GREENWOOD KING PROPERTIES

greenwoodking.com

# HOUSTON MARKET REPORT

| NUMBER OF SALES | 1/01/05 - 12/31/05 | 1/01/04 - 12/31/04 | CHANGE |
|---|---|---|---|
| RIVER OAKS | 103 | 109 | -6% |
| MONTROSE (SINGLE FAMILY) | 202 | 192 | +5% |
| MONTROSE (TOWNHOUSES) | 362 | 360 | +1% |
| WEST UNIVERSITY | 296 | 337 | -12% |
| BOULEVARD OAKS | 35 | 29 | +21% |
| SOUTHAMPTON | 30 | 32 | -6% |
| SOUTHGATE AREA | 68 | 65 | +5% |
| BRAES HEIGHTS-AYRSHIRE | 106 | 104 | +2% |
| BELLAIRE | 322 | 313 | +3% |
| TANGLEWOOD | 76 | 66 | +15% |
| BRIARGROVE | 87 | 90 | -3% |
| BRIARGROVE PARK | 81 | 110 | -26% |
| MEMORIAL-CLOSE IN | 44 | 35 | +26% |
| MEMORIAL VILLAGES | 184 | 200 | -8% |
| SPRING VALLEY | 80 | 74 | +8% |
| MEMORIAL | 534 | 473 | +13% |
| WILCHESTER | 60 | 58 | +3% |
| HEIGHTS | 662 | 578 | +15% |
| **TOTAL** | **3,332** | **3,225** | **+3%** |

| AVERAGE SALES PRICE | 1/01/05 - 12/31/05 | 1/01/04 -12/31/04 | CHANGE |
|---|---|---|---|
| RIVER OAKS | $1,455,000 | $1,325,000 | +10% |
| MONTROSE (SINGLE FAMILY) | $367,000 | $320,000 | +15% |
| MONTROSE (TOWNHOUSES) | $277,000 | $268,000 | +3% |
| WEST UNIVERSITY | $693,000 | $626,000 | +11% |
| BOULEVARD OAKS | $832,000 | $949,000 | - 12% |
| SOUTHAMPTON | $890,000 | $655,000 | +36% |
| SOUTHGATE AREA | $452,000 | $395,000 | +14% |
| BRAES HEIGHTS-AYRSHIRE | $390,000 | $378,000 | +3% |
| BELLAIRE | $582,000 | $530,000 | +10% |
| TANGLEWOOD | $1,144,000 | $979,000 | +17% |
| BRIARGROVE | $463,000 | $468,000 | -1% |
| BRIARGROVE PARK | $341,000 | $314,000 | +9% |
| MEMORIAL-CLOSE IN | $1,401,000 | $1,410,000 | -1% |
| MEMORIAL VILLAGES | $1,069,000 | $997,000 | +7% |
| SPRING VALLEY | $370,000 | $352,000 | +5% |
| MEMORIAL | $407,000 | $383,000 | +6% |
| WILCHESTER | $377,000 | $358,000 | +5% |
| HEIGHTS | $271,000 | $260,000 | +4% |
| **OVERALL AVERAGE INCREASE** | | | **+8%** |

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# HOUSTON MARKET REPORT

| AVERAGE DAYS ON MARKET | 1/01/05 - 12/31/05 | 1/01/04 - 12/31/04 | CHANGE |
|---|---|---|---|
| RIVER OAKS | 119 | 141 | -16% |
| MONTROSE (SINGLE FAMILY) | 90 | 83 | +8% |
| MONTROSE (TOWNHOUSES) | 99 | 100 | -1% |
| WEST UNIVERSITY | 66 | 78 | -15% |
| BOULEVARD OAKS | 72 | 93 | -23% |
| SOUTHAMPTON | 54 | 62 | -13% |
| SOUTHGATE AREA | 48 | 72 | -33% |
| BRAES HEIGHTS-AYRSHIRE | 44 | 68 | -35% |
| BELLAIRE | 84 | 99 | -15% |
| TANGLEWOOD | 108 | 113 | -4% |
| BRIARGROVE | 57 | 54 | +6% |
| BRIARGROVE PARK | 64 | 75 | -15% |
| MEMORIAL-CLOSE IN | 131 | 158 | -17% |
| MEMORIAL VILLAGES | 92 | 109 | -16% |
| SPRING VALLEY | 77 | 87 | -11% |
| MEMORIAL | 68 | 69 | -1% |
| WILCHESTER | 49 | 56 | -12% |
| HEIGHTS | 81 | 89 | -9% |
| **NUMERIC AVERAGE** | **78** | **89** | **-12%** |

| NUMBER OF LISTINGS | 12/31/05 | 11/30/05 | 12/31/04 | CHANGE FROM 12/31/04 |
|---|---|---|---|---|
| RIVER OAKS | 64 | 60 | 45 | +42% |
| MONTROSE (SINGLE FAMILY) | 109 | 121 | 105 | +4% |
| MONTROSE (TOWNHOUSES) | 158 | 178 | 186 | -15% |
| WEST UNIVERSITY | 99 | 107 | 91 | +9% |
| BOULEVARD OAKS | 17 | 16 | 9 | +89% |
| SOUTHAMPTON | 9 | 11 | 8 | +13% |
| SOUTHGATE AREA | 9 | 11 | 14 | -36% |
| BRAES HEIGHTS-AYRSHIRE | 22 | 20 | 19 | +16% |
| BELLAIRE | 119 | 123 | 133 | -11% |
| TANGLEWOOD | 38 | 34 | 40 | -5% |
| BRIARGROVE | 28 | 26 | 21 | +33% |
| BRIARGROVE PARK | 21 | 21 | 32 | -34% |
| MEMORIAL CLOSE-IN | 29 | 30 | 33 | -12% |
| MEMORIAL VILLAGES | 104 | 105 | 78 | +33% |
| SPRING VALLEY | 26 | 26 | 31 | -16% |
| MEMORIAL | 157 | 186 | 222 | -29% |
| WILCHESTER | 15 | 21 | 22 | -32% |
| HEIGHTS | 318 | 347 | 314 | +1% |
| **TOTAL FOR 18 MARKETS** | **1,342** | **1,443** | **1,403** | **-4%** |

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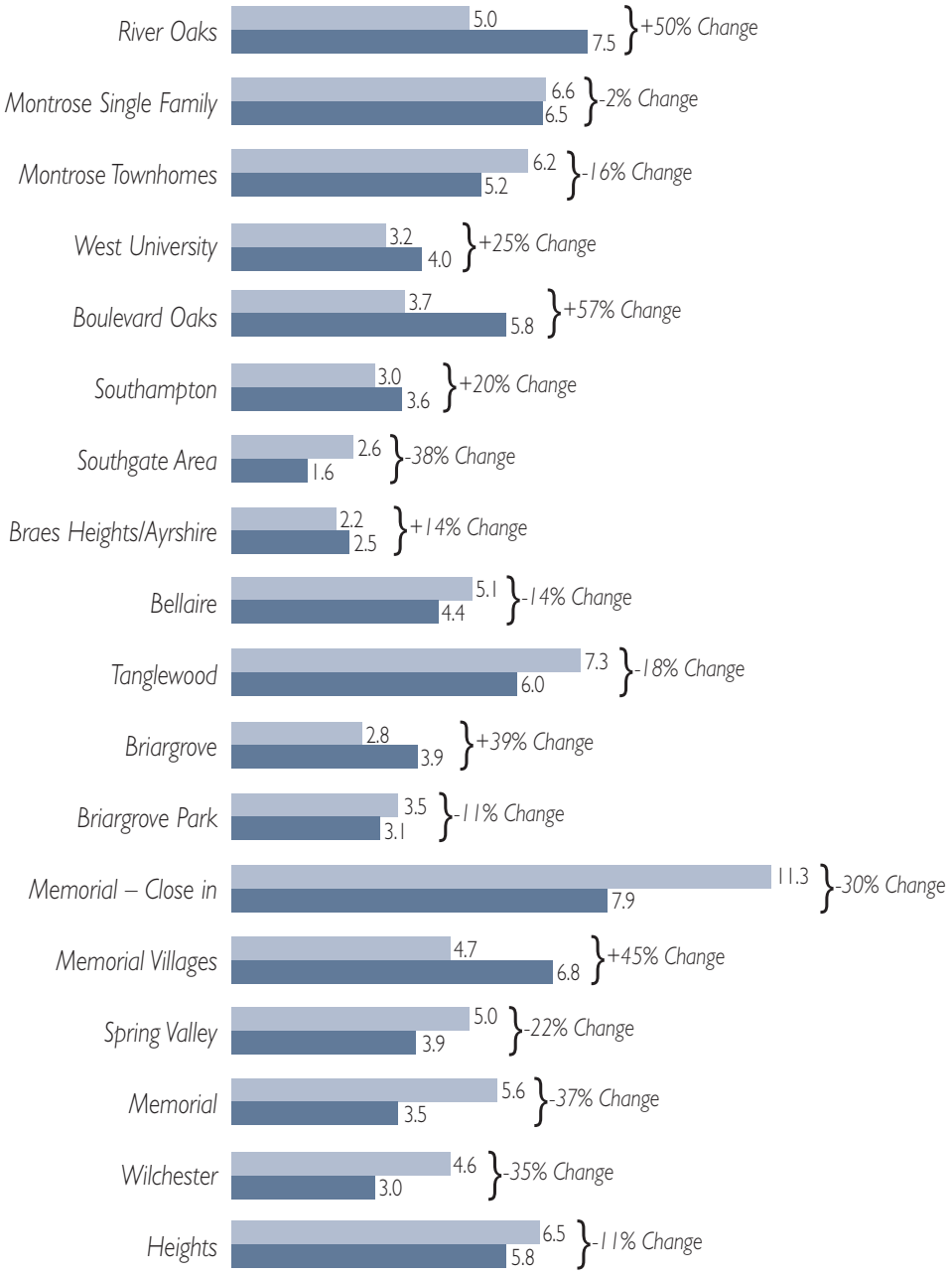
# HOUSTON MARKET REPORT

## *INVENTORY SUPPLY (in months)*




*LEGEND*

12/04 12/05

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