

GREENWOOD KING

3RD QUARTER REPORT 2022



a place to find your home



R I V E R O A K S

NUMBER OF SALES

Neighborhoods	1/1/22 - 9/30/22	1/1/21 - 9/30/21	Change
River Oaks	61	100	-39%
Royden Oaks, Oak Estates	16	12	+33%
Afton Oaks	29	30	-3%
Montrose (Single Family)	266	269	-1%
Montrose (Townhouses)	211	241	-12%
West University	182	256	-29%
Boulevard Oaks	33	56	-41%
Southampton	13	22	-41%
Southgate Area	20	25	-20%
Braes Heights, Ayrshire	56	81	-31%
Braeswood	13	5	+160%
Bellaire	206	258	-20%
Westbury	213	241	-12%
Willow Meadows, Willow Bend	131	142	-8%
Tanglewood	54	51	+6%
Briargrove	58	56	+4%
Briarmeadow	34	29	+17%
Briargrove Park	64	92	-30%
Memorial Close-in	32	31	+3%
Memorial Villages	156	161	-3%
Spring Valley, Hilshire	68	85	-20%
Memorial	372	431	-14%
Wilchester	37	38	-3%
Heights	1,052	1,254	-16%
Cottage Grove	173	216	-20%
Garden Oaks	68	90	-24%
Oak Forest	533	598	-11%
Shepherd Park Plaza	95	148	-36%
Timbergrove, Lazybrook	209	234	-11%
Shady Acres	292	353	-17%
Total Market	4,747	5,605	-15%

AVERAGE SALES PRICES

Neighborhoods	1/1/22 - 9/30/22	1/1/21 - 9/30/21	Change
River Oaks	\$3,558,000	\$3,285,000	+8%
Royden Oaks, Oak Estates	1,734,000	2,225,000	-22%
Afton Oaks	1,382,000	1,530,000	-10%
Montrose (Single Family)	833,000	780,000	+7%
Montrose (Townhouses)	437,000	423,000	+3%
West University	1,710,000	1,487,000	+15%
Boulevard Oaks	1,288,000	1,360,000	-5%
Southampton	1,806,000	1,632,000	+11%
Southgate Area	973,000	1,031,000	-6%
Braes Heights, Ayrshire	1,130,000	1,081,000	+5%
Braeswood	1,292,000	1,412,000	-8%
Bellaire	1,052,000	986,000	+7%
Westbury	344,000	315,000	+9%
Willow Meadows, Willow Bend	385,000	364,000	+6%
Tanglewood	2,378,000	2,276,000	+4%
Briargrove	1,164,000	1,068,000	+9%
Briarmeadow	567,000	533,000	+6%
Briargrove Park	681,000	625,000	+9%
Memorial Close-in	2,549,000	2,122,000	+20%
Memorial Villages	2,540,000	2,177,000	+17%
Spring Valley, Hilshire	1,182,000	1,140,000	+4%
Memorial	960,000	909,000	+6%
Wilchester	1,052,000	940,000	+12%
Heights	718,000	646,000	+11%
Cottage Grove	488,000	439,000	+11%
Garden Oaks	774,000	703,000	+10%
Oak Forest	553,000	513,000	+8%
Shepherd Park Plaza	519,000	423,000	+23%
Timbergrove, Lazybrook	649,000	557,000	+17%
Shady Acres	511,000	465,000	+10%
Total Market Average	874,000	808,000	+8%





T A N G L E W O O D

NUMBER OF LISTINGS

Neighborhoods	9/30/22	9/30/21	Change
River Oaks	37	40	-7%
Royden Oaks, Oak Estates	2	4	-50%
Afton Oaks	12	18	-33%
Montrose (Single Family)	95	139	-32%
Montrose (Townhouses)	52	87	-40%
West University	58	57	+2%
Boulevard Oaks	15	12	+25%
Southampton	3	5	-40%
Southgate Area	8	7	+14%
Braes Heights, Ayrshire	14	19	-26%
Braeswood	5	7	-29%
Bellaire	62	90	-31%
Westbury	74	79	-6%
Willow Meadows, Willow Bend	44	51	-14%
Tanglewood	28	33	-15%
Briargrove	14	16	-12%
Briarmeadow	16	8	+100%
Briargrove Park	15	27	-44%
Memorial Close-In	15	31	-52%
Memorial Villages	66	97	-32%
Spring Valley, Hilshire	20	26	-23%
Memorial	91	136	-33%
Wilchester	5	6	-17%
Heights	268	284	-6%
Cottage Grove	23	42	-45%
Garden Oaks	19	26	-27%
Oak Forest	153	149	+3%
Shepherd Park Plaza	36	23	+57%
Timbergrove, Lazybrook	56	79	-29%
Shady Acres	57	61	-7%
Total Market	1,363	1,659	-18%

AVERAGE DAYS ON MARKET

Neighborhoods	1/1/22 - 9/30/22	1/1/21 - 9/30/21	Change
River Oaks	54	70	-23%
Royden Oaks, Oak Estates	33	30	+10%
Afton Oaks	52	59	-12%
Montrose (Single Family)	41	57	-28%
Montrose (Townhouses)	40	42	-5%
West University	26	38	-32%
Boulevard Oaks	30	44	-32%
Southampton	11	34	-68%
Southgate Area	28	33	-15%
Braes Heights, Ayrshire	24	45	-47%
Braeswood	61	130	-53%
Bellaire	40	48	-17%
Westbury	35	43	-19%
Willow Meadows, Willow Bend	26	39	-33%
Tanglewood	56	66	-15%
Briargrove	21	37	-43%
Briar Meadow	35	21	+67%
Briargrove Park	31	32	-3%
Memorial Close-in	72	63	+14%
Memorial Villages	44	54	-19%
Spring Valley, Hilshire	31	47	-34%
Memorial	28	37	-24%
Wilchester	10	28	-64%
Heights	25	32	-22%
Cottage Grove	19	31	-39%
Garden Oaks	26	43	-40%
Oak Forest	28	31	-10%
Shepherd Park Plaza	25	43	-42%
Timbergrove, Lazybrook	33	40	-17%
Shady Acres	22	33	-33%
Total Market Average	34	45	-24%

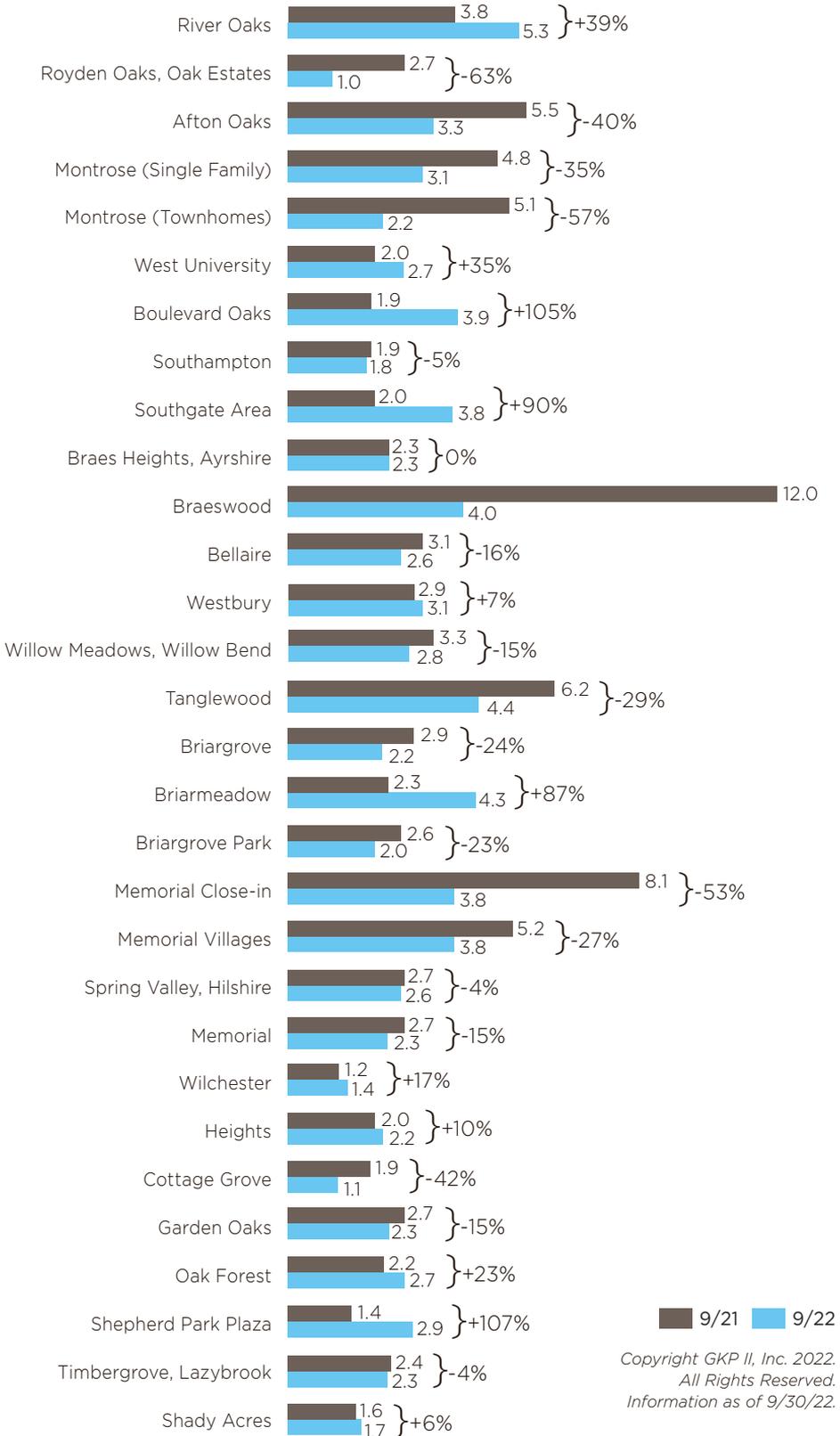


SALES VOLUME

Neighborhoods	1/1/22 - 9/30/22	1/1/21 - 9/30/21	Change
River Oaks	\$217,000,000	\$328,500,000	-34%
Royden Oaks, Oak Estates	27,700,000	26,700,000	+4%
Afton Oaks	40,100,000	45,900,000	-13%
Montrose (Single Family)	221,500,000	209,900,000	+6%
Montrose (Townhouses)	92,200,000	102,000,000	-10%
West University	311,200,000	380,600,000	-18%
Boulevard Oaks	42,500,000	76,100,000	-44%
Southampton	23,500,000	35,900,000	-35%
Southgate Area	19,500,000	25,800,000	-24%
Braes Heights, Ayrshire	63,300,000	87,500,000	-28%
Braeswood	16,800,000	7,100,000	+137%
Bellaire	216,700,000	254,400,000	-15%
Westbury	73,200,000	75,900,000	-4%
Willow Meadows, Willow Bend	50,500,000	41,700,000	+21%
Tanglewood	128,400,000	116,100,000	+11%
Briargrove	67,500,000	59,800,000	+13%
Briarmeadow	19,300,000	15,500,000	+25%
Briargrove Park	43,600,000	57,500,000	-24%
Memorial Close-in	81,600,000	65,800,000	+24%
Memorial Villages	396,300,000	350,600,000	+13%
Spring Valley, Hilshire	80,300,000	96,900,000	-17%
Memorial	357,100,000	392,000,000	-9%
Wilchester	38,900,000	35,700,000	+9%
Heights	755,300,000	810,000,000	-7%
Cottage Grove	84,400,000	94,800,000	-11%
Garden Oaks	52,700,000	63,300,000	-17%
Oak Forest	294,600,000	306,600,000	-4%
Shepherd Park Plaza	49,300,000	62,600,000	-21%
Timbergrove, Lazybrook	135,600,000	130,300,000	+4%
Shady Acres	149,100,000	164,000,000	-9%
Total Market	\$4,149,700,000	\$4,529,500,000	-8%



INVENTORY SUPPLY (in months)



GREENWOOD KING

3RD QUARTER REPORT 2022

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