

GREENWOOD KING

ANNUAL REPORT 2024



a place to find your home



R I V E R O A K S

NUMBER OF SALES

Neighborhoods	1/01/24 - 12/31/24	1/01/23 - 12/31/23	Change
River Oaks	61	84	-27%
Royden Oaks, Oak Estates	18	11	+64%
Afton Oaks	27	31	-13%
Montrose (Single Family)	276	226	+22%
Montrose (Townhouses)	193	200	-3%
West University	197	212	-7%
Boulevard Oaks	34	39	-13%
Southampton	19	18	+6%
Southgate Area	21	17	+24%
Braes Heights, Ayrshire	63	52	+21%
Braeswood	7	10	-30%
Bellaire	204	193	+6%
Westbury	167	164	+2%
Willow Meadows, Willow Bend	130	140	-7%
Tanglewood	46	53	-13%
Briargrove	50	49	+2%
Briarmeadow	52	43	+21%
Briargrove Park	66	65	+2%
Memorial Close-in	20	25	-20%
Memorial Villages	139	122	+14%
Spring Valley, Hilshire	78	72	+8%
Memorial	413	387	+7%
Wilchester	45	44	+2%
Heights	986	960	+3%
Cottage Grove	121	116	+4%
Garden Oaks	79	68	+16%
Oak Forest	524	549	-5%
Shepherd Park Plaza	138	112	+23%
Timbergrove, Lazybrook	206	273	-25%
Shady Acres	234	244	-4%
Total Market	4,614	4,579	+1%

AVERAGE SALES PRICES

Neighborhoods	1/01/24 - 12/31/24	1/01/23 - 12/31/23	Change
River Oaks	\$4,481,000	\$3,878,000	+16%
Royden Oaks, Oak Estates	2,480,000	2,248,000	+10%
Afton Oaks	1,385,000	1,673,000	-17%
Montrose (Single Family)	915,000	882,000	+4%
Montrose (Townhouses)	478,000	463,000	+3%
West University	2,012,000	1,770,000	+14%
Boulevard Oaks	1,379,000	1,619,000	-15%
Southampton	2,131,000	1,851,000	+15%
Southgate Area	1,301,000	1,251,000	+4%
Braes Heights, Ayrshire	1,336,000	1,337,000	0%
Braeswood	921,000	1,149,000	-20%
Bellaire	1,199,000	1,132,000	+6%
Westbury	336,000	345,000	-3%
Willow Meadows, Willow Bend	391,000	410,000	-5%
Tanglewood	2,839,000	2,580,000	+10%
Briargrove	1,351,000	1,076,000	+26%
Briarmeadow	550,000	549,000	0%
Briargrove Park	837,000	722,000	+16%
Memorial Close-in	3,067,000	2,125,000	+44%
Memorial Villages	2,883,000	2,488,000	+16%
Spring Valley, Hilshire	1,477,000	1,373,000	+8%
Memorial	1,080,000	1,020,000	+6%
Wilchester	1,096,000	1,061,000	+3%
Heights	793,000	769,000	+3%
Cottage Grove	525,000	512,000	+3%
Garden Oaks	971,000	887,000	+9%
Oak Forest	653,000	638,000	+2%
Shepherd Park Plaza	530,000	506,000	+5%
Timbergrove, Lazybrook	691,000	651,000	+6%
Shady Acres	570,000	545,000	+5%
Total Market	\$1,002,000	\$946,000	+6%





MEMORIAL

NUMBER OF LISTINGS

Neighborhoods	12/31/24	12/31/23	Change
River Oaks	31	25	+24%
Royden Oaks, Oak Estates	3	8	-62%
Afton Oaks	8	10	-20%
Montrose (Single Family)	82	84	-2%
Montrose (Townhouses)	55	47	+17%
West University	32	34	-6%
Boulevard Oaks	11	12	-8%
Southampton	5	4	+25%
Southgate Area	6	4	+50%
Braes Heights, Ayrshire	12	19	-37%
Braeswood	1	2	-50%
Bellaire	28	37	-24%
Westbury	46	47	-2%
Willow Meadows, Willow Bend	39	23	+70%
Tanglewood	12	15	-20%
Briargrove	4	5	-20%
Briarmeadow	11	8	+38%
Briargrove Park	10	9	+11%
Memorial Close-In	12	11	+9%
Memorial Villages	26	40	-35%
Spring Valley, Hilshire	6	10	-40%
Memorial	57	65	-12%
Wilchester	2	1	+100%
Heights	272	249	+9%
Cottage Grove	35	10	+250%
Garden Oaks	33	17	+94%
Oak Forest	168	117	+44%
Shepherd Park Plaza	28	27	+4%
Timbergrove, Lazybrook	44	51	-14%
Shady Acres	65	64	+2%
Total Market	1,144	1,055	+8%

AVERAGE DAYS ON MARKET

Neighborhoods	1/01/24 - 12/31/24	1/01/23 - 12/31/23	Change
River Oaks	40	52	-23%
Royden Oaks, Oak Estates	56	44	+27%
Afton Oaks	40	36	+11%
Montrose (Single Family)	37	43	-14%
Montrose (Townhouses)	39	37	+5%
West University	25	30	-17%
Boulevard Oaks	26	48	-46%
Southampton	25	26	-4%
Southgate Area	24	31	-23%
Braes Heights, Ayrshire	39	32	+22%
Braeswood	35	79	-56%
Bellaire	37	32	+16%
Westbury	36	40	-10%
Willow Meadows, Willow Bend	36	32	+13%
Tanglewood	42	43	-2%
Briargrove	19	35	-46%
Briar Meadow	35	46	-24%
Briargrove Park	31	27	+15%
Memorial Close-in	39	78	-50%
Memorial Villages	47	53	-11%
Spring Valley, Hilshire	29	30	-3%
Memorial	31	26	+19%
Wilchester	17	19	-11%
Heights	35	28	+25%
Cottage Grove	24	28	-14%
Garden Oaks	29	28	+4%
Oak Forest	34	30	+13%
Shepherd Park Plaza	26	29	-10%
Timbergrove, Lazybrook	29	28	+4%
Shady Acres	33	26	+27%
Total Market	33	37	-10%

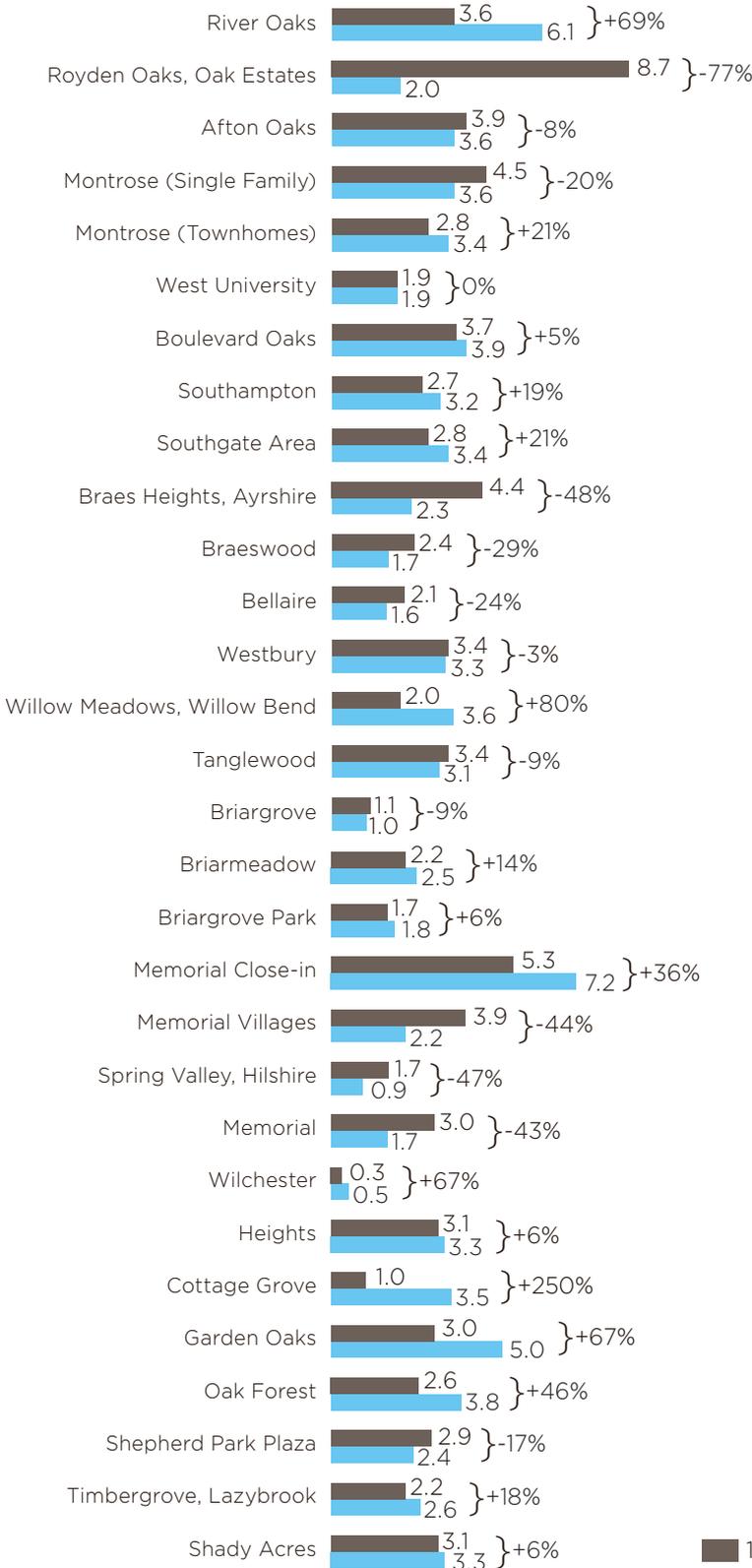


SALES VOLUME

Neighborhoods	1/01/24 - 12/31/24	1/01/23 - 12/31/23	Change
River Oaks	\$273,300,000	\$325,700,000	-16%
Royden Oaks, Oak Estates	44,600,000	24,700,000	+81%
Afton Oaks	37,400,000	51,900,000	-28%
Montrose (Single Family)	252,500,000	199,300,000	+27%
Montrose (Townhouses)	92,300,000	92,600,000	0%
West University	396,300,000	375,300,000	+6%
Boulevard Oaks	46,900,000	63,100,000	-26%
Southampton	40,500,000	33,300,000	+22%
Southgate Area	27,300,000	21,300,000	+28%
Braes Heights, Ayrshire	84,200,000	69,500,000	+21%
Braeswood	6,400,000	11,500,000	-44%
Bellaire	244,700,000	218,600,000	+12%
Westbury	56,100,000	56,600,000	-1%
Willow Meadows, Willow Bend	50,900,000	57,400,000	-11%
Tanglewood	130,600,000	136,800,000	-5%
Briargrove	67,600,000	52,700,000	+28%
Briar Meadow	28,600,000	23,600,000	+21%
Briargrove Park	55,200,000	46,900,000	+18%
Memorial Close-in	61,300,000	53,100,000	+15%
Memorial Villages	400,700,000	303,600,000	+32%
Spring Valley, Hilshire	115,200,000	98,800,000	+17%
Memorial	446,000,000	394,800,000	+13%
Wilchester	49,300,000	46,700,000	+6%
Heights	782,000,000	738,400,000	+6%
Cottage Grove	63,600,000	59,400,000	+7%
Garden Oaks	76,700,000	60,300,000	+27%
Oak Forest	342,100,000	350,000,000	-2%
Shepherd Park Plaza	73,200,000	56,600,000	+29%
Timbergrove, Lazybrook	142,400,000	177,700,000	-20%
Shady Acres	133,500,000	132,900,000	0%
Total Market	\$4,621,400,000	\$4,333,100,000	+7%



INVENTORY SUPPLY (in months)



■ 12/23 ■ 12/24

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