GREENWOOD KING

SEPTEMBER 2026

a place to find your home

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES (Total)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	55	58	-5%
Royden Oaks, Oak Estates	12	14	-14%
Afton Oaks	16	23	-30%
Montrose (Single Family)	192	206	-7%
Montrose (Townhouses)	107	134	-20%
West University	133	176	-24%
Boulevard Oaks	32	33	-3%
Southampton	23	18	+28%
Southgate Area	17	18	-6%
Braes Heights, Ayrshire	48	44	+9%
Braeswood	9	7	+29%
Bellaire	135	138	-2%
Westbury	130	126	+3%
Willow Meadows, Willow Bend	106	81	+31%
Knollwood, Woodside	53	72	-26%
Tanglewood	38	18	+111%
Briargrove	39	30	+30%
Briarmeadow	33	44	-25%
Briargrove Park	55	56	-2%
Memorial Close-in	17	23	-26%
Memorial Villages	101	101	0%
Spring Valley, Hilshire	53	54	-2%
Memorial	282	325	-13%
Wilchester	30	22	+36%
Heights	718	828	-13%
Cottage Grove	92	122	-25%
Garden Oaks	71	65	+9%
Oak Forest	406	436	-7%
Shepherd Park Plaza	103	105	-2%
Timbergrove, Lazybrook	182	179	+2%
Shady Acres	154	205	-25%
TOTAL	**3,442**	**3,761**	**-8%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

AVERAGE SALES PRICE (Total)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	$4,287,000	$4,103,000	+4%
Royden Oaks, Oak Estates	3,208,000	2,734,000	+17%
Afton Oaks	2,036,000	1,881,000	+8%
Montrose (Single Family)	994,000	934,000	+6%
Montrose (Townhouses)	468,000	473,000	-1%
West University	2,099,000	1,979,000	+6%
Boulevard Oaks	1,839,000	1,675,000	+10%
Southampton	2,084,000	1,912,000	+9%
Southgate Area	1,714,000	1,356,000	+26%
Braes Heights, Ayrshire	1,377,000	1,305,000	+6%
Braeswood	1,695,000	1,606,000	+6%
Bellaire	1,340,000	1,362,000	-2%
Westbury	349,000	377,000	-11%
Willow Meadows, Willow Bend	449,000	392,000	+15%
Knollwood, Woodside	665,000	626,000	+6%
Tanglewood	3,135,000	2,485,000	+26%
Briargrove	1,617,000	1,500,000	+8%
Briarmeadow	635,000	623,000	+2%
Briargrove Park	832,000	826,000	+1%
Memorial Close-in	2,840,000	3,061,000	-7%
Memorial Villages	3,658,000	3,368,000	+9%
Spring Valley, Hilshire	1,805,000	1,443,000	+25%
Memorial	1,251,000	1,148,000	+9%
Wilchester	1,387,000	1,037,000	+34%
Heights	865,000	829,000	+4%
Cottage Grove	544,000	546,000	0%
Garden Oaks	1,045,000	897,000	+16%
Oak Forest	754,000	669,000	+13%
Shepherd Park Plaza	579,000	557,000	+4%
Timbergrove, Lazybrook	707,000	734,000	-4%
Shady Acres	545,000	534,000	+2%
TOTAL	**$1,097,000**	**$1,029,000**	**+7%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET (Total)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	40	59	-32%
Royden Oaks, Oak Estates	34	43	-21%
Afton Oaks	27	30	-10%
Montrose (Single Family)	47	41	+15%
Montrose (Townhouses)	52	42	+24%
West University	26	23	+13%
Boulevard Oaks	56	18	+211%
Southampton	30	37	-19%
Southgate Area	27	20	+35%
Braes Heights, Ayrshire	31	33	-6%
Braeswood	27	31	-13%
Bellaire	37	23	+61%
Westbury	42	34	+20%
Willow Meadows, Willow Bend	46	40	+15%
Knollwood, Woodside	29	36	-19%
Tanglewood	38	50	-24%
Briargrove	21	15	+40%
Briarmeadow	30	37	-19%
Briargrove Park	22	21	+5%
Memorial Close-in	35	36	-3%
Memorial Villages	44	31	+42%
Spring Valley, Hilshire	30	23	+30%
Memorial	20	26	-23%
Wilchester	8	13	-38%
Heights	37	32	+16%
Cottage Grove	37	39	-5%
Garden Oaks	27	52	-48%
Oak Forest	35	36	-3%
Shepherd Park Plaza	27	28	-4%
Timbergrove, Lazybrook	35	34	+3%
Shady Acres	44	31	+42%
AVERAGE	**34**	**33**	**+3%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NUMBER OF LISTINGS (Total)	9/30/26	9/30/25	CHANGE
River Oaks	15	36	-58%
Royden Oaks, Oak Estates	5	6	-17%
Afton Oaks	5	10	-50%
Montrose (Single Family)	136	124	+10%
Montrose (Townhouses)	68	63	+8%
West University	32	42	-24%
Boulevard Oaks	20	16	+25%
Southampton	3	8	-62%
Southgate Area	10	5	+100%
Braes Heights, Ayrshire	10	16	-37%
Braeswood	5	2	+150%
Bellaire	42	44	-5%
Westbury	70	57	+23%
Willow Meadows, Willow Bend	60	69	+1%
Knollwood, Woodside	30	31	-3%
Tanglewood	10	15	-33%
Briargrove	5	5	0%
Briarmeadow	13	11	+18%
Briargrove Park	15	14	+7%
Memorial Close-In	6	12	-50%
Memorial Villages	31	41	-26%
Spring Valley, Hilshire	14	15	-7%
Memorial	82	84	-2%
Wilchester	4	4	0%
Heights	380	370	+3%
Cottage Grove	78	51	+53%
Garden Oaks	40	33	+21%
Oak Forest	172	216	-20%
Shepherd Park Plaza	58	53	+9%
Timbergrove, Lazybrook	79	75	+5%
Shady Acres	104	100	+4%
TOTAL	**1,602**	**1,597**	**0%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

SALES VOLUME (Total)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	$235,800,000	$238,000,000	-1%
Royden Oaks, Oak Estates	38,500,000	38,300,000	+1%
Afton Oaks	32,600,000	43,300,000	-25%
Montrose (Single Family)	190,900,000	192,300,000	-1%
Montrose (Townhouses)	50,100,000	63,300,000	-21%
West University	279,200,000	348,300,000	-20%
Boulevard Oaks	58,800,000	55,300,000	+6%
Southampton	47,900,000	34,400,000	+39%
Southgate Area	29,100,000	24,400,000	+19%
Braes Heights, Ayrshire	66,100,000	57,400,000	+15%
Braeswood	15,300,000	11,200,000	+37%
Bellaire	180,900,000	188,000,000	-4%
Westbury	45,300,000	47,500,000	-5%
Willow Meadows, Willow Bend	47,600,000	31,700,000	+50%
Knollwood, Woodside	35,300,000	45,100,000	-22%
Tanglewood	119,100,000	44,700,000	+166%
Briargrove	63,100,000	45,000,000	+40%
Briarmeadow	21,000,000	27,400,000	-23%
Briargrove Park	45,800,000	46,200,000	-1%
Memorial Close-in	48,300,000	70,400,000	-31%
Memorial Villages	369,500,000	340,200,000	+9%
Spring Valley, Hilshire	95,700,000	77,900,000	+23%
Memorial	352,700,000	373,100,000	-5%
Wilchester	41,600,000	22,800,000	+82%
Heights	620,700,000	686,200,000	-10%
Cottage Grove	50,000,000	66,600,000	-25%
Garden Oaks	74,200,000	58,300,000	+27%
Oak Forest	306,300,000	291,800,000	+5%
Shepherd Park Plaza	59,700,000	58,500,000	+2%
Timbergrove, Lazybrook	128,700,000	131,400,000	-2%
Shady Acres	83,900,000	109,500,000	-23%
TOTAL	**$3,776,900,000**	**$3,868,500,000**	**-2%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES (Resales)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	53	54	-2%
Royden Oaks, Oak Estates	9	13	-31%
Afton Oaks	13	17	-24%
Montrose (Single Family)	158	174	-9%
Montrose (Townhouses)	107	132	-19%
West University	118	164	-28%
Boulevard Oaks	28	31	-10%
Southampton	20	17	+18%
Southgate Area	16	18	-11%
Braes Heights, Ayrshire	42	40	+5%
Braeswood	8	7	+14%
Bellaire	120	123	-2%
Westbury	130	126	+3%
Willow Meadows, Willow Bend	94	74	+27%
Knollwood, Woodside	49	72	-32%
Tanglewood	32	17	+88%
Briargrove	37	29	+28%
Briarmeadow	33	43	-23%
Briargrove Park	55	56	-2%
Memorial Close-in	15	22	-32%
Memorial Villages	93	92	+1%
Spring Valley, Hilshire	44	49	-10%
Memorial	262	299	-12%
Wilchester	30	22	+36%
Heights	617	696	-11%
Cottage Grove	77	98	-21%
Garden Oaks	58	56	+4%
Oak Forest	314	364	-14%
Shepherd Park Plaza	61	65	-6%
Timbergrove, Lazybrook	161	159	+1%
Shady Acres	132	152	-13%
TOTAL	**2,986**	**3,281**	**-9%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

AVERAGE SALES PRICE (Resales)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	$4,164,000	$4,011,000	+4%
Royden Oaks, Oak Estates	2,481,000	2,598,000	-5%
Afton Oaks	1,773,000	1,600,000	+11%
Montrose (Single Family)	912,000	872,000	+5%
Montrose (Townhouses)	468,000	469,000	0%
West University	1,980,000	1,950,000	+2%
Boulevard Oaks	1,758,000	1,630,000	+8%
Southampton	1,844,000	1,860,000	-1%
Southgate Area	1,692,000	1,356,000	+25%
Braes Heights, Ayrshire	1,294,000	1,245,000	+4%
Braeswood	1,566,000	1,606,000	-2%
Bellaire	1,278,000	1,325,000	-4%
Westbury	349,000	377,000	-7%
Willow Meadows, Willow Bend	445,000	391,000	+14%
Knollwood, Woodside	603,000	626,000	-4%
Tanglewood	2,811,000	2,337,000	+20%
Briargrove	1,557,000	1,446,000	+8%
Briarmeadow	635,000	629,000	+1%
Briargrove Park	832,000	826,000	+1%
Memorial Close-in	2,265,000	2,797,000	-19%
Memorial Villages	3,493,000	3,101,000	+13%
Spring Valley, Hilshire	1,590,000	1,328,000	+20%
Memorial	1,225,000	1,153,000	+6%
Wilchester	1,387,000	1,037,000	+34%
Heights	836,000	822,000	+2%
Cottage Grove	509,000	522,000	-2%
Garden Oaks	876,000	789,000	+11%
Oak Forest	627,000	580,000	+8%
Shepherd Park Plaza	709,000	618,000	+15%
Timbergrove, Lazybrook	698,000	730,000	-4%
Shady Acres	534,000	526,000	+2%
AVERAGE	**$1,064,000**	**$1,010,000**	**+5%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

SALES VOLUME (Resales)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	$220,700,000	$216,600,000	+2%
Royden Oaks, Oak Estates	22,300,000	33,800,000	-34%
Afton Oaks	23,000,000	27,200,000	-15%
Montrose (Single Family)	144,200,000	151,800,000	-5%
Montrose (Townhouses)	50,100,000	61,900,000	-19%
West University	233,700,000	319,700,000	-27%
Boulevard Oaks	49,000,000	50,500,000	-3%
Southampton	36,900,000	31,600,000	+17%
Southgate Area	27,100,000	24,400,000	+11%
Braes Heights, Ayrshire	54,400,000	49,800,000	+9%
Braeswood	12,500,000	11,200,000	+12%
Bellaire	153,300,000	163,000,000	-6%
Westbury	45,300,000	47,500,000	-5%
Willow Meadows, Willow Bend	41,800,000	28,900,000	+45%
Knollwood, Woodside	29,600,000	45,100,000	-34%
Tanglewood	89,900,000	39,700,000	+126%
Briargrove	57,600,000	41,900,000	+37%
Briarmeadow	21,000,000	27,000,000	+22%
Briargrove Park	45,800,000	46,200,000	-1%
Memorial Close-in	34,000,000	61,500,000	-45%
Memorial Villages	324,800,000	285,300,000	+14%
Spring Valley, Hilshire	70,000,000	65,100,000	+8%
Memorial	321,000,000	344,800,000	-7%
Wilchester	41,600,000	22,800,000	+82%
Heights	515,500,000	572,300,000	-10%
Cottage Grove	39,200,000	51,100,000	-23%
Garden Oaks	50,800,000	44,200,000	+15%
Oak Forest	196,700,000	211,100,000	-7%
Shepherd Park Plaza	43,200,000	40,200,000	+7%
Timbergrove, Lazybrook	112,300,000	116,000,000	-3%
Shady Acres	70,500,000	80,000,000	-12%
TOTAL	**$3,177,800,000**	**$3,312,200,000**	**+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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NUMBER OF SALES (New Construction)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	2	4	-50%
Royden Oaks, Oak Estates	3	1	+200%
Afton Oaks	3	6	-50%
Montrose (Single Family)	34	32	+6%
Montrose (Townhouses)	0	2	NA
West University	15	12	+25%
Boulevard Oaks	4	2	+100%
Southampton	3	1	+200%
Southgate Area	1	0	NA
Braes Heights, Ayrshire	6	4	+50%
Braeswood	1	0	NA
Bellaire	15	15	0%
Westbury	0	0	NA
Willow Meadows, Willow Bend	12	7	+71%
Knollwood, Woodside	4	0	NA
Tanglewood	6	1	+500%
Briargrove	2	1	+100%
Briarmeadow	0	1	NA
Briargrove Park	0	0	NA
Memorial Close-in	2	1	+100%
Memorial Villages	8	9	-11%
Spring Valley, Hilshire	9	5	+80%
Memorial	20	26	-23%
Wilchester	0	0	NA
Heights	101	132	-23%
Cottage Grove	15	24	-37%
Garden Oaks	13	9	+44%
Oak Forest	92	72	+28%
Shepherd ark Plaza	42	40	+5%
Timbergrove, Lazybrook	21	20	+5%
Shady Acres	22	53	-58%
TOTAL	**456**	**480**	**-5%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

AVG SALES PRICE (New Construction)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	$7,550,000	$5,336,000	+41%
Royden Oaks, Oak Estates	5,387,000	4,500,000	+20%
Afton Oaks	3,175,000	2,676,000	+19%
Montrose (Single Family)	1,376,000	1,267,000	+9%
Montrose (Townhouses)	NA	712,000	NA
West University	3,034,000	2,378,000	+28%
Boulevard Oaks	2,460,000	2,378,000	+3%
Southampton	3,682,000	2,795,000	+32%
Southgate Area	2,075,000	NA	NA
Braes Heights, Ayrshire	1,961,000	1,912,000	+3%
Braeswood	2,725,000	NA	NA
Bellaire	1,839,000	1,667,000	+10%
Westbury	NA	NA	NA
Willow Meadows, Willow Bend	476,000	406,000	+17%
Knollwood, Woodside	1,424,000	NA	NA
Tanglewood	4,868,000	5,000,000	-3%
Briargrove	2,735,000	3,067,000	-11%
Briarmeadow	NA	350,000	NA
Briargrove Park	NA	NA	NA
Memorial Close-in	7,150,000	8,875,000	-19%
Memorial Villages	5,584,000	6,100,000	-8%
Spring Valley, Hilshire	2,854,000	2,579,000	+11%
Memorial	1,586,000	1,086,000	+46%
Wilchester	NA	NA	NA
Heights	1,041,000	863,000	+21%
Cottage Grove	721,000	645,000	+12%
Garden Oaks	1,795,000	1,566,000	+15%
Oak Forest	1,191,000	1,122,000	+6%
Shepherd Park Plaza	414,000	457,000	-9%
Timbergrove, Lazybrook	781,000	769,000	+2%
Shady Acres	608,000	558,000	+9%
AVERAGE	**$1,440,000**	**$1,160,000**	**+24%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

SALES VOLUME (New Construction)	1/01/26 - 9/30/26	1/01/25 - 9/30/25	CHANGE
River Oaks	$15,100,000	$21,200,000	-29%
Royden Oaks, Oak Estates	16,200,000	4,500,000	+260%
Afton Oaks	9,500,000	16,100,000	-41%
Montrose (Single Family)	46,800,000	40,400,000	+16%
Montrose (Townhouses)	0	1,400,000	NA
West University	45,400,000	28,500,000	+60%
Boulevard Oaks	9,800,000	4,800,000	+104%
Southampton	11,000,000	2,800,000	+293%
Southgate Area	2,100,000	0	NA
Braes Heights, Ayrshire	11,800,000	7,600,000	+55%
Braeswood	2,700,000	0	NA
Bellaire	27,600,000	25,000,000	+10%
Westbury	0	0	NA
Willow Meadows, Willow Bend	5,700,000	2,800,000	+104%
Knollwood, Woodside	5,700,000	0	NA
Tanglewood	29,200,000	5,800,000	+403%
Briargrove	5,500,000	3,100,000	+77%
Briarmeadow	0	400,000	NA
Briargrove Park	0	0	NA
Memorial Close in	14,300,000	8,900,000	+61%
Memorial Villages	44,700,000	54,900,000	-19%
Spring Valley, Hilshire	25,700,000	12,900,000	+99%
Memorial	31,700,000	28,200,000	+12%
Wilchester	0	0	NA
Heights	105,200,000	113,900,000	-8%
Cottage Grove	10,800,000	15,500,000	-30%
Garden Oaks	23,300,000	14,100,000	+65%
Oak Forest	109,600,000	80,800,000	+36%
Shepherd Park Plaza	17,400,000	18,300,000	-5%
Timbergrove, Lazybrook	16,400,000	15,400,000	+6%
Shady Acres	13,400,000	29,500,000	-55%
TOTAL	**$656,700,000**	**$556,800,000**	**+18%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NEW CONSTRUCTION AS A PERCENT OF SALES VOLUME

	1/01/26 - 9/30/26	1/01/25 - 9/30/25
River Oaks	6%	9%
Royden Oaks, Oak Estates	42%	12%
Afton Oaks	29%	37%
Montrose (Single Family)	25%	21%
Montrose (Townhouses)	0%	2%
West University	16%	8%
Boulevard Oaks	17%	9%
Southampton	23%	8%
Southgate Area	7%	0%
Braes Heights, Ayrshire	18%	13%
Braeswood	18%	0%
Bellaire	15%	13%
Westbury	0%	0%
Willow Meadows, Willow Bend	12%	9%
Knollwood, Woodside	16%	0%
Tanglewood	25%	13%
Briargrove	9%	7%
Briarmeadow	0%	1%
Briargrove Park	0%	0%
Memorial Close-in	30%	13%
Memorial Villages	12%	16%
Spring Valley, Hilshire	27%	17%
Memorial	9%	8%
Wilchester	0%	0%
Heights	17%	17%
Cottage Grove	22%	23%
Garden Oaks	31%	24%
Oak Forest	36%	28%
Shepherd Park Plaza	29%	31%
Timbergrove, Lazybrook	13%	12%
Shady Acres	16%	27%
ALL MARKETS	**17%**	**14%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

NUMBER OF LISTINGS (New Construction)	NEW CONSTRUCTION AS A PERCENT OF TOTAL LISTINGS	
	NUMBER	*9/30/26*
River Oaks	4	27%
Royden Oaks, Oak Estates	0	0%
Afton Oaks	1	20%
Montrose (Single Family)	37	27%
Montrose (Townhouses)	1	1%
West University	8	25%
Boulevard Oaks	6	30%
Southampton	1	33%
Southgate Area	4	40%
Braes Heights, Ayrshire	4	40%
Braeswood	1	20%
Bellaire	8	19%
Westbury	0	0%
Willow Meadows, Willow Bend	7	12%
Knollwood, Woodside	1	3%
Tanglewood	1	10%
Briargrove	2	40%
Briarmeadow	0	0%
Briargrove Park	0	0%
Memorial Close-In	0	0%
Memorial Villages	6	19%
Spring Valley, Hilshire	4	29%
Memorial	19	23%
Wilchester	0	0%
Heights	99	26%
Cottage Grove	7	9%
Garden Oaks	16	40%
Oak Forest	56	33%
Shepherd Park Plaza	27	47%
Timbergrove, Lazybrook	14	18%
Shady Acres	33	32%
TOTAL	**362**	**23%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS – 9/30/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	15	15	14	100%
Royden Oaks, Oak Estates	5	5	5	100%
Afton Oaks	5	3	2	60%
Montrose (Single Family)	136	62	7	46%
Montrose (Townhouses)	68	5	0	7%
West University	32	29	18	91%
Boulevard Oaks	20	18	10	90%
Southampton	3	3	1	100%
Southgate Area	10	9	5	90%
Braes Heights, Ayrshire	10	8	3	80%
Braeswood	5	4	2	80%
Bellaire	42	26	7	62%
Westbury	70	0	0	0%
Willow Meadows, Willow Bend	60	0	0	0%
Knollwood, Woodside	30	5	0	17%
Tanglewood	10	10	9	100%
Briargrove	5	4	4	80%
Briarmeadow	13	0	0	0%
Briargrove Pak	15	0	0	0%
Memorial Close-In	6	5	5	83%
Memorial Villages	31	31	31	100%
Spring Valley, Hilshire	14	13	6	93%
Memorial	82	40	8	49%
Wilchester	4	4	0	100%
Heights	380	86	12	23%
Cottage Grove	78	4	0	5%
Garden Oaks	40	26	12	65%
Oak Forest	172	45	5	26%
Shepherd Park Plaza	58	5	1	9%
Timbergrove, Lazybrook	79	11	1	14%
Shady Acres	104	3	0	3%
TOTAL	**1,602**	**479**	**168**	**30%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/26 – 9/30/2026

	TOTAL	OVER $1M	OVER $2M	% OVER $1M
River Oaks	55	54	44	98%
Royden Oaks, Oak Estates	12	12	9	100%
Afton Oaks	16	13	9	81%
Montrose (Single Family)	192	64	7	33%
Montrose (Townhouses)	107	0	0	0%
West University	133	124	63	93%
Boulevard Oaks	32	26	10	81%
Southampton	23	21	10	91%
Southgate Area	17	15	6	88%
Braes Heights, Ayrshire	48	33	5	69%
Braeswood	9	8	3	89%
Bellaire	135	107	11	79%
Westbury	130	0	0	0%
Willow Meadows, Willow Bend	106	0	0	0%
Knollwood, Woodside	53	11	0	21%
Tanglewood	38	37	25	97%
Briargrove	39	32	10	82%
Briarmeadow	33	0	0	0%
Briargrove Park	55	11	0	20%
Memorial Close-In	17	15	8	88%
Memorial Villages	101	101	91	100%
Spring Valley, Hilshire	53	44	21	83%
Memorial	282	166	29	59%
Wilchester	30	25	4	83%
Heights	718	196	21	27%
Cottage Grove	92	1	0	1%
Garden Oaks	71	32	5	45%
Oak Forest	406	114	6	28%
Shepherd Park Plaza	103	5	0	5%
Timbergrove, Lazybrook	182	16	0	9%
Shady Acres	154	2	0	1%
TOTAL	**3,442**	**1,285**	**399**	**37%**

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 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

HIGH END MARKET | 9/30/26

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	2	2	8	9	1
$3,000,000+	12	7	23	9	4
TOTAL	**15**	**10**	**31**	**32**	**6**

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER $500,000	0	0	0	2	0
$500,000 - $999,999	1	1	0	7	2
$1,000,000 - $1,999,999	8	12	10	61	7
$2,000,000 - $2,999,999	11	11	31	41	2
$3,000,000+	35	14	60	22	6
TOTAL	**55**	**38**	**101**	**133**	**17**

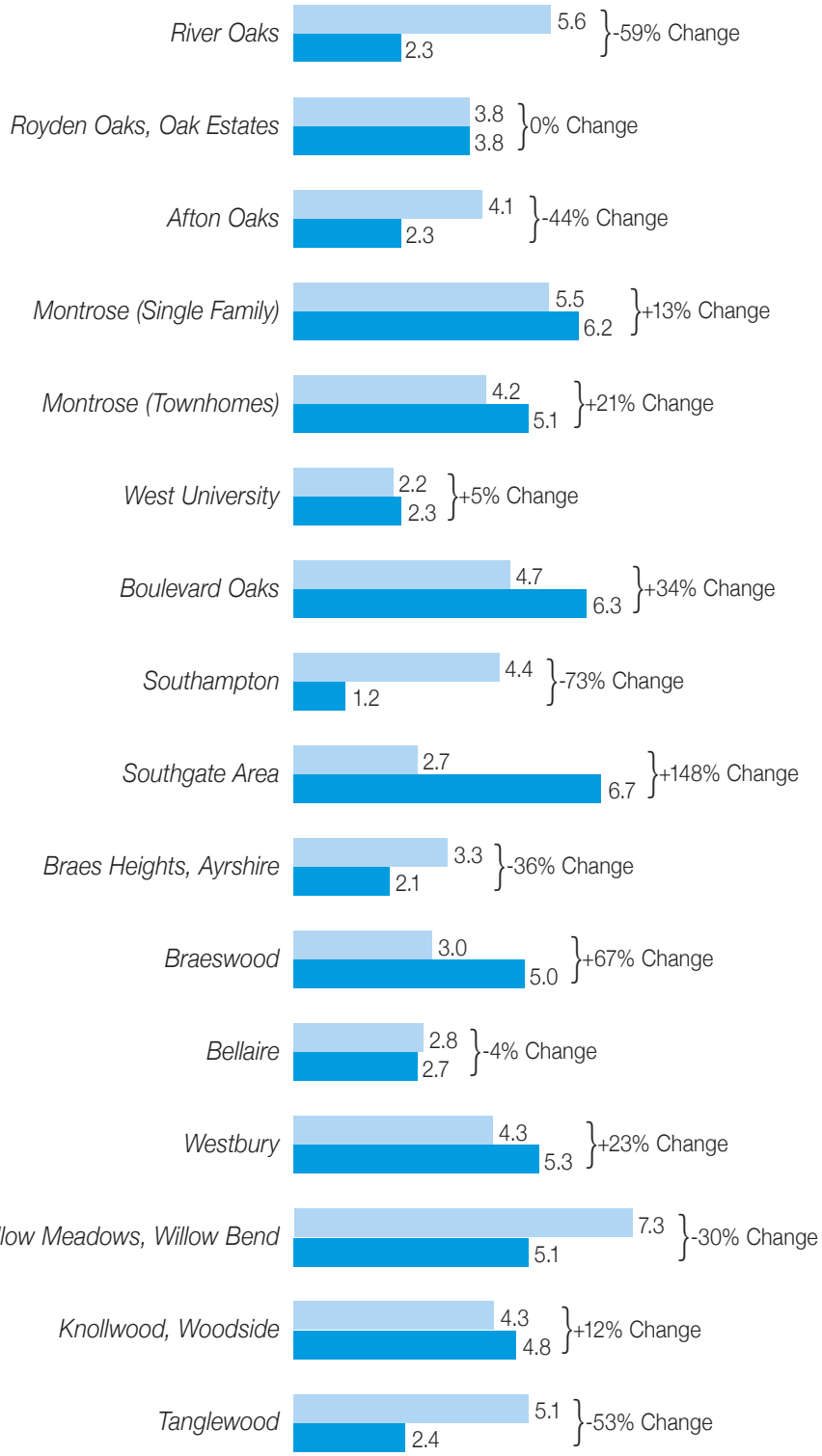
If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



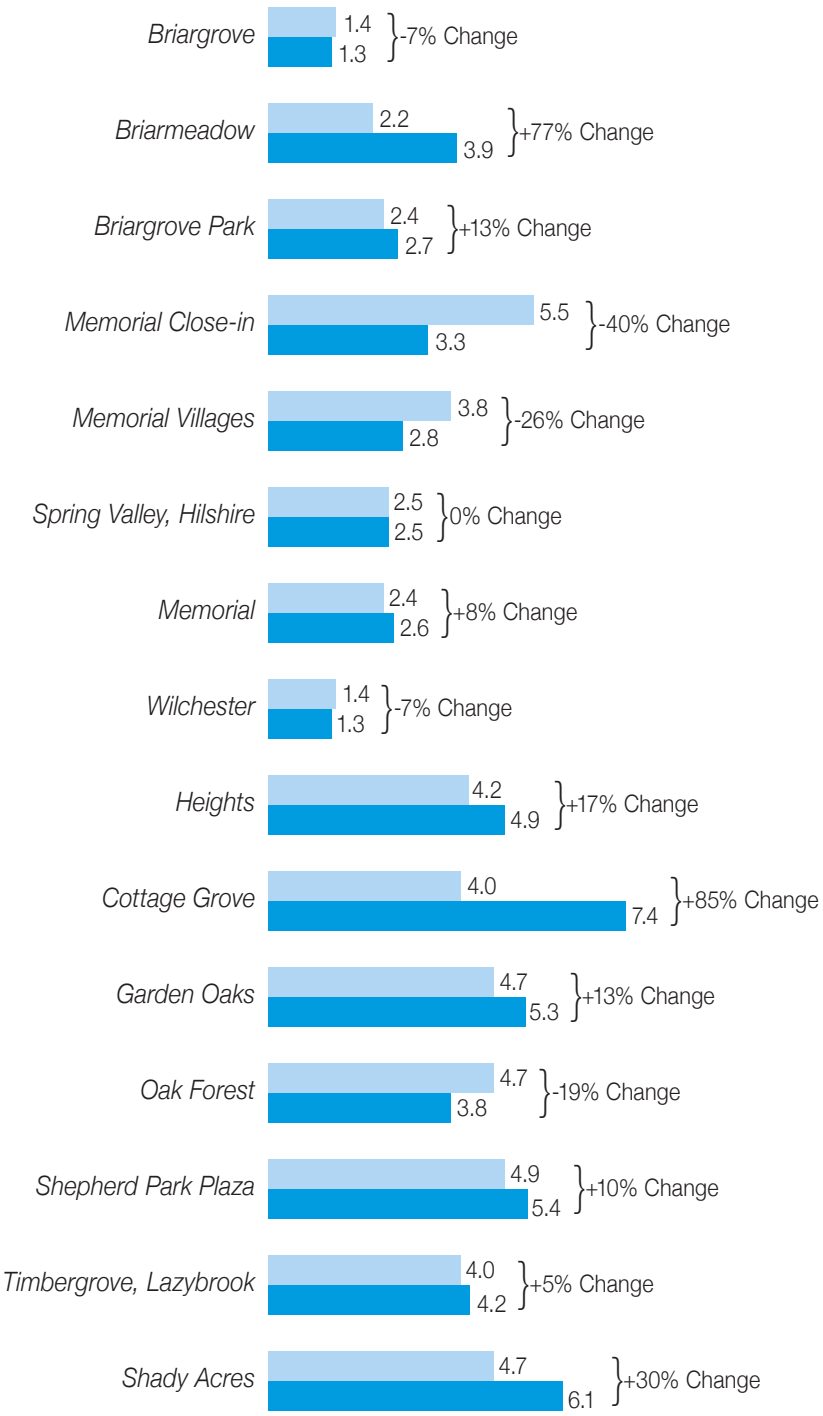
If your home is currently listed for sale, this is not a solicitation of the listing. Copyright Greenwood King Properties II, Inc.2026. All Rights Reserved. Information as of 9/30/26.

GREENWOOD KING PROPERTIES

a place to find your home

HOUSTON MARKET REPORT

INVENTORY SUPPLY *(in months)*



LEGEND

9/25 9/26

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 9/30/26.

ECONOMIC **INSIGHTS**

SEPTEMBER 18, 2026

Dr. Marci Rossell
Chief Economist

Leading Real Estate Companies of the World®

MARCI'S **TOP FIVE ECONOMIC INSIGHTS** FOR THE MONTH

1. The Fed Raises Rates as Inflation Remains Stubborn

The U.S. Federal Reserve raised interest rates by 25 basis points, its first rate hike since 2023. Dr. Rossell said inflation remains above the Fed's 2% target and has recently begun moving higher again, prompting policymakers to take additional action.

The move signals that controlling inflation remains the Fed's top priority. While the Fed can influence short-term rates, Dr. Rossell noted that long-term interest rates are being driven by broader forces, including persistent inflation and the U.S. federal budget deficit. As a result, markets are also anticipating the possibility of another rate increase in December.

2. Mortgage Rates Continue to Reflect Rising Long-Term Rates

Dr. Rossell noted that long-term interest rates have been rising for the past six months, with 10-year and 30-year Treasury yields now above 5% and at levels not seen since before the financial crisis. Because mortgage rates tend to follow these long-term benchmarks, buyers and sellers continue to navigate a higher borrowing-cost environment.

This webinar was recorded on September 18, 2026. Please note that economic conditions and related information may have changed since the date of recording.

Leading® REAL ESTATE COMPANIES OF THE WORLD

© 2026 Leading Real Estate Companies of the World®
All Rights Reserved.
C-GlobalEconomic-Insights-Webinar 9.26
Equal Housing Opportunity

3. Higher Living Costs Continue to Shape Housing Decisions

Inflation has come down significantly from its pandemic-era peak but remains elevated, driven in part by rising energy prices. Higher oil and diesel costs continue to affect transportation, goods, and day-to-day household expenses. For homebuyers, affordability extends beyond monthly mortgage payments. Rising everyday costs can influence purchasing power, budgeting decisions, and overall consumer confidence.

4. Housing Remains One of the Economy's Most Rate-Sensitive Sectors

According to Dr. Rossell, housing has borne much of the impact of today's higher-rate environment. As long-term rates have increased, affordability challenges have become more pronounced, affecting both buyers and sellers.

Despite these pressures, housing activity continues. Today's market reflects consumers adapting to higher financing costs while balancing life events, housing needs, and long-term financial goals.

5. AI Investment Is Creating New Pressures and Opportunities

Dr. Rossell said continued investment in AI and data center development is increasing demand for capital, labor, and construction resources. She noted that these projects are competing with residential development for funding and workers, which can add pressure to borrowing costs and make it more difficult to build new housing.

Dr. Rossell also noted that discussions around how AI should be governed are gaining momentum, including efforts focused on voluntary oversight, government involvement, and international cooperation.

This webinar was recorded on September 18, 2026. Please note that economic conditions and related information may have changed since the date of recording.

ECONOMIC
INSIGHTS

SEPTEMBER 18, 2026

Leading®
REAL ESTATE COMPANIES
OF THE WORLD

© 2026 Leading Real Estate Companies of the World®
All Rights Reserved.
C-GlobalEconomic-Insights-Webinar 9.26
Equal Housing Opportunity