

GREENWOOD KING

MID-YEAR REPORT 2024



a place to find your home



R I V E R O A K S

NUMBER OF SALES

| Neighborhoods | 1/1/24 - 6/30/24 | 1/1/23 - 6/30/23 | Change |
|-----------------------------|------------------|------------------|------------|
| River Oaks | 32 | 41 | -22% |
| Royden Oaks, Oak Estates | 11 | 4 | +175% |
| Afton Oaks | 16 | 15 | +7% |
| Montrose (Single Family) | 142 | 126 | +13% |
| Montrose (Townhouses) | 106 | 102 | +4% |
| West University | 110 | 119 | -8% |
| Boulevard Oaks | 19 | 29 | -34% |
| Southampton | 9 | 10 | -10% |
| Southgate Area | 13 | 8 | +63% |
| Braes Heights, Ayrshire | 29 | 32 | -9% |
| Braeswood | 4 | 7 | -43% |
| Bellaire | 96 | 103 | -7% |
| Westbury | 97 | 87 | +11% |
| Willow Meadows, Willow Bend | 62 | 70 | -11% |
| Tanglewood | 19 | 30 | -37% |
| Briargrove | 23 | 29 | -21% |
| Briarmeadow | 27 | 17 | +59% |
| Briargrove Park | 32 | 37 | -14% |
| Memorial Close-in | 14 | 14 | 0% |
| Memorial Villages | 66 | 67 | -1% |
| Spring Valley, Hilshire | 39 | 35 | +11% |
| Memorial | 216 | 196 | +10% |
| Wilchester | 25 | 24 | +4% |
| Heights | 520 | 497 | +5% |
| Cottage Grove | 52 | 61 | -15% |
| Garden Oaks | 37 | 30 | +23% |
| Oak Forest | 253 | 280 | -10% |
| Shepherd Park Plaza | 58 | 56 | +4% |
| Timbergrove, Lazybrook | 106 | 146 | -27% |
| Shady Acres | 126 | 120 | +5% |
| Total Market | 2,359 | 2,392 | -1% |

AVERAGE SALES PRICES

| Neighborhoods | 1/1/24 - 6/30/24 | 1/1/23 - 6/30/23 | Change |
|-----------------------------|------------------|------------------|------------|
| River Oaks | \$3,909,000 | \$3,540,000 | +10% |
| Royden Oaks, Oak Estates | 2,447,000 | 2,475,000 | -5% |
| Afton Oaks | 1,220,000 | 1,760,000 | -31% |
| Montrose (Single Family) | 903,000 | 897,000 | +1% |
| Montrose (Townhouses) | 491,000 | 456,000 | +8% |
| West University | 1,923,000 | 1,779,000 | +8% |
| Boulevard Oaks | 1,453,000 | 1,588,000 | -9% |
| Southampton | 1,717,000 | 2,068,000 | -17% |
| Southgate Area | 1,365,000 | 1,204,000 | +13% |
| Braes Heights, Ayrshire | 1,359,000 | 1,249,000 | +9% |
| Braeswood | 1,008,000 | 1,063,000 | -5% |
| Bellaire | 1,180,000 | 1,103,000 | +7% |
| Westbury | 336,000 | 340,000 | -1% |
| Willow Meadows, Willow Bend | 378,000 | 405,000 | -7% |
| Tanglewood | 2,675,000 | 2,598,000 | +1% |
| Briargrove | 1,389,000 | 953,000 | +46% |
| Briar Meadow | 526,000 | 587,000 | -10% |
| Briargrove Park | 815,000 | 694,000 | +17% |
| Memorial Close-in | 3,326,000 | 1,954,000 | +70% |
| Memorial Villages | 2,863,000 | 2,375,000 | +21% |
| Spring Valley, Hilshire | 1,446,000 | 1,350,000 | +7% |
| Memorial | 1,101,000 | 996,000 | +11% |
| Wilchester | 1,205,000 | 1,046,000 | +15% |
| Heights | 803,000 | 776,000 | +3% |
| Cottage Grove | 505,000 | 505,000 | 0% |
| Garden Oaks | 1,007,000 | 979,000 | +3% |
| Oak Forest | 700,000 | 615,000 | +4% |
| Shepherd Park Plaza | 548,000 | 532,000 | +3% |
| Timbergrove, Lazybrook | 668,000 | 626,000 | +7% |
| Shady Acres | 578,000 | 535,000 | +8% |
| Total Market Average | 994,000 | 939,000 | +6% |





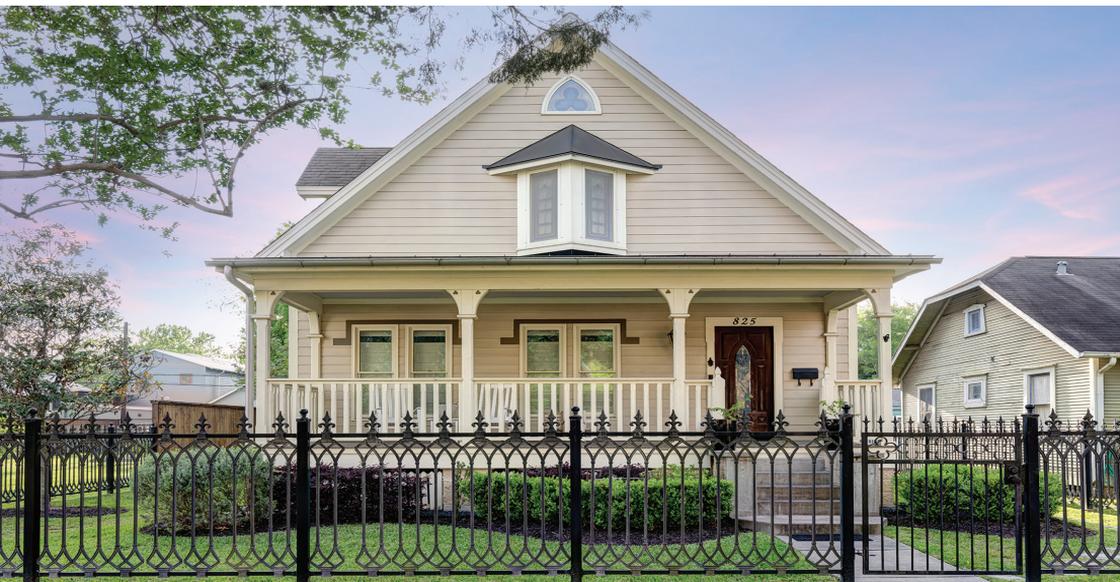
MEMORIAL VILLAGES

NUMBER OF LISTINGS

| Neighborhoods | 6/30/24 | 6/30/23 | Change |
|-----------------------------|--------------|--------------|-------------|
| River Oaks | 38 | 35 | +9% |
| Royden Oaks, Oak Estates | 3 | 5 | -40% |
| Afton Oaks | 8 | 10 | -20% |
| Montrose (Single Family) | 83 | 66 | +26% |
| Montrose (Townhouses) | 47 | 41 | +15% |
| West University | 41 | 43 | -5% |
| Boulevard Oaks | 14 | 6 | +133% |
| Southampton | 8 | 2 | +300% |
| Southgate Area | 5 | 7 | -29% |
| Braes Heights, Ayrshire | 21 | 24 | -12% |
| Braeswood | 4 | 4 | 0% |
| Bellaire | 54 | 36 | +50% |
| Westbury | 53 | 33 | +61% |
| Willow Meadows, Willow Bend | 39 | 23 | +70% |
| Tanglewood | 18 | 14 | +29% |
| Briargrove | 6 | 10 | -40% |
| Briarmeadow | 22 | 14 | +57% |
| Briargrove Park | 15 | 9 | +67% |
| Memorial Close-In | 14 | 12 | +17% |
| Memorial Villages | 43 | 48 | -10% |
| Spring Valley, Hilshire | 14 | 13 | +8% |
| Memorial | 94 | 85 | +11% |
| Wilchester | 2 | 3 | -33% |
| Heights | 305 | 214 | +43% |
| Cottage Grove | 36 | 18 | +100% |
| Garden Oaks | 29 | 16 | +81% |
| Oak Forest | 180 | 130 | +38% |
| Shepherd Park Plaza | 46 | 44 | +5% |
| Timbergrove, Lazybrook | 71 | 48 | +48% |
| Shady Acres | 62 | 36 | +72% |
| Total Market | 1,375 | 1,049 | +31% |

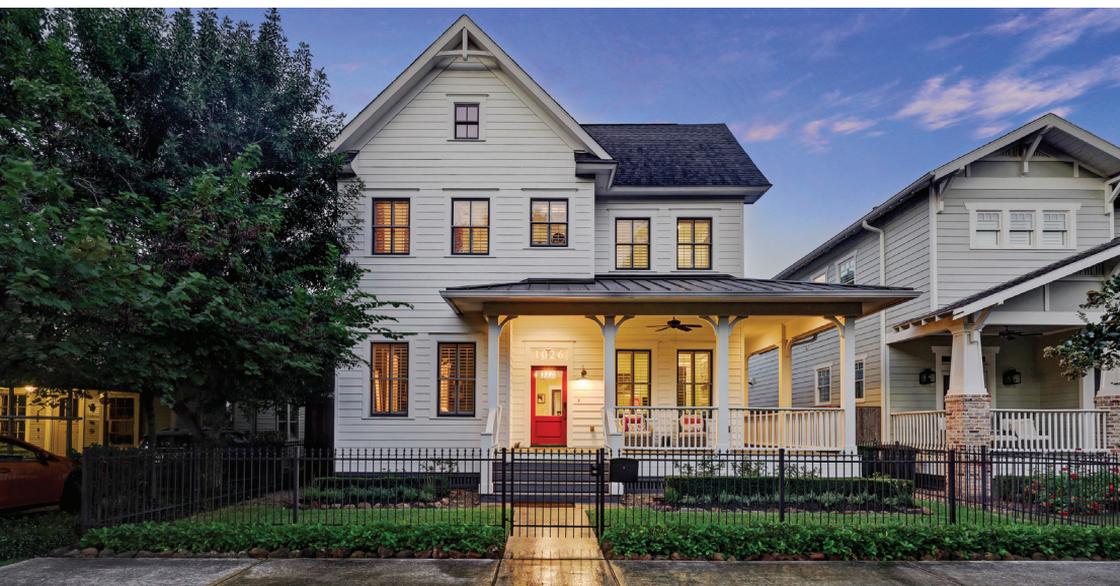
AVERAGE DAYS ON MARKET

| Neighborhoods | 1/1/24 - 6/30/24 | 1/1/23 - 6/30/23 | Change |
|-----------------------------|------------------|------------------|-------------|
| River Oaks | 32 | 59 | -46% |
| Royden Oaks, Oak Estates | 45 | 28 | +61% |
| Afton Oaks | 56 | 28 | +100% |
| Montrose (Single Family) | 36 | 47 | -23% |
| Montrose (Townhouses) | 38 | 46 | -17% |
| West University | 26 | 30 | -13% |
| Boulevard Oaks | 33 | 37 | -11% |
| Southampton | 21 | 29 | -28% |
| Southgate Area | 25 | 28 | -11% |
| Braes Heights, Ayrshire | 45 | 25 | +80% |
| Braeswood | 27 | 63 | -57% |
| Bellaire | 28 | 35 | -20% |
| Westbury | 30 | 54 | -44% |
| Willow Meadows, Willow Bend | 32 | 39 | -18% |
| Tanglewood | 43 | 53 | -19% |
| Briargrove | 19 | 36 | -47% |
| Briar meadow | 29 | 37 | -22% |
| Briargrove Park | 36 | 29 | +24% |
| Memorial Close-in | 32 | 53 | -40% |
| Memorial Villages | 47 | 52 | -10% |
| Spring Valley, Hilshire | 30 | 32 | -6% |
| Memorial | 32 | 27 | +19% |
| Wilchester | 14 | 11 | +27% |
| Heights | 33 | 29 | +14% |
| Cottage Grove | 25 | 30 | -17% |
| Garden Oaks | 37 | 31 | +19% |
| Oak Forest | 32 | 33 | -3% |
| Shepherd Park Plaza | 27 | 32 | -16% |
| Timbergrove, Lazybrook | 32 | 32 | 0% |
| Shady Acres | 33 | 33 | 0% |
| Total Market Average | 33 | 37 | -11% |

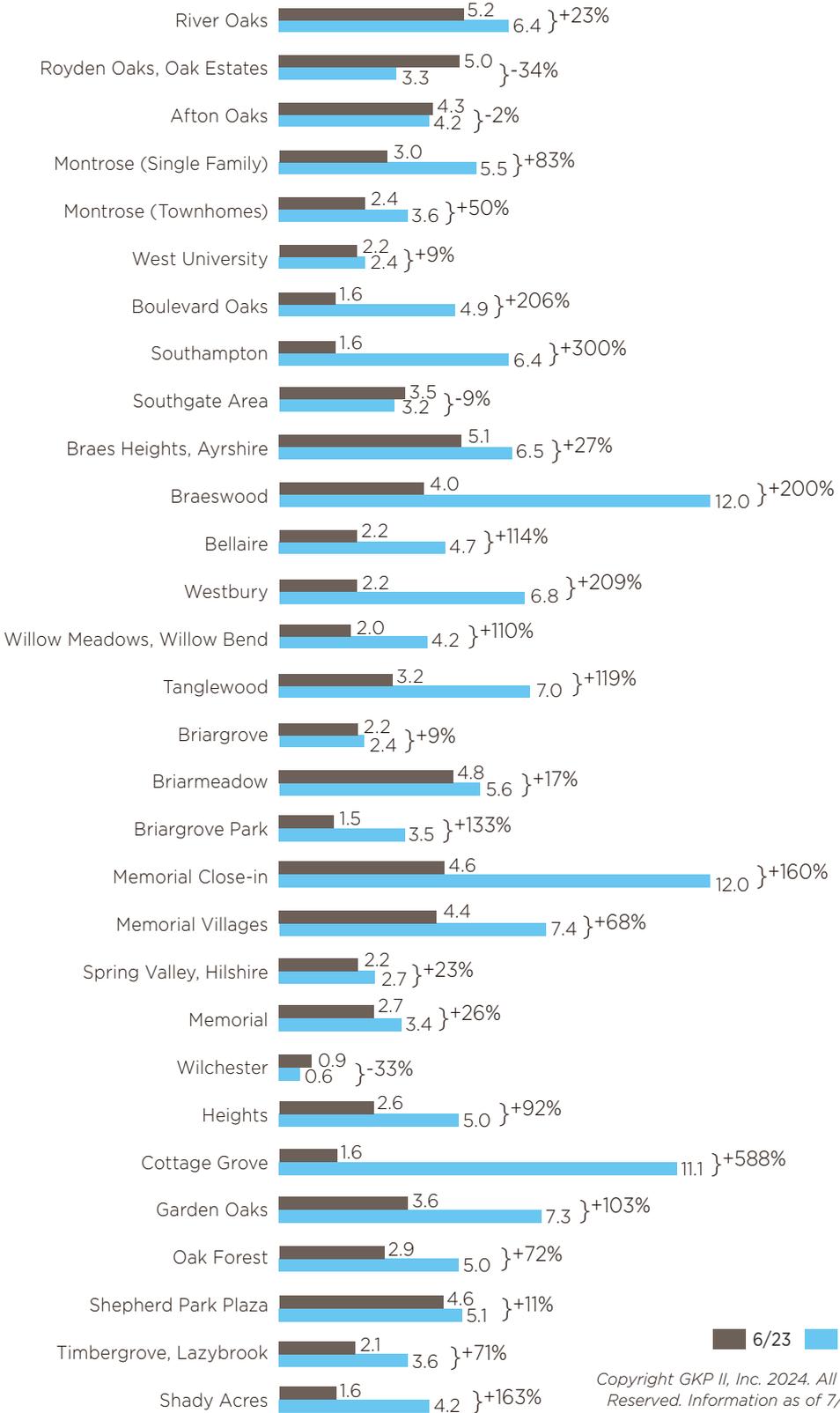


SALES VOLUME

| Neighborhoods | 1/1/23 - 6/30/23 | 1/1/22 - 6/30/22 | Change |
|-----------------------------|------------------------|------------------------|-------------|
| River Oaks | \$145,100,000 | \$158,500,000 | -8% |
| Royden Oaks, Oak Estates | 9,900,000 | 18,700,000 | -47% |
| Afton Oaks | 26,400,000 | 31,600,000 | -16% |
| Montrose (Single Family) | 113,000,000 | 153,800,000 | -27% |
| Montrose (Townhouses) | 46,500,000 | 64,400,000 | -28% |
| West University | 211,700,000 | 191,400,000 | +11% |
| Boulevard Oaks | 46,000,000 | 31,700,000 | +45% |
| Southampton | 20,700,000 | 22,000,000 | -6% |
| Southgate Area | 9,600,000 | 11,700,000 | -18% |
| Braes Heights, Ayrshire | 40,000,000 | 45,500,000 | -12% |
| Braeswood | 7,400,000 | 12,200,000 | -39% |
| Bellaire | 113,600,000 | 159,200,000 | -29% |
| Westbury | 29,600,000 | 58,200,000 | -49% |
| Willow Meadows, Willow Bend | 28,400,000 | 35,300,000 | -20% |
| Tanglewood | 78,000,000 | 93,000,000 | -16% |
| Briargrove | 27,600,000 | 51,000,000 | -46% |
| Briarmeadow | 10,000,000 | 13,100,000 | -24% |
| Briargrove Park | 25,700,000 | 30,200,000 | -15% |
| Memorial Close-in | 27,400,000 | 59,400,000 | -54% |
| Memorial Villages | 159,200,000 | 302,100,000 | -47% |
| Spring Valley, Hilshire | 47,200,000 | 56,700,000 | -17% |
| Memorial | 195,200,000 | 250,500,000 | -22% |
| Wilchester | 25,100,000 | 31,400,000 | -20% |
| Heights | 385,900,000 | 535,800,000 | -28% |
| Cottage Grove | 30,800,000 | 61,900,000 | -50% |
| Garden Oaks | 29,400,000 | 43,300,000 | -32% |
| Oak Forest | 172,300,000 | 203,500,000 | -15% |
| Shepherd Park Plaza | 29,800,000 | 30,200,000 | -1% |
| Timbergrove, Lazybrook | 91,400,000 | 90,400,000 | +1% |
| Shady Acres | 64,200,000 | 99,100,000 | -35% |
| Total Market | \$2,247,100,000 | \$2,945,800,000 | -24% |



INVENTORY SUPPLY (in months)



6/23 6/24

GREENWOOD KING

MID-YEAR REPORT 2024

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