

# GREENWOOD KING

ANNUAL REPORT 2021



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# HOUSTON MARKET REPORT

<b>NUMBER OF SALES: TOTAL</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	123	80	+54%
ROYDEN OAKS, OAK ESTATES	19	16	+19%
AFTON OAKS	44	30	+47%
MONTROSE (SINGLE FAMILY)	370	262	+41%
MONTROSE (TOWNHOUSES)	317	195	+63%
WEST UNIVERSITY	330	250	+32%
BOULEVARD OAKS	69	51	+35%
SOUTHAMPTON	29	34	-15%
SOUTHGATE AREA	30	22	+36%
BRAES HEIGHTS, AYRSHIRE	97	58	+67%
BRAESWOOD	7	9	-22%
BELLAIRE	334	254	+31%
WESTBURY	314	259	+21%
WILLOW MEADOWS, WILLOW BEND	198	149	+33%
TANGLEWOOD	74	51	+45%
BRIARGROVE	74	59	+25%
BRIARMEADOW	40	48	-17%
BRIARGROVE PARK	116	98	+18%
MEMORIAL CLOSE-IN	46	39	+18%
MEMORIAL VILLAGES	216	175	+23%
SPRING VALLEY, HILSHIRE	109	81	+35%
MEMORIAL	542	551	-2%
WILCHESTER	45	68	-34%
HEIGHTS	1,637	1,370	+19%
COTTAGE GROVE	289	193	+50%
GARDEN OAKS	120	93	+29%
OAK FOREST	753	647	+16%
SHEPHERD PARK PLAZA	203	189	+7%
TIMBERGROVE, LAZYBROOK	318	282	+13%
SHADY ACRES	460	382	+20%
<b>TOTAL</b>	<b>7,323</b>	<b>5,995</b>	<b>+22%</b>

# HOUSTON MARKET REPORT

<b>AVERAGE SALES PRICE: TOTAL</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	\$3,203,000	\$3,109,000	+3%
ROYDEN OAKS, OAK ESTATES	2,311,000	2,211,000	+5%
AFTON OAKS	1,506,000	1,235,000	+22%
MONTROSE (SINGLE FAMILY)	786,000	754,000	+4%
MONTROSE (TOWNHOUSES)	429,000	423,000	+1%
WEST UNIVERSITY	1,506,000	1,512,000	-
BOULEVARD OAKS	1,314,000	1,331,000	-1%
SOUTHAMPTON	1,653,000	1,523,000	+9%
SOUTHGATE AREA	1,072,000	1,083,000	-1%
BRAES HEIGHTS, AYRSHIRE	1,074,000	911,000	+18%
BRAESWOOD	1,233,000	891,000	+38%
BELLAIRE	976,000	956,000	+2%
WESTBURY	317,000	283,000	+12%
WILLOW MEADOWS, WILLOW BEND	366,000	321,000	+14%
TANGLEWOOD	2,139,000	2,011,000	+6%
BRIARGROVE	1,091,000	1,003,000	+9%
BRIARMEADOW	542,000	455,000	+19%
BRIARGROVE PARK	623,000	610,000	+2%
MEMORIAL CLOSE-IN	2,288,000	2,222,000	+3%
MEMORIAL VILLAGES	2,225,000	1,966,000	+13%
SPRING VALLEY, HILSHIRE	1,150,000	1,033,000	+11%
MEMORIAL	914,000	771,000	+19%
WILCHESTER	936,000	766,000	+22%
HEIGHTS	653,000	604,000	+8%
COTTAGE GROVE	437,000	418,000	+5%
GARDEN OAKS	693,000	663,000	+5%
OAK FOREST	518,000	491,000	+5%
SHEPHERD PARK PLAZA	417,000	412,000	+1%
TIMBERGROVE, LAZYBROOK	566,000	543,000	+4%
SHADY ACRES	467,000	429,000	+9%
<b>AVERAGE</b>	<b>\$811,000</b>	<b>\$745,000</b>	<b>+9%</b>

# HOUSTON MARKET REPORT

<b>AVERAGE DAYS ON MARKET</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	71	74	-4%
ROYDEN OAKS, OAK ESTATES	33	53	-38%
AFTON OAKS	64	46	+39%
MONTROSE (SINGLE FAMILY)	59	54	+9%
MONTROSE (TOWNHOUSES)	44	62	-29%
WEST UNIVERSITY	39	57	-32%
BOULEVARD OAKS	45	44	+2%
SOUTHAMPTON	31	50	-38%
SOUTHGATE AREA	34	66	-48%
BRAES HEIGHTS, AYRSHIRE	46	56	-18%
BRAESWOOD	96	80	+20%
BELLAIRE	49	65	-25%
WESTBURY	43	50	-14%
WILLOW MEADOWS, WILLOW BEND	38	54	-30%
TANGLEWOOD	71	83	-14%
BRIARGROVE	38	53	-28%
BRIARMEADOW	23	47	-51%
BRIARGROVE PARK	35	56	-37%
MEMORIAL CLOSE-IN	59	49	+20%
MEMORIAL VILLAGES	56	74	-24%
SPRING VALLEY, HILSHIRE	47	54	-13%
MEMORIAL	36	55	-35%
WILCHESTER	30	48	-37%
HEIGHTS	32	41	-22%
COTTAGE GROVE	32	50	-36%
GARDEN OAKS	40	44	-9%
OAK FOREST	32	43	-26%
SHEPHERD PARK PLAZA	41	50	-18%
TIMBERGROVE, LAZYBROOK	37	46	-20%
SHADY ACRES	32	43	-26%
<b>AVERAGE</b>	<b>44</b>	<b>55</b>	<b>-20%</b>

# HOUSTON MARKET REPORT

<b>NUMBER OF LISTINGS: TOTAL</b>	<b>12/31/21</b>	<b>12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	23	51	-55%
ROYDEN OAKS, OAK ESTATES	3	6	-50%
AFTON OAKS	8	17	-53%
MONTROSE (SINGLE FAMILY)	66	136	-51%
MONTROSE (TOWNHOUSES)	52	82	-37%
WEST UNIVERSITY	35	64	-45%
BOULEVARD OAKS	10	21	-52%
SOUTHAMPTON	3	3	-
SOUTHGATE AREA	6	5	+20%
BRAES HEIGHTS, AYRSHIRE	11	29	-62%
BRAESWOOD	2	7	-71%
BELLAIRE	58	111	-48%
WESTBURY	62	63	-2%
WILLOW MEADOWS, WILLOW BEND	27	45	-40%
TANGLEWOOD	35	29	+21%
BRIARGROVE	5	20	-75%
BRIARMEADOW	8	10	-20%
BRIARGROVE PARK	19	26	-27%
MEMORIAL CLOSE-IN	20	26	-23%
MEMORIAL VILLAGES	61	77	-21%
SPRING VALLEY, HILSHIRE	14	30	-53%
MEMORIAL	65	128	-49%
WILCHESTER	4	6	-33%
HEIGHTS	188	323	-42%
COTTAGE GROVE	20	49	-59%
GARDEN OAKS	15	37	-59%
OAK FOREST	139	153	-9%
SHEPHERD PARK PLAZA	20	50	-60%
TIMBERGROVE, LAZYBROOK	47	69	-32%
SHADY ACRES	49	80	-39%
<b>TOTAL</b>	<b>1,075</b>	<b>1,565</b>	<b>-31%</b>

# HOUSTON MARKET REPORT

<b>SALES VOLUME: TOTAL</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	\$393,900,000	\$248,700,000	+58%
ROYDEN OAKS, OAK ESTATES	43,900,000	35,400,000	+24%
AFTON OAKS	66,300,000	37,000,000	+79%
MONTROSE (SINGLE FAMILY)	290,100,000	197,400,000	+47%
MONTROSE (TOWNHOUSES)	136,100,000	82,400,000	+65%
WEST UNIVERSITY	497,100,000	377,900,000	+32%
BOULEVARD OAKS	90,700,000	67,900,000	+34%
SOUTHAMPTON	47,900,000	51,800,000	-8%
SOUTHGATE AREA	32,200,000	23,800,000	+35%
BRAES HEIGHTS, AYRSHIRE	104,200,000	52,900,000	+97%
BRAESWOOD	8,600,000	8,000,000	+8%
BELLAIRE	325,800,000	242,900,000	+34%
WESTBURY	99,700,000	73,200,000	+36%
WILLOW MEADOWS, WILLOW BEND	72,500,000	47,900,000	+51%
TANGLEWOOD	158,300,000	102,600,000	+54%
BRIARGROVE	80,800,000	59,200,000	+36%
BRIARMEADOW	21,700,000	21,800,000	-
BRIARGROVE PARK	72,300,000	59,800,000	+21%
MEMORIAL CLOSE-IN	105,300,000	86,700,000	+21%
MEMORIAL VILLAGES	480,100,000	344,000,000	+40%
SPRING VALLEY, HILSHIRE	125,400,000	83,700,000	+50%
MEMORIAL	495,200,000	424,900,000	+17%
WILCHESTER	42,100,000	52,100,000	-19%
HEIGHTS	1,069,600,000	827,400,000	+29%
COTTAGE GROVE	126,300,000	80,700,000	+57%
GARDEN OAKS	83,200,000	61,700,000	+35%
OAK FOREST	390,200,000	317,700,000	+23%
SHEPHERD PARK PLAZA	84,600,000	78,000,000	+8%
TIMBERGROVE, LAZYBROOK	180,000,000	153,100,000	+18%
SHADY ACRES	214,900,000	163,700,000	+31%
<b>TOTAL</b>	<b>\$5,939,000,000</b>	<b>\$4,464,300,000</b>	<b>+33%</b>

# HOUSTON MARKET REPORT

<b>NUMBER OF SALES: REALES</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	106	69	+54%
ROYDEN OAKS, OAK ESTATES	18	13	+38%
AFTON OAKS	38	27	+41%
MONTROSE (SINGLE FAMILY)	287	177	+62%
MONTROSE (TOWNHOUSES)	317	190	+67%
WEST UNIVERSITY	294	218	+35%
BOULEVARD OAKS	60	45	+33%
SOUTHAMPTON	28	30	-7%
SOUTHGATE AREA	27	21	+29%
BRAES HEIGHTS, AYRSHIRE	79	48	+65%
BRAESWOOD	7	9	-22%
BELLAIRE	302	220	+37%
WESTBURY	314	258	+22%
WILLOW MEADOWS, WILLOW BEND	191	144	+33%
TANGLEWOOD	70	46	+52%
BRIARGROVE	71	54	+31%
BRIARMEADOW	40	48	-17%
BRIARGROVE PARK	116	95	+22%
MEMORIAL CLOSE-IN	45	37	+22%
MEMORIAL VILLAGES	201	162	+24%
SPRING VALLEY, HILSHIRE	98	72	+36%
MEMORIAL	505	520	-3%
WILCHESTER	44	67	-34%
HEIGHTS	1,431	1,087	+32%
COTTAGE GROVE	266	143	+86%
GARDEN OAKS	101	81	+25%
OAK FOREST	644	532	+21%
SHEPHERD PARK PLAZA	92	84	+10%
TIMBERGROVE, LAZYBROOK	248	158	+57%
SHADY ACRES	379	258	+47%
<b>TOTAL</b>	<b>6,419</b>	<b>4,917</b>	<b>+31%</b>

# HOUSTON MARKET REPORT

<b>AVERAGE SALES PRICE: REALES</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	\$2,962,000	\$2,837,000	+4%
ROYDEN OAKS, OAK ESTATES	2,252,000	1,838,000	+23%
AFTON OAKS	1,409,000	1,109,000	+27%
MONTROSE (SINGLE FAMILY)	748,000	705,000	+6%
MONTROSE (TOWNHOUSES)	429,000	415,000	+3%
WEST UNIVERSITY	1,424,000	1,423,000	-
BOULEVARD OAKS	1,273,000	1,334,000	-5%
SOUTHAMPTON	1,625,000	1,361,000	+19%
SOUTHGATE AREA	997,000	1,053,000	-5%
BRAES HEIGHTS, AYRSHIRE	990,000	800,000	+24%
BRAESWOOD	1,233,000	891,000	+38%
BELLAIRE	956,000	897,000	+7%
WESTBURY	317,000	282,000	+12%
WILLOW MEADOWS, WILLOW BEND	365,000	320,000	+14%
TANGLEWOOD	2,034,000	1,859,000	+9%
BRIARGROVE	1,061,000	926,000	+15%
BRIARMEADOW	542,000	455,000	+19%
BRIARGROVE PARK	623,000	588,000	+6%
MEMORIAL CLOSE-IN	2,252,000	2,049,000	+10%
MEMORIAL VILLAGES	2,041,000	1,873,000	+9%
SPRING VALLEY, HILSHIRE	1,082,000	939,000	+15%
MEMORIAL	859,000	726,000	+18%
WILCHESTER	924,000	754,000	+23%
HEIGHTS	648,000	596,000	+9%
COTTAGE GROVE	426,000	403,000	+6%
GARDEN OAKS	659,000	620,000	+6%
OAK FOREST	486,000	437,000	+11%
SHEPHERD PARK PLAZA	516,000	533,000	-3%
TIMBERGROVE, LAZYBROOK	557,000	534,000	+4%
SHADY ACRES	462,000	414,000	+12%
<b>AVERAGE</b>	<b>\$788,000</b>	<b>\$724,000</b>	<b>+9%</b>

# HOUSTON MARKET REPORT

<b>SALES VOLUME: RESALES</b>	<b>11/01/21 - 12/31/21</b>	<b>11/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	\$314,000,000	\$195,800,000	+60%
ROYDEN OAKS, OAK ESTATES	40,500,000	23,900,000	+69%
AFTON OAKS	53,500,000	29,900,000	+79%
MONTROSE (SINGLE FAMILY)	214,700,000	124,800,000	+72%
MONTROSE (TOWNHOUSES)	136,100,000	78,800,000	+73%
WEST UNIVERSITY	418,500,000	310,300,000	+35%
BOULEVARD OAKS	76,400,000	60,100,000	+27%
SOUTHAMPTON	45,500,000	40,800,000	+12%
SOUTHGATE AREA	26,900,000	22,100,000	+22%
BRAES HEIGHTS, AYRSHIRE	78,200,000	38,400,000	+104%
BRAESWOOD	8,600,000	8,000,000	+8%
BELLAIRE	288,700,000	197,400,000	+46%
WESTBURY	99,700,000	72,700,000	+37%
WILLOW MEADOWS, WILLOW BEND	69,700,000	46,000,000	+52%
TANGLEWOOD	142,400,000	85,500,000	+67%
BRIARGROVE	75,300,000	50,000,000	+51%
BRIARMEADOW	21,700,000	21,800,000	-
BRIARGROVE PARK	72,300,000	55,800,000	+30%
MEMORIAL CLOSE-IN	101,300,000	75,800,000	+34%
MEMORIAL VILLAGES	410,300,000	303,400,000	+35%
SPRING VALLEY, HILSHIRE	106,100,000	67,600,000	+57%
MEMORIAL	433,600,000	377,300,000	+15%
WILCHESTER	40,700,000	50,500,000	-19%
HEIGHTS	927,000,000	647,600,000	+43%
COTTAGE GROVE	113,400,000	57,600,000	+97%
GARDEN OAKS	66,500,000	50,200,000	+32%
OAK FOREST	313,000,000	232,600,000	+35%
SHEPHERD PARK PLAZA	47,500,000	44,700,000	+6%
TIMBERGROVE, LAZYBROOK	138,100,000	84,300,000	+64%
SHADY ACRES	175,200,000	106,800,000	+64%
<b>TOTAL</b>	<b>\$5,055,400,000</b>	<b>\$3,560,500,000</b>	<b>+42%</b>

# HOUSTON MARKET REPORT

<b>NUMBER OF SALES: NEW CONSTRUCTION</b>	<b>11/01/21 - 12/31/21</b>	<b>11/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	17	11	+55%
ROYDEN OAKS, OAK ESTATES	1	3	-67%
AFTON OAKS	6	3	+100%
MONTROSE (SINGLE FAMILY)	83	85	-2%
MONTROSE (TOWNHOUSES)	0	5	NA
WEST UNIVERSITY	36	32	+13%
BOULEVARD OAKS	9	6	+50%
SOUTHAMPTON	1	4	-75%
SOUTHGATE AREA	3	1	+200%
BRAES HEIGHTS, AYRSHIRE	18	10	+80%
BRAESWOOD	0	0	-
BELLAIRE	32	34	-6%
WESTBURY	0	1	NA
WILLOW MEADOWS, WILLOW BEND	7	5	+40%
TANGLEWOOD	4	5	-20%
BRIARGROVE	3	5	-40%
BRIARMEADOW	0	0	-
BRIARGROVE PARK	0	3	NA
MEMORIAL CLOSE-IN	1	2	-50%
MEMORIAL VILLAGES	15	13	+15%
SPRING VALLEY, HILSHIRE	11	9	+22%
MEMORIAL	37	31	+19%
WILCHESTER	1	1	-
HEIGHTS	206	283	-27%
COTTAGE GROVE	23	50	-54%
GARDEN OAKS	19	12	+58%
OAK FOREST	109	115	-5%
SHEPHERD PARK PLAZA	111	105	+6%
TIMBERGROVE, LAZYPBROOK	70	124	-44%
SHADY ACRES	81	124	-35%
<b>TOTAL</b>	<b>904</b>	<b>1,082</b>	<b>-16%</b>

# HOUSTON MARKET REPORT

<b>AVG SALES PRICE NEW CONSTRUCTION</b>	<b>11/01/21 - 12/31/21</b>	<b>11/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	\$4,702,000	\$4,815,000	-2%
ROYDEN OAKS, OAK ESTATES	3,370,000	3,827,000	-12%
AFTON OAKS	2,123,000	2,367,000	-10%
MONTROSE (SINGLE FAMILY)	917,000	854,000	+7%
MONTROSE (TOWNHOUSES)	NA	720,000	NA
WEST UNIVERSITY	2,182,000	2,113,000	+3%
BOULEVARD OAKS	1,586,000	1,303,000	+22%
SOUTHAMPTON	2,450,000	2,739,000	-11%
SOUTHGATE AREA	1,743,000	1,725,000	+1%
BRAES HEIGHTS, AYRSHIRE	1,444,000	1,443,000	-
BRAESWOOD	NA	NA	NA
BELLAIRE	1,160,000	1,338,000	-13%
WESTBURY	NA	565,000	NA
WILLOW MEADOWS, WILLOW BEND	405,000	364,000	+11%
TANGLEWOOD	3,981,000	3,409,000	+17%
BRIARGROVE	1,810,000	1,827,000	-1%
BRIARMEADOW	NA	NA	NA
BRIARGROVE PARK	NA	1,315,000	NA
MEMORIAL CLOSE-IN	3,925,000	5,413,000	-27%
MEMORIAL VILLAGES	4,681,000	3,127,000	+50%
SPRING VALLEY, HILSHIRE	1,752,000	1,788,000	-2%
MEMORIAL	1,664,000	1,537,000	+8%
WILCHESTER	1,435,000	1,600,000	-10%
HEIGHTS	692,000	635,000	+9%
COTTAGE GROVE	561,000	461,000	+22%
GARDEN OAKS	879,000	958,000	-8%
OAK FOREST	708,000	739,000	-4%
SHEPHERD PARK PLAZA	335,000	316,000	+6%
TIMBERGROVE, LAZYBROOK	598,000	554,000	+8%
SHADY ACRES	490,000	459,000	+7%
<b>AVERAGE</b>	<b>\$978,000</b>	<b>\$835,000</b>	<b>+17%</b>

# HOUSTON MARKET REPORT

<b>SALES VOLUME: NEW CONSTRUCTION</b>	<b>1/01/21 - 12/31/21</b>	<b>1/01/20 - 12/31/20</b>	<b>CHANGE</b>
RIVER OAKS	\$79,900,000	\$53,000,000	+51%
ROYDEN OAKS, OAK ESTATES	3,400,000	11,500,000	-70%
AFTON OAKS	12,700,000	7,100,000	+79%
MONTROSE (SINGLE FAMILY)	76,100,000	72,600,000	+5%
MONTROSE (TOWNHOUSES)	0	3,600,000	NA
WEST UNIVERSITY	78,600,000	67,600,000	+16%
BOULEVARD OAKS	14,300,000	7,800,000	+83%
SOUTHAMPTON	2,500,000	11,000,000	-77%
SOUTHGATE AREA	5,200,000	1,700,000	+206%
BRAES HEIGHTS, AYRSHIRE	26,000,000	14,400,000	+81%
BRAESWOOD	0	0	-
BELLAIRE	37,100,000	45,500,000	-18%
WESTBURY	0	600,000	NA
WILLOW MEADOWS, WILLOW BEND	2,800,000	1,800,000	+56%
TANGLEWOOD	15,900,000	17,000,000	-6%
BRIARGROVE	5,400,000	9,100,000	-41%
BRIARMEADOW	0	0	-
BRIARGROVE PARK	0	3,900,000	NA
MEMORIAL CLOSE-IN	3,900,000	10,800,000	-64%
MEMORIAL VILLAGES	70,200,000	40,600,000	+73%
SPRING VALLEY, HILSHIRE	19,300,000	16,100,000	+20%
MEMORIAL	61,600,000	47,600,000	+29%
WILCHESTER	1,400,000	1,600,000	-12%
HEIGHTS	142,600,000	179,700,000	-21%
COTTAGE GROVE	12,900,000	23,100,000	-44%
GARDEN OAKS	16,700,000	11,500,000	+45%
OAK FOREST	77,100,000	85,000,000	-9%
SHEPHERD PARK PLAZA	37,200,000	33,200,000	+12%
TIMBERGROVE, LAZYBROOK	41,900,000	68,800,000	-39%
SHADY ACRES	39,700,000	56,900,000	-30%
<b>TOTAL</b>	<b>\$884,400,000</b>	<b>\$903,100,000</b>	<b>-2%</b>

# HOUSTON MARKET REPORT

## NEW CONSTRUCTION AS A PERCENT OF SALES VOLUME

	1/01/21 - 12/31/21	1/01/20 - 12/31/20
RIVER OAKS	20%	21%
ROYDEN OAKS, OAK ESTATES	8%	32%
AFTON OAKS	19%	19%
MONTROSE (SINGLE FAMILY)	26%	37%
MONTROSE (TOWNHOUSES)	0%	4%
WEST UNIVERSITY	16%	18%
BOULEVARD OAKS	16%	11%
SOUTHAMPTON	5%	21%
SOUTHGATE AREA	16%	7%
BRAES HEIGHTS, AYRSHIRE	25%	27%
BRAESWOOD	0%	0%
BELLAIRE	11%	19%
WESTBURY	0%	1%
WILLOW MEADOWS, WILLOW BEND	4%	4%
TANGLEWOOD	10%	17%
BRIARGROVE	7%	15%
BRIARMEADOW	0%	0%
BRIARGROVE PARK	0%	7%
MEMORIAL CLOSE-IN	4%	12%
MEMORIAL VILLAGES	15%	12%
SPRING VALLEY, HILSHIRE	15%	19%
MEMORIAL	12%	11%
WILCHESTER	3%	3%
HEIGHTS	13%	22%
COTTAGE GROVE	10%	29%
GARDEN OAKS	20%	19%
OAK FOREST	20%	27%
SHEPHERD PARK PLAZA	44%	43%
TIMBERGROVE, LAZYBROOK	23%	45%
SHADY ACRES	18%	35%
<b>ALL MARKETS</b>	<b>15%</b>	<b>20%</b>

# HOUSTON MARKET REPORT

## NUMBER OF LISTINGS: NEW CONSTRUCTION

## NEW CONSTRUCTION AS A PERCENT OF TOTAL LISTINGS

	NUMBER	12/31/21
RIVER OAKS	6	26%
ROYDEN OAKS, OAK ESTATES	1	33%
AFTON OAKS	2	25%
MONTROSE (SINGLE FAMILY)	20	30%
MONTROSE (TOWNHOUSES)	0	0%
WEST UNIVERSITY	14	40%
BOULEVARD OAKS	0	0%
SOUTHAMPTON	1	33%
SOUTHGATE AREA	3	50%
BRAES HEIGHTS, AYRSHIRE	3	27%
BRAESWOOD	0	0%
BELLAIRE	5	9%
WESTBURY	0	0%
WILLOW MEADOWS, WILLOW BEND	1	4%
TANGLEWOOD	2	6%
BRIARGROVE	2	40%
BRIARMEADOW	0	0%
BRIARGROVE PARK	0	0%
MEMORIAL CLOSE-IN	0	0%
MEMORIAL VILLAGES	9	15%
SPRING VALLEY, HILSHIRE	1	7%
MEMORIAL	12	18%
WILCHESTER	0	0%
HEIGHTS	50	27%
COTTAGE GROVE	2	10%
GARDEN OAKS	5	33%
OAK FOREST	58	42%
SHEPHERD PARK PLAZA	12	60%
TIMBERGROVE, LAZYBROOK	14	30%
SHADY ACRES	18	37%
<b>TOTAL</b>	<b>241</b>	<b>22%</b>

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES: NUMBER OF LISTINGS 12/31/2021

	TOTAL	OVER \$1M	OVER \$2M	PERCENT OVER \$1M
RIVER OAKS	23	23	18	100%
ROYDEN OAKS, OAK ESTATES	3	3	3	100%
AFTON OAKS	8	6	1	75%
MONTROSE (SINGLE FAMILY)	66	15	1	23%
MONTROSE (TOWNHOUSES)	52	0	0	0%
WEST UNIVERSITY	35	31	13	89%
BOULEVARD OAKS	10	7	4	70%
SOUTHAMPTON	3	3	2	100%
SOUTHGATE AREA	6	5	2	83%
BRAES HEIGHTS, AYRSHIRE	11	4	1	36%
BRAESWOOD	2	1	0	50%
BELLAIRE	58	22	2	38%
WESTBURY	62	0	0	0%
WILLOW MEADOWS, WILLOW BEND	27	0	0	0%
TANGLEWOOD	35	34	28	97%
BRIARGROVE	5	4	0	80%
BRIARMEADOW	8	0	0	0%
BRIARGROVE PARK	19	1	0	5%
MEMORIAL CLOSE-IN	20	16	11	80%
MEMORIAL VILLAGES	61	56	35	92%
SPRING VALLEY, HILSHIRE	14	5	0	36%
MEMORIAL	65	22	2	34%
WILCHESTER	4	0	0	0%
HEIGHTS	188	36	10	19%
COTTAGE GROVE	20	0	0	0%
GARDEN OAKS	15	7	0	47%
OAK FOREST	139	24	2	17%
SHEPHERD PARK PLAZA	20	0	0	0%
TIMBERGROVE, LAZYBROOK	47	3	0	6%
SHADY ACRES	49	6	2	12%
<b>TOTAL</b>	<b>1,075</b>	<b>334</b>	<b>137</b>	<b>31%</b>

# HOUSTON MARKET REPORT

## MILLION DOLLAR HOMES: NUMBER OF SALES 1/01/21 – 12/31/2021

	TOTAL	OVER \$1M	OVER \$2M	PERCENT OVER \$1M
RIVER OAKS	123	121	91	98%
ROYDEN OAKS, OAK ESTATES	19	19	14	100%
AFTON OAKS	44	26	11	59%
MONTROSE (SINGLE FAMILY)	370	67	2	18%
MONTROSE (TOWNHOUSES)	317	1	0	<1%
WEST UNIVERSITY	330	273	50	83%
BOULEVARD OAKS	69	39	6	57%
SOUTHAMPTON	29	28	7	97%
SOUTHGATE AREA	30	14	0	47%
BRAES HEIGHTS, AYRSHIRE	97	56	1	58%
BRAESWOOD	7	4	1	57%
BELLAIRE	334	131	6	39%
WESTBURY	314	0	0	0%
WILLOW MEADOWS, WILLOW BEND	198	3	1	2%
TANGLEWOOD	74	68	37	92%
BRIARGROVE	74	31	4	42%
BRIARMEADOW	40	0	0	0%
BRIARGROVE PARK	116	2	0	2%
MEMORIAL CLOSE-IN	46	39	25	85%
MEMORIAL VILLAGES	216	202	98	94%
SPRING VALLEY, HILSHIRE	109	63	2	58%
MEMORIAL	542	167	24	31%
WILCHESTER	45	16	0	36%
HEIGHTS	1,637	206	7	13%
COTTAGE GROVE	289	1	0	<1%
GARDEN OAKS	120	18	0	15%
OAK FOREST	753	68	1	9%
SHEPHERD PARK PLAZA	203	0	0	0%
TIMBERGROVE, LAZYBROOK	318	5	0	2%
SHADY ACRES	460	3	0	1%
<b>TOTAL</b>	<b>7,323</b>	<b>1,671</b>	<b>388</b>	<b>23%</b>

# HOUSTON MARKET REPORT

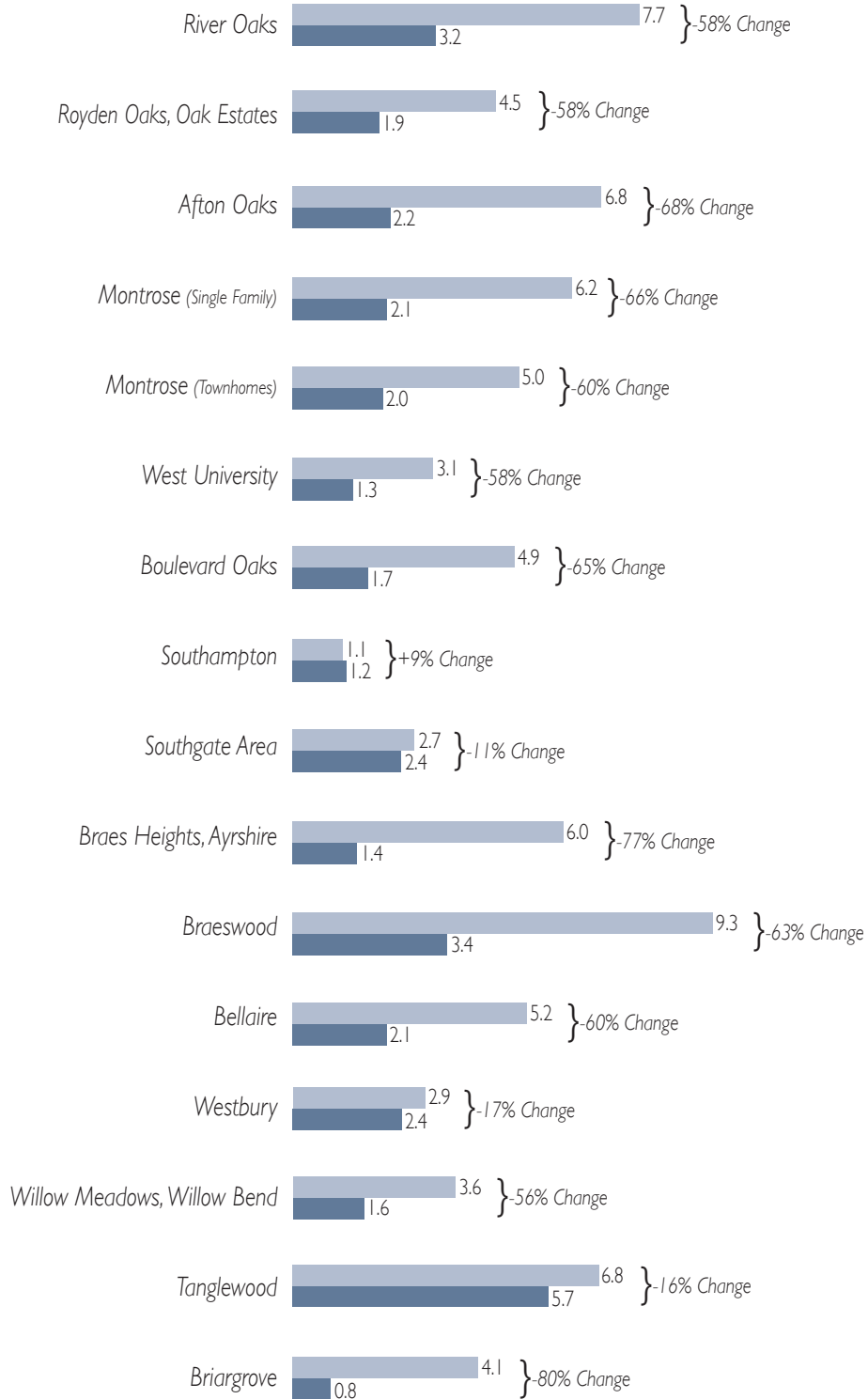
## HIGH END MARKET – 12/31/21

LISTINGS	RO	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	1	5	4	4
\$1,000,000 - \$1,999,999	3	6	21	18	5
\$2,000,000 - \$2,999,999	2	11	10	9	2
\$3,000,000+	18	17	25	4	9
<b>TOTAL</b>	<b>23</b>	<b>35</b>	<b>61</b>	<b>35</b>	<b>20</b>

SALES	RO	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER \$500,000	0	0	2	1	1
\$500,000 - \$999,999	2	6	12	56	6
\$1,000,000 - \$1,999,999	30	31	104	223	14
\$2,000,000 - \$2,999,999	42	22	67	39	13
\$3,000,000+	49	15	31	11	12
<b>TOTAL</b>	<b>123</b>	<b>74</b>	<b>216</b>	<b>330</b>	<b>46</b>

# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)

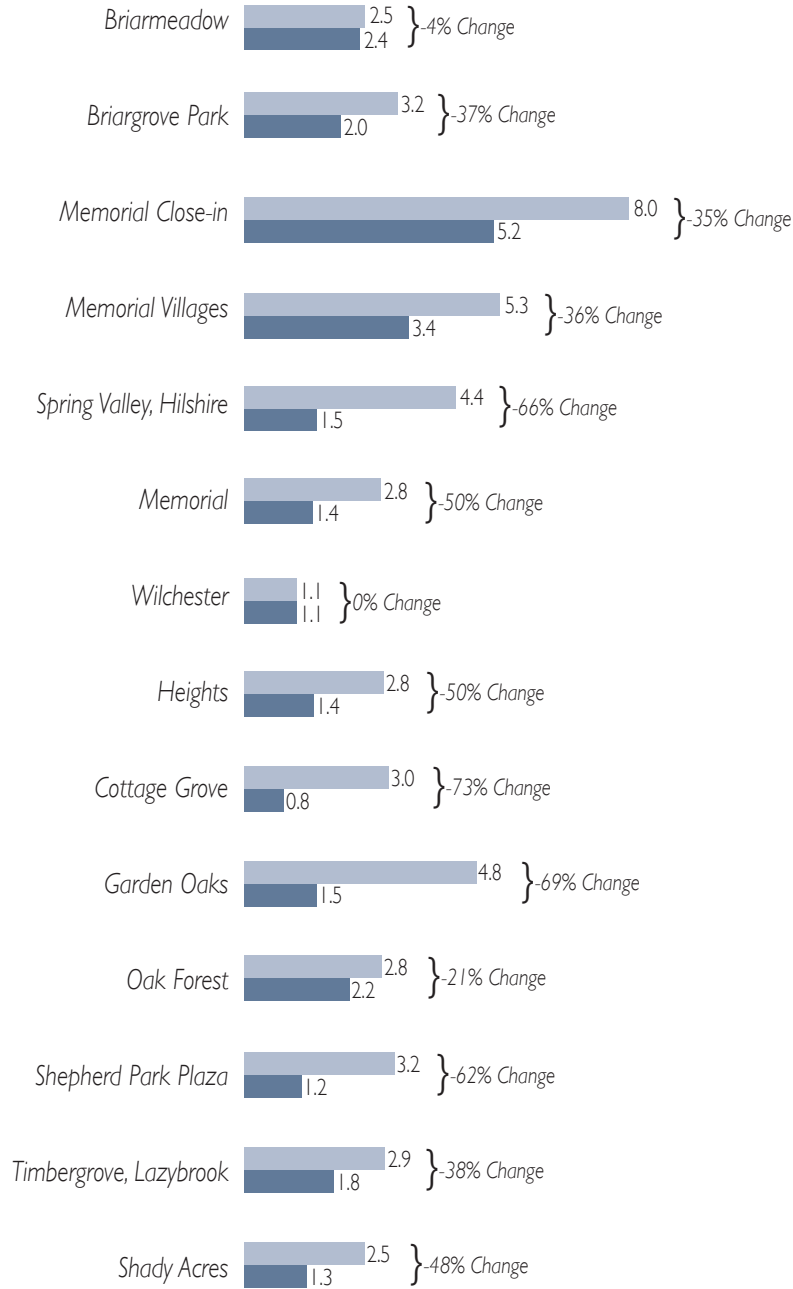


LEGEND



# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)



LEGEND

