GREENWOOD KING PROPERTIES

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HOUSTON MARKET REPORT

NUMBER OF SALES: TOTAL	1/01/10 - 12/31/10	1/01/09 - 12/31/09	CHANGE
RIVER OAKS	67	64	+5%
MONTROSE (SINGLE FAMILY)	168	178	-6%
MONTROSE (TOWNHOUSES)	204	221	-8%
WEST UNIVERSITY	257	215	+20%
BOULEVARD OAKS	35	22	+59%
SOUTHAMPTON	19	26	-27%
SOUTHGATE AREA	38	38	-
BRAES HEIGHTS-AYRSHIRE	76	71	+7%
BELLAIRE	213	217	-2%
TANGLEWOOD	50	55	-9%
BRIARGROVE	71	70	+1%
BRIARGROVE PARK	59	67	-12%
MEMORIAL-CLOSE IN	32	15	+113%
MEMORIAL VILLAGES	175	171	+2%
SPRING VALLEY	65	59	+10%
MEMORIAL	409	355	+15%
WILCHESTER	48	46	+4%
HEIGHTS	542	547	-1%
TOTAL	**2,528**	**2,437**	**+4%**

AVERAGE SALES PRICE: TOTAL SALES	1/01/10 - 12/31/10	1/01/09 -12/31/09	CHANGE
RIVER OAKS	$1,758,000	$1,677,000	+5%
MONTROSE (SINGLE FAMILY)	487,000	435,000	+12%
MONTROSE (TOWNHOUSES)	327,000	309,000	+6%
WEST UNIVERSITY	847,000	886,000	-4%
BOULEVARD OAKS	887,000	1,168,000	-24%
SOUTHAMPTON	883,000	861,000	+3%
SOUTHGATE AREA	636,000	614,000	+4%
BRAES HEIGHTS-AYRSHIRE	579,000	668,000	-13%
BELLAIRE	748,000	724,000	+3%
TANGLEWOOD	1,448,000	1,359,000	+7%
BRIARGROVE	608,000	626,000	-3%
BRIARGROVE PARK	386,000	398,000	-3%
MEMORIAL-CLOSE IN	1,135,000	1,981,000	-43%
MEMORIAL VILLAGES	1,410,000	1,388,000	+2%
SPRING VALLEY	568,000	599,000	-5%
MEMORIAL	520,000	486,000	+7%
WILCHESTER	492,000	506,000	-3%
HEIGHTS	370,000	355,000	+4%
AVERAGE	**$654,000**	**$639,000**	**+2%**

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AVERAGE DAYS ON MARKET	1/01/10 - 12/31/10	1/01/09 - 12/31/09	CHANGE
RIVER OAKS	144	88	+64%
MONTROSE (SINGLE FAMILY)	99	91	+9%
MONTROSE (TOWNHOUSES)	82	75	+9%
WEST UNIVERSITY	92	88	+5%
BOULEVARD OAKS	123	96	+28%
SOUTHAMPTON	125	80	+56%
SOUTHGATE AREA	70	92	-24%
BRAES HEIGHTS-AYRSHIRE	66	81	-19%
BELLAIRE	96	94	+2%
TANGLEWOOD	156	155	+1%
BRIARGROVE	83	91	-9%
BRIARGROVE PARK	65	67	-3%
MEMORIAL-CLOSE IN	160	171	-6%
MEMORIAL VILLAGES	127	129	-2%
SPRING VALLEY	108	69	+57%
MEMORIAL	69	74	-7%
WILCHESTER	67	56	+20%
HEIGHTS	72	82	-12%
NUMERIC AVERAGE	**100**	**93**	**+8%**

NUMBER OF LISTINGS: TOTAL	12/31/10	11/30/10	12/31/09	CHANGE FROM 12/31/09
RIVER OAKS	58	60	67	-13%
MONTROSE (SINGLE FAMILY)	110	123	122	-10%
MONTROSE (TOWNHOUSES)	123	135	106	+16%
WEST UNIVERSITY	78	99	129	-40%
BOULEVARD OAKS	25	25	37	-32%
SOUTHAMPTON	11	11	13	-15%
SOUTHGATE AREA	14	20	29	-52%
BRAES HEIGHTS-AYRSHIRE	24	35	47	-49%
BELLAIRE	117	136	137	-15%
TANGLEWOOD	47	58	48	-2%
BRIARGROVE	20	25	30	-33%
BRIARGROVE PARK	24	36	26	-4%
MEMORIAL CLOSE-IN	21	27	24	-12%
MEMORIAL VILLAGES	92	104	116	-21%
SPRING VALLEY	28	38	40	-30%
MEMORIAL	113	135	150	-25%
WILCHESTER	12	14	11	+9%
HEIGHTS	273	314	281	-3%
TOTAL FOR 18 MARKETS	**1,190**	**1,395**	**1,413**	**-15%**

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SALES VOLUME: TOTAL	1/01/10 - 12/31/10	1/01/09 -12/31/09	CHANGE
RIVER OAKS	$117,800,000	$107,300,000	+10%
MONTROSE (SINGLE FAMILY)	81,800,000	77,400,000	+6%
MONTROSE (TOWNHOUSES)	66,800,000	68,300,000	-2%
WEST UNIVERSITY	217,600,000	190,500,000	+14%
BOULEVARD OAKS	31,000,000	25,700,000	+21%
SOUTHAMPTON	16,800,000	22,400,000	-25%
SOUTHGATE AREA	24,200,000	23,300,000	+4%
BRAES HEIGHTS-AYRSHIRE	44,000,000	47,400,000	-7%
BELLAIRE	159,400,000	157,100,000	+1%
TANGLEWOOD	72,400,000	74,800,000	-3%
BRIARGROVE	43,200,000	43,800,000	-1%
BRIARGROVE PARK	22,800,000	26,700,000	-15%
MEMORIAL-CLOSE IN	36,300,000	29,700,000	+22%
MEMORIAL VILLAGES	246,700,000	237,400,000	+4%
SPRING VALLEY	36,900,000	35,400,000	+4%
MEMORIAL	212,700,000	172,600,000	+23%
WILCHESTER	23,600,000	23,300,000	+1%
HEIGHTS	200,400,000	194,000,000	+3%
TOTAL	**$1,654,400,000**	**$1,557,100,000**	**+6%**

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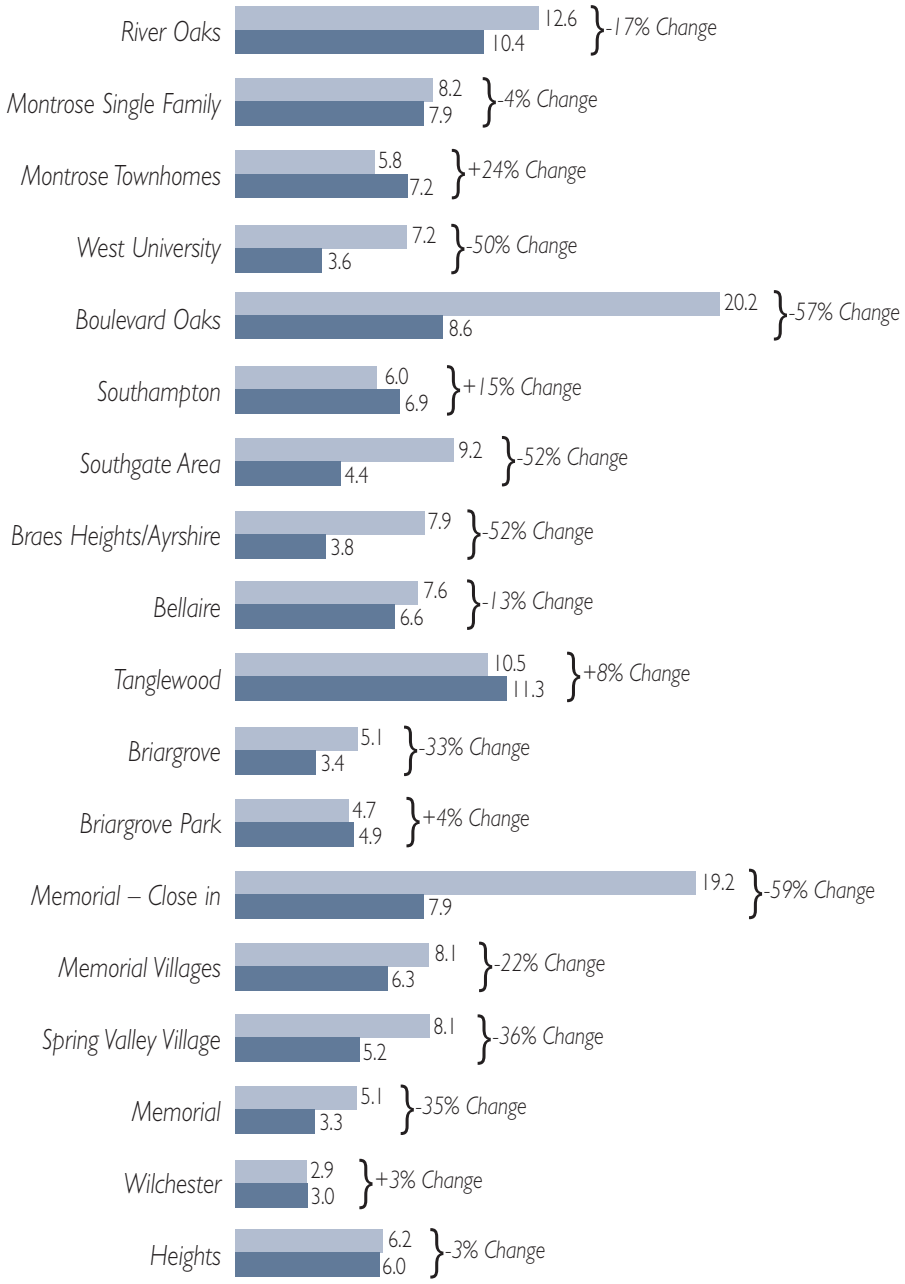
INVENTORY SUPPLY (in months)



LEGEND

12/09 12/10

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NUMBER OF SALES: RESALES	1/01/10 - 12/31/10	1/01/09 - 12/31/09	CHANGE
RIVER OAKS	64	60	+7%
MONTROSE (SINGLE FAMILY)	124	135	-8%
MONTROSE (TOWNHOUSES)	171	190	-10%
WEST UNIVERSITY	234	189	+24%
BOULEVARD OAKS	31	22	+41%
SOUTHAMPTON	17	24	-29%
SOUTHGATE AREA	34	34	-
BRAES HEIGHTS-AYRSHIRE	67	55	+22%
BELLAIRE	188	174	+8%
TANGLEWOOD	44	51	-14%
BRIARGROVE	69	64	+8%
BRIARGROVE PARK	59	66	-11%
MEMORIAL-CLOSE IN	28	14	+100%
MEMORIAL VILLAGES	157	143	+10%
SPRING VALLEY	49	45	+9%
MEMORIAL	393	339	+16%
WILCHESTER	47	44	+7%
HEIGHTS	449	431	+4%
TOTAL	**2,225**	**2,080**	**+7%**

AVERAGE SALES PRICE: RESALES	1/01/10 - 12/31/10	1/01/09 -12/31/09	CHANGE
RIVER OAKS	$1,719,000	$1,593,000	+8%
MONTROSE (SINGLE FAMILY)	445,000	378,000	+19%
MONTROSE (TOWNHOUSES)	303,000	278,000	+9%
WEST UNIVERSITY	796,000	821,000	-3%
BOULEVARD OAKS	829,000	1,168,000	-29%
SOUTHAMPTON	847,000	824,000	+3%
SOUTHGATE AREA	589,000	585,000	+1%
BRAES HEIGHTS-AYRSHIRE	519,000	567,000	-8%
BELLAIRE	698,000	651,000	+7%
TANGLEWOOD	1,253,000	1,265,000	-1%
BRIARGROVE	587,000	574,000	+2%
BRIARGROVE PARK	386,000	390,000	-1%
MEMORIAL-CLOSE IN	1,234,000	1,925,000	-36%
MEMORIAL VILLAGES	1,280,000	1,201,000	+7%
SPRING VALLEY	480,000	519,000	-8%
MEMORIAL	503,000	456,000	+10%
WILCHESTER	484,000	482,000	-
HEIGHTS	355,000	326,000	+9%
AVERAGE	**$623,000**	**$591,000**	**+5%**

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SALES VOLUME: RESALES	1/01/10 - 12/31/10	1/01/09 -12/31/09	CHANGE
RIVER OAKS	$110,000,000	$95,600,000	+ 15%
MONTROSE (SINGLE FAMILY)	55,200,000	51,100,000	+ 8%
MONTROSE (TOWNHOUSES)	51,800,000	52,800,000	- 2%
WEST UNIVERSITY	186,300,000	155,100,000	+ 20%
BOULEVARD OAKS	25,700,000	25,700,000	-
SOUTHAMPTON	14,400,000	19,800,000	- 27%
SOUTHGATE AREA	20,000,000	19,900,000	+ 1%
BRAES HEIGHTS-AYRSHIRE	34,800,000	31,200,000	+ 12%
BELLAIRE	131,200,000	113,300,000	+ 16%
TANGLEWOOD	55,200,000	64,500,000	- 14%
BRIARGROVE	40,500,000	36,700,000	+ 10%
BRIARGROVE PARK	22,800,000	25,800,000	- 12%
MEMORIAL-CLOSE IN	34,500,000	26,900,000	+ 28%
MEMORIAL VILLAGES	201,000,000	171,100,000	+ 17%
SPRING VALLEY	23,500,000	23,300,000	+ 1%
MEMORIAL	197,600,000	154,500,000	+ 28%
WILCHESTER	22,800,000	21,200,000	+ 8%
HEIGHTS	159,300,000	140,600,000	+ 13%
TOTAL	**$1,386,600,000**	**$1,229,100,000**	**+ 13%**

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NUMBER OF SALES: NEW CONSTRUCTION	1/01/10 - 12/31/10	1/01/09 - 12/31/09	CHANGE
RIVER OAKS	3	4	-25%
MONTROSE (SINGLE FAMILY)	44	43	+2%
MONTROSE (TOWNHOUSES)	33	31	+6%
WEST UNIVERSITY	23	26	-12%
BOULEVARD OAKS	4	0	NC
SOUTHAMPTON	2	2	-
SOUTHGATE AREA	4	4	-
BRAES HEIGHTS-AYRSHIRE	9	16	-44%
BELLAIRE	25	43	-42%
TANGLEWOOD	6	4	+50%
BRIARGROVE	2	6	-67%
BRIARGROVE PARK	0	1	NC
MEMORIAL-CLOSE IN	4	1	+300%
MEMORIAL VILLAGES	18	28	-36%
SPRING VALLEY	16	14	+14%
MEMORIAL	16	16	-
WILCHESTER	1	2	-50%
HEIGHTS	93	116	-20%
TOTAL	**301**	**357**	**-15%**

AVG. SALES PRICE: NEW CONSTRUCTION	1/01/10 - 12/31/10	1/01/09 -12/31/09	CHANGE
RIVER OAKS	$2,594,000	$2,947,000	-12%
MONTROSE (SINGLE FAMILY)	606,000	613,000	-1%
MONTROSE (TOWNHOUSES)	453,000	502,000	-10%
WEST UNIVERSITY	1,364,000	1,361,000	-
BOULEVARD OAKS	1,334,000	NA	NC
SOUTHAMPTON	1,185,000	1,300,000	-9%
SOUTHGATE AREA	1.031,000	864,000	+19%
BRAES HEIGHTS-AYRSHIRE	1,023,000	1,015,000	+1%
BELLAIRE	1,126,000	1,018,000	+11%
TANGLEWOOD	2,873,000	2,568,000	+12%
BRIARGROVE	1,330,000	1,177,000	+13%
BRIARGROVE PARK	NA	919,000	NC
MEMORIAL-CLOSE IN	448,000	2,763,000	-84%
MEMORIAL VILLAGES	2,538,000	2,346,000	+8%
SPRING VALLEY	838,000	858,000	-2%
MEMORIAL	941,000	1,127,000	-17%
WILCHESTER	866,000	1,048,000	-17%
HEIGHTS	442,000	460,000	-4%
TOTAL	**$883,000**	**$918,000**	**-4%**

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NUMBER OF LISTINGS: NEW CONSTRUCTION	12/31/10	NEW CONSTRUCTION AS A PERCENT OF TOTAL LISTINGS 12/31/10	12/31/09
RIVER OAKS	9	16%	21%
MONTROSE (SINGLE FAMILY)	16	15%	33%
MONTROSE (TOWNHOUSES)	31	25%	47%
WEST UNIVERSITY	15	19%	29%
BOULEVARD OAKS	8	32%	41%
SOUTHAMPTON	0	0%	23%
SOUTHGATE AREA	1	7%	21%
BRAES HEIGHTS-AYRSHIRE	4	17%	32%
BELLAIRE	13	11%	26%
TANGLEWOOD	15	32%	27%
BRIARGROVE	2	10%	17%
BRIARGROVE PARK	0	0%	8%
MEMORIAL CLOSE-IN	4	19%	8%
MEMORIAL VILLAGES	18	20%	20%
SPRING VALLEY	9	32%	40%
MEMORIAL	10	10%	12%
WILCHESTER	0	0%	0%
HEIGHTS	56	21%	33%
TOTAL FOR 18 MARKETS	**211**	**18%**	**27%**

SALES VOLUME: NEW CONSTRUCTION	1/01/10 - 12/31/10	1/01/09 -12/31/09	CHANGE
RIVER OAKS	$7,800,000	$11,800,000	-34%
MONTROSE (SINGLE FAMILY)	26,600,000	26,400,000	+1%
MONTROSE (TOWNHOUSES)	14,900,000	15,600,000	-4%
WEST UNIVERSITY	31,400,000	35,400,000	-11%
BOULEVARD OAKS	5,300,000	0	NC
SOUTHAMPTON	2,400,000	2,600,000	-8%
SOUTHGATE AREA	4,100,000	3,500,000	+17%
BRAES HEIGHTS-AYRSHIRE	9,200,000	16,200,000	-43%
BELLAIRE	28,100,000	43,800,000	-36%
TANGLEWOOD	17,200,000	10,300,000	+67%
BRIARGROVE	2,700,000	7,100,000	-62%
BRIARGROVE PARK	0	900,000	NC
MEMORIAL-CLOSE IN	1,800,000	2,800,000	-36%
MEMORIAL VILLAGES	45,700,000	65,700,000	-30%
SPRING VALLEY	13,400,000	12,000,000	+12%
MEMORIAL	15,100,000	18,000,000	-16%
WILCHESTER	900,000	2,100,000	-57%
HEIGHTS	41,100,000	53,400,000	-23%
TOTAL	**$267,700,000**	**$327,600,000**	**-18%**

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NEW CONSTRUCTION AS A PERCENT OF SALES VOLUME

	1/01/10 - 12/31/10	1/01/09 - 12/31/09
RIVER OAKS	7%	11%
MONTROSE (SINGLE FAMILY)	33%	34%
MONTROSE (TOWNHOUSES)	22%	23%
WEST UNIVERSITY	14%	19%
BOULEVARD OAKS	17%	0%
SOUTHAMPTON	14%	12%
SOUTHGATE AREA	17%	15%
BRAES HEIGHTS-AYRSHIRE	21%	34%
BELLAIRE	18%	28%
TANGLEWOOD	24%	14%
BRIARGROVE	6%	16%
BRIARGROVE PARK	0%	3%
MEMORIAL-CLOSE IN	5%	9%
MEMORIAL VILLAGES	19%	28%
SPRING VALLEY	36%	34%
MEMORIAL	7%	10%
WILCHESTER	4%	9%
HEIGHTS	21%	28%
AVERAGE ALL MARKETS	**16%**	**21%**

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HIGH END MARKET – 12/31/10

LISTINGS	RIVER OAKS	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER $500,000	0	0	1	9	0
$500,000 - $999,999	12	9	17	35	7
$1,000,000 - $1,999,999	24	14	36	31	6
$2,000,000+	22	24	38	3	8
TOTAL	**58**	**47**	**92**	**78**	**21**

SALES	RIVER OAKS	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER $500,000	0	1	3	45	7
$500,000 - $999,999	20	23	61	150	9
$1,000,000 - $1,999,999	27	15	83	58	12
$2,000,000+	20	11	28	4	4
TOTAL	**67**	**50**	**175**	**257**	**32**

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