

HOUSTON MARKET REPORT

January 2025

GREENWOOD KING

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HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/25 - 1/31/25	1/01/24 - 1/31/24	CHANGE
River Oaks	4	3	+33%
Royden Oaks, Oak Estates	2	2	0%
Afton Oaks	2	2	0%
Montrose (Single Family)	7	11	-36%
Montrose (Townhouses)	11	4	+175%
West University	10	8	+25%
Boulevard Oaks	0	2	NA
Southampton	1	0	NA
Southgate Area	2	1	+100%
Braes Heights, Ayrshire	4	3	+33%
Braeswood	0	1	NA
Bellaire	7	6	+17%
Westbury	10	11	-9%
Willow Meadows, Willow Bend	6	10	-40%
Tanglewood	1	3	-67%
Briargrove	2	2	0%
Briar Meadow	4	3	+33%
Briargrove Park	7	5	+40%
Memorial Close-in	1	1	0%
Memorial Villages	8	9	-11%
Spring Valley, Hilshire	5	1	+400%
Memorial	10	17	-41%
Wilchester	0	1	NA
Heights	62	52	+19%
Cottage Grove	8	9	-11%
Garden Oaks	4	2	+100%
Oak Forest	28	27	+4%
Shepherd Park Plaza	9	4	+125%
Timbergrove, Lazybrook	16	14	+14%
Shady Acres	11	11	0%
TOTAL	242	225	+8%

HOUSTON MARKET REPORT

AVERAGE SALES PRICE	1/01/25 - 1/31/25	1/01/24 - 1/31/24	CHANGE
River Oaks	\$3,948,000	\$4,050,000	-3%
Royden Oaks, Oak Estates	1,766,000	2,738,000	-36%
Afton Oaks	1,818,000	1,878,000	-3%
Montrose (Single Family)	931,000	673,000	+38%
Montrose (Townhouses)	452,000	388,000	+16%
West University	1,600,000	1,654,000	-3%
Boulevard Oaks	NA	1,333,000	NA
Southampton	2,220,000	NA	NA
Southgate Area	931,000	1,639,000	-43%
Braes Heights, Ayrshire	1,090,000	1,646,000	-34%
Braeswood	NA	1,265,000	NA
Bellaire	1,000,000	737,000	+36%
Westbury	360,000	315,000	+14%
Willow Meadows, Willow Bend	478,000	424,000	+13%
Tanglewood	2,950,000	2,390,000	+23%
Briargrove	940,000	1,428,000	-34%
Briar Meadow	605,000	693,000	-13%
Briargrove Park	860,000	1,019,000	-16%
Memorial Close-in	4,725,000	2,305,000	+105%
Memorial Villages	3,230,000	2,017,000	+60%
Spring Valley, Hilshire	1,207,000	1,091,000	+11%
Memorial	1,208,000	1,104,000	+9%
Wilchester	NA	1,125,000	NA
Heights	808,000	788,000	+3%
Cottage Grove	608,000	488,000	+25%
Garden Oaks	989,000	1,415,000	-30%
Oak Forest	545,000	491,000	+11%
Shepherd Park Plaza	507,000	512,000	-1%
Timbergrove, Lazybrook	739,000	654,000	+13%
Shady Acres	589,000	585,000	+1%
TOTAL MARKET	\$957,000	\$907,000	+6%

HOUSTON MARKET REPORT

AVERAGE DAYS ON MARKET	1/01/25 - 1/31/25	1/01/24 - 1/31/24	CHANGE
River Oaks	28	31	-10%
Royden Oaks, Oak Estates	17	76	-78%
Afton Oaks	0	11	NA
Montrose (Single Family)	56	27	+107%
Montrose (Townhouses)	19	14	+36%
West University	34	39	-13%
Boulevard Oaks	NA	149	NA
Southampton	146	NA	NA
Southgate Area	47	2	+2,250%
Braes Heights, Ayrshire	14	124	-89%
Braeswood	NA	84	NA
Bellaire	69	25	+176%
Westbury	29	37	-22%
Willow Meadows, Willow Bend	47	48	-2%
Tanglewood	38	42	-10%
Briargrove	14	38	-63%
Briar Meadow	67	40	+68%
Briargrove Park	20	49	-59%
Memorial Close-in	43	3	+1,333%
Memorial Villages	31	20	+55%
Spring Valley, Hilshire	25	59	-58%
Memorial	43	57	-25%
Wilchester	NA	39	NA
Heights	47	39	+21%
Cottage Grove	60	42	+43%
Garden Oaks	34	55	-38%
Oak Forest	43	41	+5%
Shepherd Park Plaza	22	11	+100%
Timbergrove, Lazybrook	52	36	+44%
Shady Acres	25	35	-29%
AVERAGE	38	44	-14%

HOUSTON MARKET REPORT

NUMBER OF LISTINGS	1/31/25	1/31/24	CHANGE
River Oaks	31	26	+19%
Royden Oaks, Oak Estates	3	7	-57%
Afton Oaks	7	10	-30%
Montrose (Single Family)	101	83	+22%
Montrose (Townhouses)	59	50	+18%
West University	33	30	+10%
Boulevard Oaks	11	13	-15%
Southampton	6	6	0%
Southgate Area	5	3	+67%
Braes Heights, Ayrshire	12	19	-37%
Braeswood	0	3	NA
Bellaire	27	43	-37%
Westbury	38	47	-19%
Willow Meadows, Willow Bend	45	24	+88%
Tanglewood	7	16	-56%
Briargrove	4	4	0%
Briar Meadow	15	5	+200%
Briar Grove Park	8	13	-38%
Memorial Close-In	13	11	+18%
Memorial Villages	34	42	-19%
Spring Valley, Hilshire	9	13	-31%
Memorial	64	66	-3%
Wilchester	1	3	-67%
Heights	311	236	+32%
Cottage Grove	49	21	+133%
Garden Oaks	31	21	+48%
Oak Forest	157	123	+28%
Shepherd Park Plaza	37	32	+16%
Timbergrove, Lazybrook	56	50	+12%
Shady Acres	97	54	+80%
TOTAL	1,271	1,074	+18%

HOUSTON MARKET REPORT

SALES VOLUME	1/01/25 - 1/31/25	1/01/24 - 1/31/24	CHANGE
River Oaks	\$15,800,000	\$12,200,000	+30%
Royden Oaks, Oak Estates	3,500,000	5,500,000	-36%
Afton Oaks	3,600,000	3,800,000	-5%
Montrose (Single Family)	6,500,000	7,400,000	-12%
Montrose (Townhouses)	5,000,000	1,600,000	+213%
West University	16,000,000	13,200,000	+21%
Boulevard Oaks	0	2,700,000	NA
Southampton	2,200,000	0	NA
Southgate Area	1,900,000	1,600,000	+19%
Braes Heights, Ayrshire	4,400,000	4,900,000	-10%
Braeswood	0	1,300,000	NA
Bellaire	7,000,000	4,400,000	+59%
Westbury	3,600,000	3,500,000	+3%
Willow Meadow, Willow Bend	2,900,000	4,200,000	-31%
Tanglewood	3,000,000	7,200,000	-58%
Briargrove	1,900,000	2,900,000	-34%
Briar Meadow	2,400,000	2,000,000	+20%
Briargrove Park	6,000,000	5,100,000	+18%
Memorial Close-in	4,700,000	2,300,000	+104%
Memorial Villages	25,800,000	18,200,000	+42%
Spring Valley, Hilshire	6,000,000	1,100,000	+445%
Memorial	12,100,000	18,800,000	-36%
Wilchester	0	1,100,000	NA
Heights	50,100,000	41,000,000	+22%
Cottage Grove	4,900,000	4,400,000	+11%
Garden Oaks	4,000,000	2,800,000	+43%
Oak Forest	15,300,000	13,300,000	+15%
Shepherd Park Plaza	4,600,000	2,000,000	+130%
Timbergrove, Lazybrook	11,800,000	9,200,000	+28%
Shady Acres	6,500,000	6,400,000	+2%
TOTAL	\$231,500,000	\$204,100,000	+13%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF LISTINGS - 1/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	31	31	30	100%
Royden Oaks, Oak Estates	3	3	3	100%
Afton Oaks	7	6	5	86%
Montrose (Single Family)	101	45	4	45%
Montrose (Townhouses)	59	0	0	0%
West University	33	30	19	91%
Boulevard Oaks	11	10	7	91%
Southampton	6	6	4	100%
Southgate Area	5	4	2	80%
Braes Heights, Ayrshire	12	6	2	50%
Braeswood	0	0	0	0%
Bellaire	27	14	0	52%
Westbury	38	0	0	0%
Willow Meadows, Willow Bend	45	0	0	0%
Tanglewood	7	7	6	100%
Briargrove	4	2	1	50%
Briarmeadow	15	0	0	0%
Briargrove Park	8	0	0	0%
Memorial Close-In	13	13	12	100%
Memorial Villages	34	32	28	94%
Spring Valley, Hilshire	9	3	2	33%
Memorial	64	30	4	47%
Wilchester	1	1	0	100%
Heights	311	52	9	17%
Cottage Grove	49	0	0	0%
Garden Oaks	31	13	4	42%
Oak Forest	157	53	4	34%
Shepherd Park Plaza	37	4	1	11%
Timbergrove, Lazybrook	56	10	1	18%
Shady Acres	97	1	0	1%
TOTAL	1,271	376	148	30%

HOUSTON MARKET REPORT

MILLION DOLLAR HOMES | NUMBER OF SALES 1/01/25 – 1/31/2025

	TOTAL	OVER \$1M	OVER \$2M	% OVER \$1M
River Oaks	4	4	4	100%
Royden Oaks, Oak Estates	2	2	0	100%
Afton Oaks	2	1	1	50%
Montrose (Single Family)	7	3	0	43%
Montrose (Townhouses)	11	0	0	0%
West University	10	9	2	90%
Boulevard Oaks	0	0	0	0%
Southampton	1	1	1	100%
Southgate Area	2	0	0	0%
Braes Heights, Ayrshire	4	2	0	50%
Braeswood	0	0	0	100%
Bellaire	7	3	0	43%
Westbury	11	0	0	0%
Willow Meadows, Willow Bend	6	0	0	0%
Tanglewood	1	1	1	100%
Briargrove	2	1	0	50%
Briar Meadow	4	0	0	0%
Briargrove Park	7	2	0	29%
Memorial Close-In	1	1	1	100%
Memorial Villages	8	8	7	100%
Spring Valley, Hilshire	5	4	0	80%
Memorial	10	5	2	50%
Wilchester	0	0	0	0%
Heights	62	15	2	24%
Cottage Grove	8	1	0	13%
Garden Oaks	4	2	0	50%
Oak Forest	28	3	0	11%
Shepherd Park Plaza	9	0	0	0%
Timbergrove, Lazybrook	16	3	0	19%
Shady Acres	11	0	0	0%
TOTAL	242	71	21	29%

HOUSTON MARKET REPORT

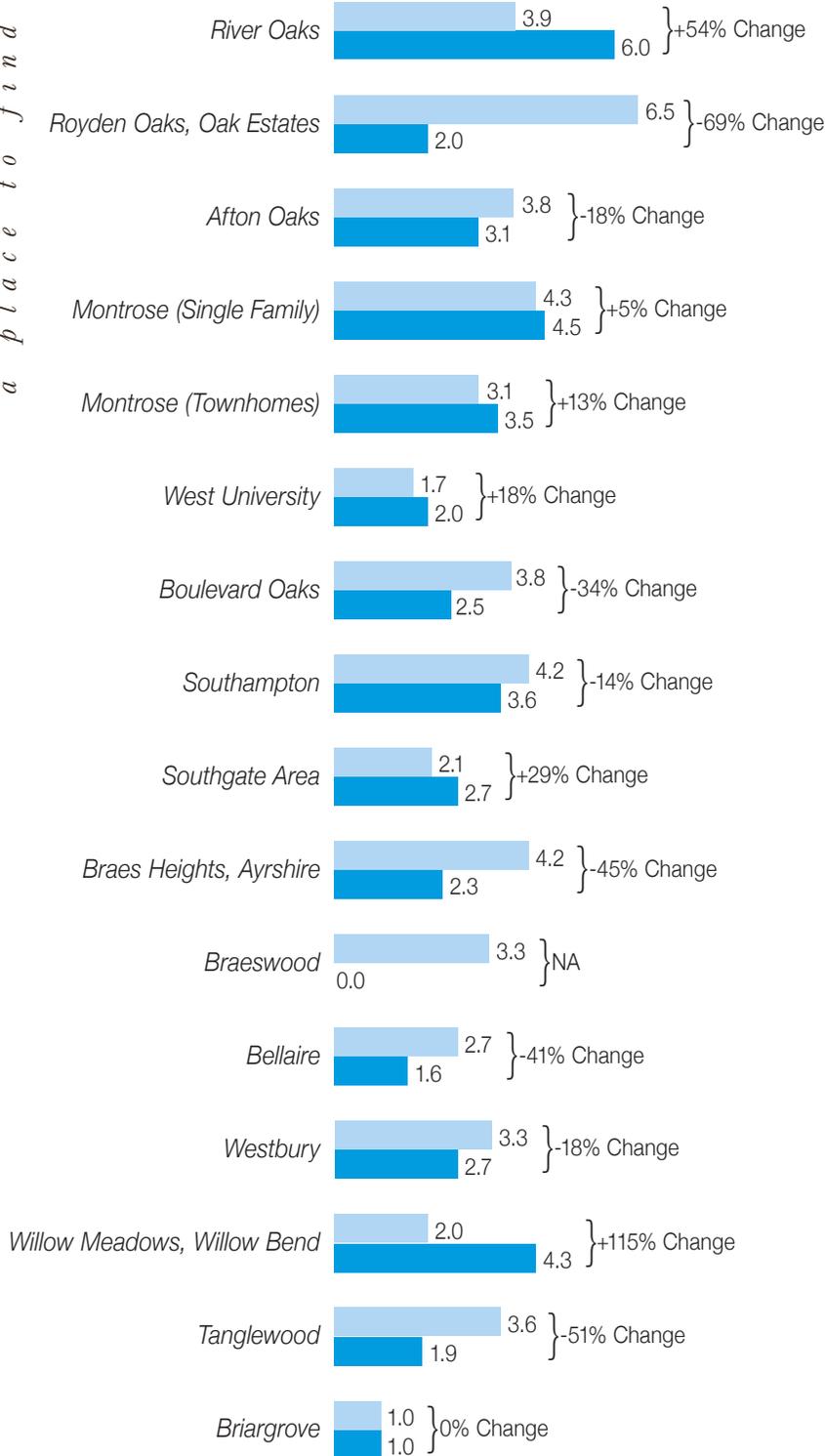
HIGH END MARKET | 1/31/25

Listings	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	2	3	0
\$1,000,000 - \$1,999,999	1	1	4	11	1
\$2,000,000 - \$2,999,999	3	0	7	9	1
\$3,000,000+	27	6	21	10	11
TOTAL	31	7	34	33	13

Sales	RO	Tanglewood	Villages	West U	Close-In Memorial
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	1	0
\$1,000,000 - \$1,999,999	0	0	1	7	0
\$2,000,000 - \$2,999,999	1	1	4	2	0
\$3,000,000+	3	0	3	0	1
TOTAL	4	1	8	10	1

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)

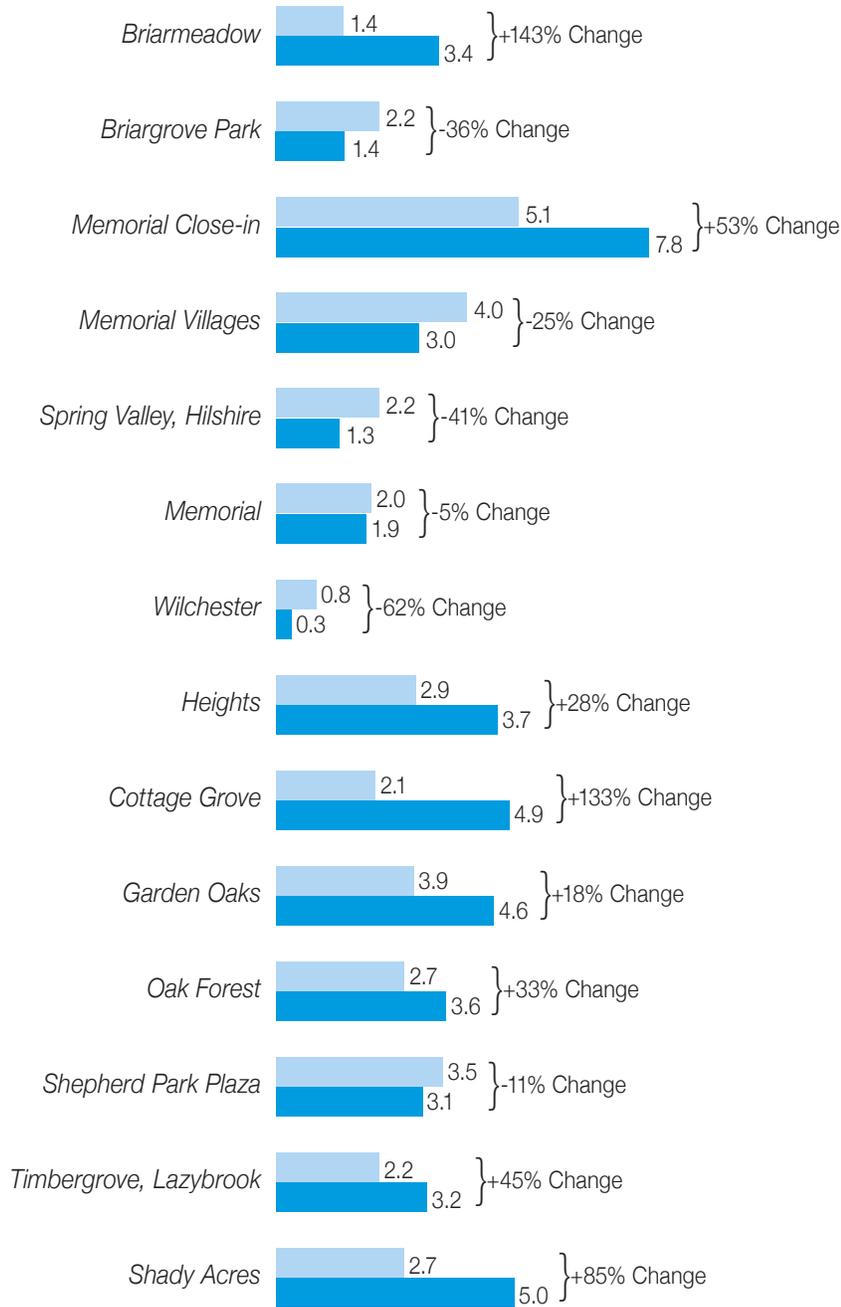


LEGEND

1/24 1/25

HOUSTON MARKET REPORT

INVENTORY SUPPLY (in months)



LEGEND

1/24 1/25