GREENWOOD KING

HOUSTON MARKET REPORT | JUL 2023

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GREENWOOD KING PROPERTIES

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HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/23 - 7/31/23	1/01/22 - 7/31/22	CHANGE
RIVER OAKS	47	53	-11%
ROYDEN OAKS, OAK ESTATES	6	13	-54%
AFTON OAKS	17	27	-37%
MONTROSE (SINGLE FAMILY)	145	220	-34%
MONTROSE (TOWNHOUSES)	122	170	-28%
WEST UNIVERSITY	137	137	0%
BOULEVARD OAKS	32	27	+19%
SOUTHAMPTON	14	12	+17%
SOUTHGATE AREA	10	14	-29%
BRAES HEIGHTS, AYRSHIRE	36	46	-22%
BRAESWOOD	8	11	-27%
BELLAIRE	128	175	-27%
WESTBURY	108	183	-41%
WILLOW MEADOWS, WILLOW BEND	85	100	-15%
TANGLEWOOD	35	45	-22%
BRIARGROVE	33	44	-25%
BRIARMEADOW	25	28	-11%
BRIARGROVE PARK	42	53	-21%
MEMORIAL CLOSE-IN	15	31	-52%
MEMORIAL VILLAGES	77	134	-43%
SPRING VALLEY, HILSHIRE	42	57	-26%
MEMORIAL	246	300	-18%
WILCHESTER	27	34	-21%
HEIGHTS	584	855	-32%
COTTAGE GROVE	71	146	-51%
GARDEN OAKS	36	62	-42%
OAK FOREST	323	428	-25%
SHEPHERD PARK PLAZA	66	74	-11%
TIMBERGROVE, LAZYBROOK	175	164	+7%
SHADY ACRES	145	222	-35%
TOTAL	**2,837**	**3,865**	**-27%**

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AVERAGE SALES PRICE	1/01/23 - 7/31/23	1/01/22 - 7/31/22	CHANGE
RIVER OAKS	$3,509,000	$3,594,000	-2%
ROYDEN OAKS, OAK ESTATES	2,438,000	1,742,000	+40%
AFTON OAKS	1,720,000	1,330,000	+29%
MONTROSE (SINGLE FAMILY)	891,000	827,000	+8%
MONTROSE (TOWNHOUSES)	460,000	444,000	+4%
WEST UNIVERSITY	1,763,000	1,676,000	+5%
BOULEVARD OAKS	1,733,000	1,357,000	+28%
SOUTHAMPTON	1,884,000	1,835,000	+3%
SOUTHGATE AREA	1,156,000	1,024,000	+13%
BRAES HEIGHTS, AYRSHIRE	1,277,000	1,154,000	+11%
BRAESWOOD	1,015,000	1,250,000	-19%
BELLAIRE	1,148,000	1,055,000	+9%
WESTBURY	340,000	345,000	-1%
WILLOW MEADOWS, WILLOW BEND	425,000	392,000	+8%
TANGLEWOOD	2,648,000	2,400,000	+10%
BRIARGROVE	949,000	1,199,000	-21%
BRIARMEADOW	593,000	566,000	+5%
BRIARGROVE PARK	725,000	702,000	+3%
MEMORIAL CLOSE-IN	1,912,000	2,397,000	-20%
MEMORIAL VILLAGES	2,467,000	2,562,000	-4%
SPRING VALLEY, HILSHIRE	1,302,000	1,195,000	+9%
MEMORIAL	999,000	945,000	+6%
WILCHESTER	1,040,000	1,048,000	-1%
HEIGHTS	767,000	719,000	+7%
COTTAGE GROVE	508,000	484,000	+5%
GARDEN OAKS	926,000	778,000	+19%
OAK FOREST	618,000	553,000	+12%
SHEPHERD PARK PLAZA	528,000	499,000	+6%
TIMBERGROVE, LAZYBROOK	631,000	630,000	0%
SHADY ACRES	536,000	510,000	+5%
TOTAL MARKET	**$937,000**	**$881,000**	**+6%**

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AVERAGE DAYS ON MARKET	1/01/23 - 7/31/23	1/01/22 - 7/31/22	CHANGE
RIVER OAKS	59	54	+9%
ROYDEN OAKS, OAK ESTATES	38	30	+27%
AFTON OAKS	30	51	-41%
MONTROSE (SINGLE FAMILY)	46	39	+18%
MONTROSE (TOWNHOUSES)	42	42	0%
WEST UNIVERSITY	29	22	+32%
BOULEVARD OAKS	42	33	+27%
SOUTHAMPTON	22	12	+83%
SOUTHGATE AREA	37	28	+32%
BRAES HEIGHTS, AYRSHIRE	24	26	-8%
BRAESWOOD	80	65	+23%
BELLAIRE	34	41	-17%
WESTBURY	48	35	+37%
WILLOW MEADOWS, WILLOW BEND	36	26	+38%
TANGLEWOOD	49	55	-11%
BRIARGROVE	34	23	+48%
BRIARMEADOW	46	40	+15%
BRIARGROVE PARK	28	31	-10%
MEMORIAL CLOSE-IN	50	70	-29%
MEMORIAL VILLAGES	51	45	+13%
SPRING VALLEY, HILSHIRE	29	32	-9%
MEMORIAL	24	29	-17%
WILCHESTER	12	8	+50%
HEIGHTS	28	26	+8%
COTTAGE GROVE	29	17	+71%
GARDEN OAKS	27	26	+4%
OAK FOREST	32	27	+19%
SHEPHERD PARK PLAZA	30	26	+15%
TIMBERGROVE, LAZYBROOK	30	32	-6%
SHADY ACRES	31	23	+35%
AVERAGE	**37**	**34**	**+9%**

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NUMBER OF LISTINGS	7/31/23	7/31/22	CHANGE
RIVER OAKS	36	40	-10%
ROYDEN OAKS, OAK ESTATES	5	3	+67%
AFTON OAKS	10	12	-17%
MONTROSE (SINGLE FAMILY)	81	104	-22%
MONTROSE (TOWNHOUSES)	41	62	-34%
WEST UNIVERSITY	47	53	-11%
BOULEVARD OAKS	6	9	-33%
SOUTHAMPTON	4	6	-33%
SOUTHGATE AREA	6	10	-40%
BRAES HEIGHTS, AYRSHIRE	25	20	+25%
BRAESWOOD	3	2	+50%
BELLAIRE	37	61	-39%
WESTBURY	40	54	-26%
WILLOW MEADOWS, WILLOW BEND	28	52	-46%
TANGLEWOOD	12	36	-67%
BRIARGROVE	10	12	-17%
BRIARMEADOW	13	12	+8%
BRIARGROVE PARK	8	20	-60%
MEMORIAL CLOSE-IN	13	16	-19%
MEMORIAL VILLAGES	56	67	-16%
SPRING VALLEY, HILSHIRE	21	17	+24%
MEMORIAL	82	97	-15%
WILCHESTER	9	6	+50%
HEIGHTS	258	253	+2%
COTTAGE GROVE	13	36	-64%
GARDEN OAKS	19	16	+19%
OAK FOREST	139	163	-15%
SHEPHERD PARK PLAZA	41	39	+5%
TIMBERGROVE, LAZYBROOK	46	60	-23%
SHADY ACRES	55	55	0%
TOTAL	**1,164**	**1,393**	**-16%**

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SALES VOLUME	1/01/23 - 7/31/23	1/01/22 - 7/31/22	CHANGE
RIVER OAKS	$164,900,000	$190,500,000	-13%
ROYDEN OAKS, OAK ESTATES	14,600,000	22,700,000	-36%
AFTON OAKS	29,200,000	35,900,000	-19%
MONTROSE (SINGLE FAMILY)	129,200,000	182,000,000	-29%
MONTROSE (TOWNHOUSES)	56,200,000	75,500,000	-26%
WEST UNIVERSITY	241,600,000	229,600,000	+5%
BOULEVARD OAKS	55,400,000	36,600,000	+51%
SOUTHAMPTON	26,400,000	22,000,000	+20%
SOUTHGATE AREA	11,600,000	14,300,000	-19%
BRAES HEIGHTS, AYRSHIRE	46,000,000	53,100,000	-13%
BRAESWOOD	8,100,000	13,800,000	-41%
BELLAIRE	147,000,000	184,600,000	-20%
WESTBURY	36,800,000	63,100,000	-42%
WILLOW MEADOW, WILLOW BEND	36,200,000	39,200,000	-8%
TANGLEWOOD	92,700,000	108,000,000	-14%
BRIARGROVE	31,300,000	52,700,000	-41%
BRIARMEADOW	14,800,000	15,800,000	-6%
BRIARGROVE PARK	30,400,000	37,200,000	-18%
MEMORIAL CLOSE-IN	28,700,000	74,300,000	-61%
MEMORIAL VILLAGES	190,000,000	343,300,000	-45%
SPRING VALLEY, HILSHIRE	54,700,000	68,100,000	-20%
MEMORIAL	245,800,000	283,500,000	-13%
WILCHESTER	28,100,000	35,600,000	-21%
HEIGHTS	447,900,000	614,600,000	-27%
COTTAGE GROVE	36,100,000	70,700,000	-49%
GARDEN OAKS	33,300,000	48,200,000	-31%
OAK FOREST	199,600,000	236,600,000	-16%
SHEPHERD PARK PLAZA	34,800,000	36,900,000	-6%
TIMBERGROVE, LAZYBROOK	110,400,000	103,400,000	+7%
SHADY ACRES	77,700,000	113,200,000	-31%
TOTAL	**$2,659,500,000**	**$3,405,000,000**	**-22%**

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MILLION DOLLAR HOMES: NUMBER OF LISTINGS – 7/31/2023

	TOTAL	OVER $1M	OVER $2M	PERCENT OVER $1M
RIVER OAKS	36	35	32	97%
ROYDEN OAKS, OAK ESTATES	5	4	2	80%
AFTON OAKS	10	5	4	50%
MONTROSE (SINGLE FAMILY)	81	36	9	44%
MONTROSE (TOWNHOUSES)	41	0	0	0%
WEST UNIVERSITY	47	40	27	85%
BOULEVARD OAKS	6	6	1	100%
SOUTHAMPTON	4	4	4	100%
SOUTHGATE AREA	6	6	3	100%
BRAES HEIGHTS, AYRSHIRE	25	17	4	68%
BRAESWOOD	3	2	2	67%
BELLAIRE	37	25	2	68%
WESTBURY	40	0	0	0%
WILLOW MEADOWS, WILLOW BEND	28	0	0	0%
TANGLEWOOD	12	12	8	100%
BRIARGROVE	10	5	0	50%
BRIARMEADOW	13	0	0	0%
BRIARGROVE PARK	8	2	0	25%
MEMORIAL CLOSE-IN	13	11	9	85%
MEMORIAL VILLAGES	56	55	45	98%
SPRING VALLEY, HILSHIRE	21	15	5	71%
MEMORIAL	82	44	4	54%
WILCHESTER	9	7	0	78%
HEIGHTS	258	57	12	22%
COTTAGE GROVE	13	0	0	0%
GARDEN OAKS	19	7	2	37%
OAK FOREST	139	49	2	35%
SHEPHERD PARK PLAZA	41	2	0	5%
TIMBERGROVE, LAZYBROOK	46	9	0	20%
SHADY ACRES	55	2	1	4%
TOTAL FOR 30 MARKETS	**1,164**	**457**	**178**	**39%**

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MILLION DOLLAR HOMES: NUMBER OF SALES 1/01/23 – 7/31/2023

	TOTAL	OVER $1M	OVER $2M	PERCENT OVER $1M
RIVER OAKS	47	47	37	100%
ROYDEN OAKS, OAK ESTATES	6	6	5	100%
AFTON OAKS	17	12	6	71%
MONTROSE (SINGLE FAMILY)	145	35	2	24%
MONTROSE (TOWNHOUSES)	122	0	0	0%
WEST UNIVERSITY	137	120	40	88%
BOULEVARD OAKS	32	24	11	75%
SOUTHAMPTON	14	12	5	86%
SOUTHGATE AREA	10	5	1	50%
BRAES HEIGHTS, AYRSHIRE	36	25	2	69%
BRAESWOOD	8	3	0	38%
BELLAIRE	128	77	4	60%
WESTBURY	108	0	0	0%
WILLOW MEADOWS, WILLOW BEND	85	1	0	1%
TANGLEWOOD	35	35	27	100%
BRIARGROVE	33	10	0	30%
BRIARMEADOW	25	0	0	0%
BRIARGROVE PARK	42	2	0	5%
MEMORIAL CLOSE-IN	15	11	6	73%
MEMORIAL VILLAGES	77	73	42	95%
SPRING VALLEY, HILSHIRE	42	26	4	62%
MEMORIAL	246	95	15	39%
WILCHESTER	27	13	0	48%
HEIGHTS	584	101	3	17%
COTTAGE GROVE	71	0	0	0%
GARDEN OAKS	36	14	1	39%
OAK FOREST	323	59	0	18%
SHEPHERD PARK PLAZA	66	1	0	2%
TIMBERGROVE, LAZYBROOK	175	8	0	5%
SHADY ACRES	145	0	0	0%
TOTAL FOR 30 MARKETS	**2,837**	**813**	**211**	**29%**

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HIGH END MARKET – 7/31/23

LISTINGS	*RO*	*TANGLEWOOD*	*VILLAGES*	*WEST U*	*CLOSE-IN MEMORIAL*
UNDER $500,000	*0*	*0*	*0*	*0*	*0*
$500,000 - $999,999	*1*	*0*	*1*	*7*	*2*
$1,000,000 - $1,999,999	*3*	*4*	*10*	*13*	*2*
$2,000,000 - $2,999,999	*7*	*0*	*16*	*19*	*1*
$3,000,000+	*25*	*8*	*29*	*8*	*8*
TOTAL	***36***	***12***	***56***	***47***	***13***

SALES	*RO*	*TANGLEWOOD*	*VILLAGES*	*WEST U*	*CLOSE-IN MEMORIAL*
UNDER $500,000	*0*	*0*	*0*	*1*	*0*
$500,000 - $999,999	*0*	*0*	*4*	*16*	*4*
$1,000,000 - $1,999,999	*10*	*8*	*31*	*80*	*5*
$2,000,000 - $2,999,999	*17*	*16*	*20*	*31*	*5*
$3,000,000+	*20*	*11*	*22*	*9*	*1*
TOTAL	***47***	***35***	***77***	***137***	***15***

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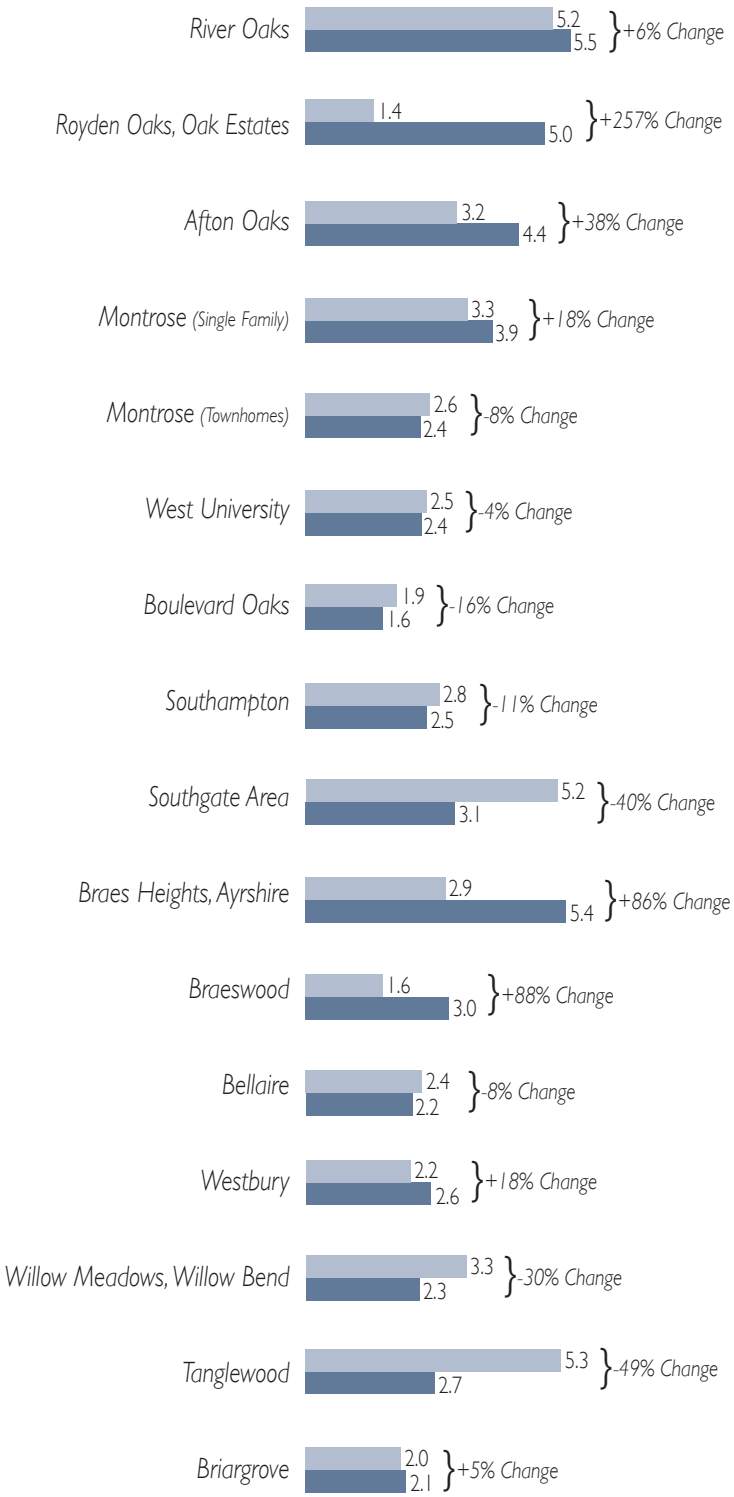
INVENTORY SUPPLY (in months)



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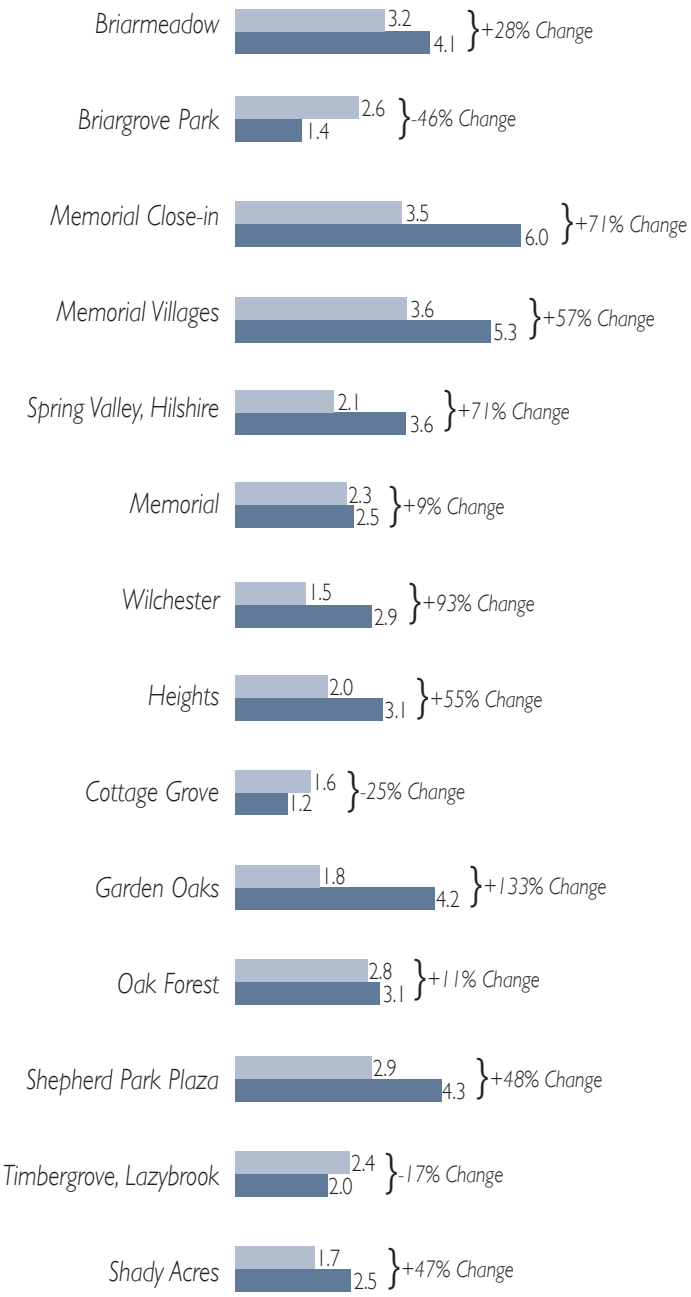
INVENTORY SUPPLY (in months)



LEGEND

7/22 **7/23**

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