |
| Knollwood, Woodside         | 635,000            | 616,000           | +3%        |
| Tanglewood                  | 2,473,000          | 2,900,000         | -15%       |
| Briargrove                  | 1,382,000          | 1,345,000         | +3%        |
| Briar meadow                | 624,000            | 537,000           | +16%       |
| Briargrove Park             | 825,000            | 873,000           | -5%        |
| Memorial Close-in           | 2,797,000          | 3,181,000         | -12%       |
| Memorial Villages           | 3,389,000          | 2,916,000         | +16%       |
| Spring Valley, Hilshire     | 1,476,000          | 1,462,000         | +1%        |
| Memorial                    | 1,148,000          | 1,112,000         | +3%        |
| Wilchester                  | 1,022,000          | 1,190,000         | -14%       |
| Heights                     | 825,000            | 804,000           | +3%        |
| Cottage Grove               | 552,000            | 524,000           | +5%        |
| Garden Oaks                 | 920,000            | 992,000           | -7%        |
| Oak Forest                  | 664,000            | 665,000           | 0%         |
| Shepherd Park Plaza         | 544,000            | 533,000           | +2%        |
| Timbergrove, Lazybrook      | 763,000            | 674,000           | +13%       |
| Shady Acres                 | 538,000            | 575,000           | -6%        |
| <b>AVERAGE</b>              | <b>\$1,033,000</b> | <b>\$995,000</b>  | <b>+4%</b> |

# HOUSTON MARKET REPORT

| AVERAGE DAYS ON MARKET      | 1/01/25 - 8/31/25 | 1/01/24 - 8/31/24 | CHANGE     |
|-----------------------------|-------------------|-------------------|------------|
| River Oaks                  | 56                | 43                | +30%       |
| Royden Oaks, Oak Estates    | 44                | 44                | 0%         |
| Afton Oaks                  | 31                | 48                | -35%       |
| Montrose (Single Family)    | 38                | 34                | +12%       |
| Montrose (Townhouses)       | 43                | 38                | +13%       |
| West University             | 22                | 28                | -21%       |
| Boulevard Oaks              | 17                | 34                | -50%       |
| Southampton                 | 32                | 19                | +68%       |
| Southgate Area              | 20                | 24                | -17%       |
| Braes Heights, Ayrshire     | 32                | 36                | -11%       |
| Braeswood                   | 32                | 24                | +33%       |
| Bellaire                    | 24                | 32                | -25%       |
| Westbury                    | 31                | 32                | -3%        |
| Willow Meadows, Willow Bend | 41                | 33                | +24%       |
| Knollwood, Woodside         | 33                | 24                | +38%       |
| Tanglewood                  | 53                | 40                | +33%       |
| Briargrove                  | 13                | 17                | -24%       |
| Briar Meadow                | 36                | 26                | +38%       |
| Briargrove Park             | 20                | 31                | -35%       |
| Memorial Close-in           | 36                | 32                | +13%       |
| Memorial Villages           | 30                | 50                | -40%       |
| Spring Valley, Hilshire     | 23                | 29                | -21%       |
| Memorial                    | 26                | 30                | -13%       |
| Wilchester                  | 13                | 17                | -24%       |
| Heights                     | 31                | 33                | -6%        |
| Cottage Grove               | 38                | 23                | +65%       |
| Garden Oaks                 | 51                | 30                | +70%       |
| Oak Forest                  | 37                | 31                | +19%       |
| Shepherd Park Plaza         | 28                | 25                | +12%       |
| Timbergrove, Lazybrook      | 34                | 28                | +21%       |
| Shady Acres                 | 29                | 32                | -9%        |
| <b>AVERAGE</b>              | <b>32</b>         | <b>31</b>         | <b>+3%</b> |

# HOUSTON MARKET REPORT

| NUMBER OF LISTINGS          | 8/31/25      | 8/31/24      | CHANGE      |
|-----------------------------|--------------|--------------|-------------|
| River Oaks                  | 29           | 31           | -6%         |
| Royden Oaks, Oak Estates    | 5            | 4            | +25%        |
| Afton Oaks                  | 9            | 6            | +50%        |
| Montrose (Single Family)    | 123          | 93           | +32%        |
| Montrose (Townhouses)       | 72           | 55           | +31%        |
| West University             | 33           | 38           | -13%        |
| Boulevard Oaks              | 12           | 12           | 0%          |
| Southampton                 | 10           | 8            | +25%        |
| Southgate Area              | 2            | 3            | -33%        |
| Braes Heights, Ayrshire     | 16           | 17           | -6%         |
| Braeswood                   | 5            | 2            | +150%       |
| Bellaire                    | 49           | 46           | +7%         |
| Westbury                    | 61           | 61           | 0%          |
| Willow Meadows, Willow Bend | 59           | 46           | +28%        |
| Knollwood, Woodside         | 30           | NA           | NA          |
| Tanglewood                  | 15           | 19           | -21%        |
| Briargrove                  | 7            | 8            | -12%        |
| Briar meadow                | 7            | 23           | -70%        |
| Briargrove Park             | 15           | 11           | +36%        |
| Memorial Close-In           | 12           | 13           | -8%         |
| Memorial Villages           | 42           | 34           | +24%        |
| Spring Valley, Hilshire     | 12           | 12           | 0%          |
| Memorial                    | 87           | 82           | +6%         |
| Wilchester                  | 2            | 3            | -33%        |
| Heights                     | 386          | 299          | +29%        |
| Cottage Grove               | 46           | 38           | +21%        |
| Garden Oaks                 | 38           | 36           | +6%         |
| Oak Forest                  | 227          | 172          | +32%        |
| Shepherd Park Plaza         | 53           | 42           | +26%        |
| Timbergrove, Lazybrook      | 73           | 66           | +11%        |
| Shady Acres                 | 103          | 61           | +69%        |
| <b>TOTAL</b>                | <b>1,610</b> | <b>1,341</b> | <b>+20%</b> |

# HOUSTON MARKET REPORT

| <b>SALES VOLUME</b>        | <b>1/01/25 - 8/31/25</b> | <b>1/01/24 - 8/31/24</b> | <b>CHANGE</b> |
|----------------------------|--------------------------|--------------------------|---------------|
| River Oaks                 | \$213,100,000            | \$167,400,000            | +27%          |
| Royden Oaks, Oak Estates   | 29,400,000               | 29,700,000               | -1%           |
| Afton Oaks                 | 39,700,000               | 24,700,000               | +61%          |
| Montrose (Single Family)   | 168,500,000              | 170,000,000              | -1%           |
| Montrose (Townhouses)      | 55,800,000               | 64,500,000               | -13%          |
| West University            | 318,900,000              | 274,000,000              | +16%          |
| Boulevard Oaks             | 49,000,000               | 31,600,000               | +55%          |
| Southampton                | 30,500,000               | 29,000,000               | +5%           |
| Southgate Area             | 24,400,000               | 21,500,000               | +13%          |
| Braes Heights, Ayrshire    | 49,700,000               | 59,100,000               | -16%          |
| Braeswood                  | 9,100,000                | 5,200,000                | +75%          |
| Bellaire                   | 171,400,000              | 167,600,000              | +2%           |
| Westbury                   | 43,600,000               | 42,000,000               | +4%           |
| Willow Meadow, Willow Bend | 28,500,000               | 33,100,000               | -14%          |
| Knollwood, Woodside        | 40,600,000               | 35,700,000               | +14%          |
| Tanglewood                 | 42,000,000               | 75,400,000               | -44%          |
| Briargrove                 | 37,300,000               | 40,300,000               | -7%           |
| Briar Meadow               | 25,000,000               | 16,600,000               | +51%          |
| Briargrove Park            | 41,300,000               | 38,400,000               | +8%           |
| Memorial Close-in          | 61,500,000               | 47,700,000               | +29%          |
| Memorial Villages          | 298,200,000              | 282,900,000              | +5%           |
| Spring Valley, Hilshire    | 70,900,000               | 80,400,000               | -12%          |
| Memorial                   | 331,800,000              | 324,600,000              | +2%           |
| Wilchester                 | 20,400,000               | 35,700,000               | -43%          |
| Heights                    | 606,100,000              | 546,900,000              | +11%          |
| Cottage Grove              | 59,600,000               | 44,600,000               | +34%          |
| Garden Oaks                | 52,400,000               | 55,500,000               | -6%           |
| Oak Forest                 | 249,000,000              | 233,500,000              | +7%           |
| Shepherd Park Plaza        | 51,700,000               | 43,700,000               | +18%          |
| Timbergrove, Lazybrook     | 119,100,000              | 99,100,000               | +20%          |
| Shady Acres                | 95,200,000               | 94,800,000               | 0%            |
| <b>TOTAL</b>               | <b>\$3,433,700,000</b>   | <b>\$3,215,200,000</b>   | <b>+7%</b>    |

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 8/31/2025

|                             | TOTAL        | OVER \$1M  | OVER \$2M  | % OVER \$1M |
|-----------------------------|--------------|------------|------------|-------------|
| River Oaks                  | 29           | 29         | 28         | 100%        |
| Royden Oaks, Oak Estates    | 5            | 5          | 4          | 100%        |
| Afton Oaks                  | 9            | 5          | 4          | 56%         |
| Montrose (Single Family)    | 123          | 50         | 7          | 41%         |
| Montrose (Townhouses)       | 72           | 1          | 0          | 1%          |
| West University             | 33           | 27         | 16         | 82%         |
| Boulevard Oaks              | 12           | 11         | 6          | 92%         |
| Southampton                 | 10           | 10         | 8          | 100%        |
| Southgate Area              | 2            | 1          | 1          | 50%         |
| Braes Heights, Ayrshire     | 16           | 9          | 1          | 56%         |
| Braeswood                   | 5            | 1          | 0          | 20%         |
| Bellaire                    | 49           | 31         | 5          | 63%         |
| Westbury                    | 61           | 1          | 0          | 2%          |
| Willow Meadows, Willow Bend | 59           | 1          | 0          | 2%          |
| Knollwood, Woodside         | 30           | 2          | 0          | 7%          |
| Tanglewood                  | 15           | 15         | 11         | 100%        |
| Briargrove                  | 7            | 5          | 2          | 71%         |
| Briar Meadow                | 7            | 0          | 0          | 0%          |
| Briargrove Park             | 15           | 0          | 0          | 0%          |
| Memorial Close-In           | 12           | 11         | 9          | 92%         |
| Memorial Villages           | 42           | 42         | 39         | 100%        |
| Spring Valley, Hilshire     | 12           | 9          | 3          | 75%         |
| Memorial                    | 87           | 55         | 16         | 63%         |
| Wilchester                  | 2            | 2          | 0          | 100%        |
| Heights                     | 386          | 79         | 14         | 20%         |
| Cottage Grove               | 46           | 2          | 0          | 4%          |
| Garden Oaks                 | 38           | 20         | 7          | 53%         |
| Oak Forest                  | 227          | 67         | 6          | 30%         |
| Shepherd Park Plaza         | 53           | 1          | 0          | 2%          |
| Timbergrove, Lazybrook      | 73           | 17         | 1          | 23%         |
| Shady Acres                 | 103          | 2          | 0          | 2%          |
| <b>TOTAL</b>                | <b>1,640</b> | <b>511</b> | <b>188</b> | <b>31%</b>  |

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 8/31/2025

|                             | TOTAL        | OVER \$1M    | OVER \$2M  | % OVER \$1M |
|-----------------------------|--------------|--------------|------------|-------------|
| River Oaks                  | 51           | 50           | 44         | 98%         |
| Royden Oaks, Oak Estates    | 11           | 11           | 7          | 100%        |
| Afton Oaks                  | 21           | 14           | 12         | 67%         |
| Montrose (Single Family)    | 180          | 55           | 5          | 31%         |
| Montrose (Townhouses)       | 119          | 0            | 0          | 0%          |
| West University             | 159          | 145          | 65         | 91%         |
| Boulevard Oaks              | 29           | 23           | 5          | 79%         |
| Southampton                 | 16           | 16           | 8          | 100%        |
| Southgate Area              | 18           | 12           | 2          | 67%         |
| Braes Heights, Ayrshire     | 38           | 22           | 4          | 58%         |
| Braeswood                   | 5            | 4            | 2          | 80%         |
| Bellaire                    | 125          | 89           | 17         | 71%         |
| Westbury                    | 113          | 0            | 0          | 0%          |
| Willow Meadows, Willow Bend | 72           | 1            | 0          | 1%          |
| Knollwood, Woodside         | 64           | 11           | 0          | 17%         |
| Tanglewood                  | 17           | 17           | 8          | 100%        |
| Briargrove                  | 27           | 18           | 4          | 67%         |
| Briar meadow                | 40           | 0            | 0          | 0%          |
| Briargrove Park             | 50           | 9            | 0          | 18%         |
| Memorial Close-In           | 22           | 21           | 11         | 95%         |
| Memorial Villages           | 88           | 88           | 73         | 100%        |
| Spring Valley, Hilshire     | 48           | 33           | 9          | 69%         |
| Memorial                    | 289          | 142          | 26         | 49%         |
| Wilchester                  | 20           | 15           | 0          | 75%         |
| Heights                     | 735          | 165          | 16         | 22%         |
| Cottage Grove               | 108          | 4            | 0          | 4%          |
| Garden Oaks                 | 57           | 20           | 2          | 35%         |
| Oak Forest                  | 375          | 77           | 1          | 21%         |
| Shepherd Park Plaza         | 95           | 6            | 0          | 6%          |
| Timbergrove, Lazybrook      | 156          | 22           | 3          | 14%         |
| Shady Acres                 | 177          | 3            | 0          | 1%          |
| <b>TOTAL</b>                | <b>3,325</b> | <b>1,092</b> | <b>324</b> | <b>33%</b>  |

# HOUSTON MARKET REPORT

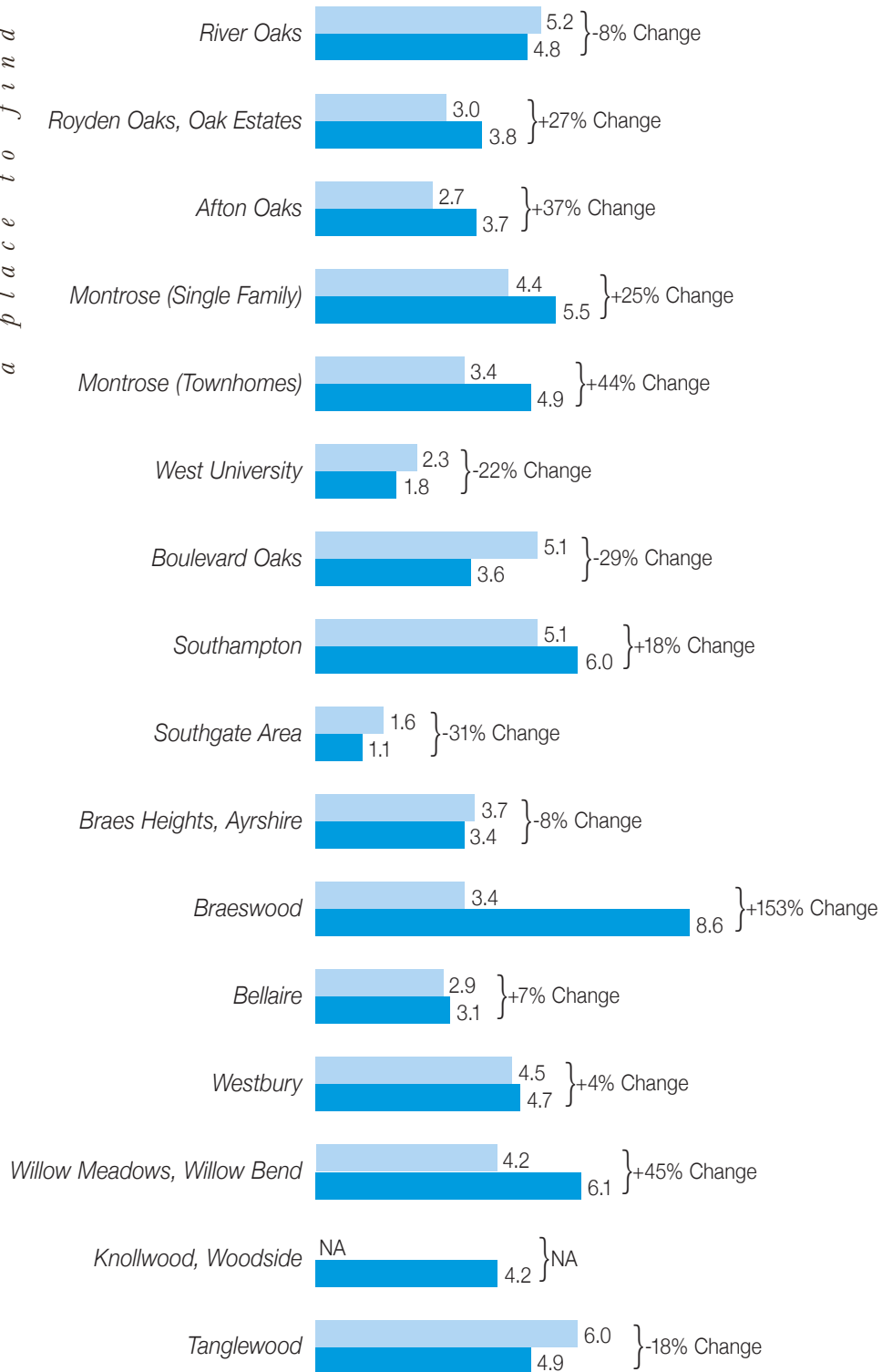
## HIGH END MARKET | 8/31/25

| 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         | 1                 |
| \$1,000,000 - \$1,999,999 | 1         | 4          | 3         | 11        | 2                 |
| \$2,000,000 - \$2,999,999 | 4         | 5          | 11        | 11        | 2                 |
| \$3,000,000+              | 24        | 6          | 28        | 5         | 7                 |
| <b>TOTAL</b>              | <b>29</b> | <b>15</b>  | <b>42</b> | <b>33</b> | <b>12</b>         |

| Sales                     | RO        | Tanglewood | Villages  | West U     | Close-In Memorial |
|---------------------------|-----------|------------|-----------|------------|-------------------|
| UNDER \$500,000           | 0         | 0          | 0         | 0          | 0                 |
| \$500,000 - \$999,999     | 1         | 0          | 0         | 14         | 1                 |
| \$1,000,000 - \$1,999,999 | 6         | 9          | 15        | 80         | 10                |
| \$2,000,000 - \$2,999,999 | 12        | 3          | 28        | 44         | 3                 |
| \$3,000,000+              | 32        | 5          | 45        | 21         | 8                 |
| <b>TOTAL</b>              | <b>51</b> | <b>17</b>  | <b>88</b> | <b>159</b> | <b>22</b>         |

# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)

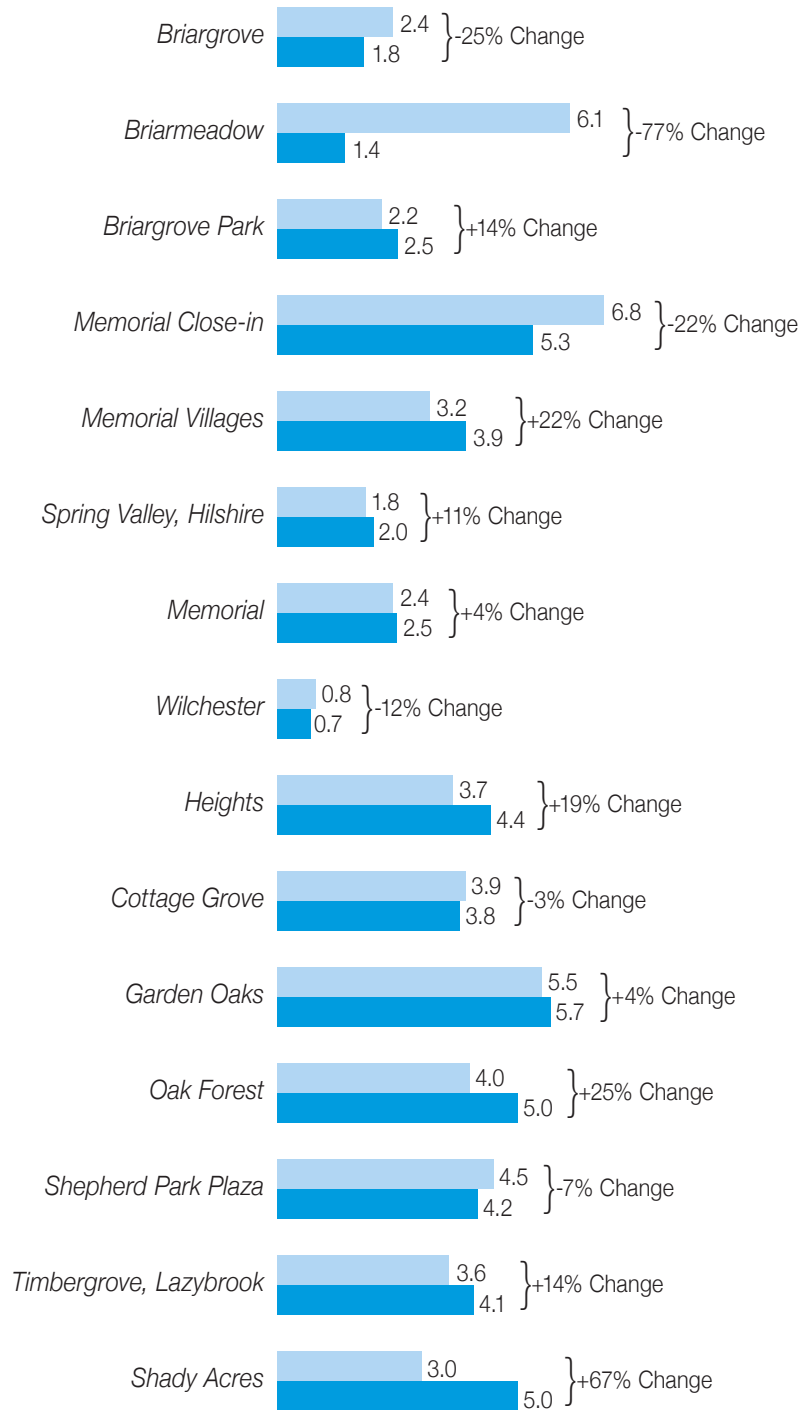


LEGEND

8/24 8/25

# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)



### LEGEND

8/24 8/25