

HOUSTON MARKET REPORT

NUMBER OF SALES	1/01/15 - 2/28/15	1/01/14 - 2/28/14	CHANGE
RIVER OAKS	6	8	-25%
ROYDEN OAKS, OAK ESTATES	0	1	NA
AFTON OAKS	1	1	-
MONTROSE (SINGLE FAMILY)	20	33	-39%
MONTROSE (TOWNHOUSES)	28	29	-3%
WEST UNIVERSITY	18	23	-22%
BOULEVARD OAKS	3	4	-25%
SOUTHAMPTON	2	5	-60%
SOUTHGATE AREA	0	6	NA
BRAESWOOD	1	1	-
BRAES HEIGHTS-AYRSHIRE	4	11	-64%
BELLAIRE	24	18	+33%
TANGLEWOOD	0	6	NA
BRIARGROVE	1	3	-67%
BRIARGROVE PARK	8	9	-11%
MEMORIAL-CLOSE IN	4	2	+100%
MEMORIAL VILLAGES	9	15	-40%
SPRING VALLEY	2	10	-80%
MEMORIAL	33	49	-33%
WILCHESTER	1	6	-83%
HEIGHTS	75	108	-31%
TOTAL	240	348	-31%

AVERAGE SALES PRICE	1/01/15 - 2/28/15	1/01/14 - 2/28/14	CHANGE
RIVER OAKS	\$3,207,000	\$2,312,000	+39%
ROYDEN OAKS, OAK ESTATES	NA	2,198,000	NA
AFTON OAKS	620,000	780,000	-21%
MONTROSE (SINGLE FAMILY)	803,000	679,000	+18%
MONTROSE (TOWNHOUSES)	479,000	332,000	+44%
WEST UNIVERSITY	1,401,000	1,031,000	+36%
BOULEVARD OAKS	3,437,000	1,495,000	+130%
SOUTHAMPTON	979,000	1,179,000	-17%
SOUTHGATE AREA	NA	800,000	NA
BRAESWOOD	1,495,000	1,485,000	+1%
BRAES HEIGHTS-AYRSHIRE	602,000	654,000	-8%
BELLAIRE	847,000	740,000	+14%
TANGLEWOOD	NA	2,347,000	NA
BRIARGROVE	899,000	718,000	+25%
BRIARGROVE PARK	598,000	452,000	+32%
MEMORIAL-CLOSE IN	2,039,000	1,725,000	+18%
MEMORIAL VILLAGES	2,244,000	1,741,000	+29%
SPRING VALLEY	1,145,000	693,000	+65%
MEMORIAL	804,000	751,000	+7%
WILCHESTER	862,000	770,000	+12%
HEIGHTS	550,000	483,000	+14%
AVERAGE	\$900,000	\$765,000	+18%

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AVERAGE DAYS ON MARKET	1/01/15 - 2/28/15	1/01/14 - 2/28/14	CHANGE
RIVER OAKS	68	66	+3%
ROYDEN OAKS, OAK ESTATES	NA	16	NA
AFTON OAKS	36	29	+24%
MONTROSE (SINGLE FAMILY)	30	53	-43%
MONTROSE (TOWNHOUSES)	68	36	+89%
WEST UNIVERSITY	44	72	-39%
BOULEVARD OAKS	162	198	-18%
SOUTHAMPTON	6	59	-90%
SOUTHGATE AREA	NA	81	NA
BRAESWOOD	0	84	NA
BRAES HEIGHTS-AYRSHIRE	14	26	-46%
BELLAIRE	58	57	+2%
TANGLEWOOD	NA	126	NA
BRIARGROVE	32	9	+256%
BRIARGROVE PARK	30	125	-76%
MEMORIAL-CLOSE IN	18	21	-14%
MEMORIAL VILLAGES	41	38	+8%
SPRING VALLEY	4	118	-97%
MEMORIAL	51	58	-12%
WILCHESTER	4	36	-89%
HEIGHTS	47	51	-8%
NUMERIC AVERAGE	40	65	-38%

NUMBER OF LISTINGS	2/28/15	1/31/15	2/28/14	CHANGE FROM 2/28/14
RIVER OAKS	18	34	30	-40%
MONTROSE (SINGLE FAMILY)	123	118	59	+108%
MONTROSE (TOWNHOUSES)	79	83	34	+132%
WEST UNIVERSITY	55	48	26	+112%
BOULEVARD OAKS	14	11	10	+40%
SOUTHAMPTON	0	4	5	NA
SOUTHGATE AREA	6	6	3	+100%
BRAESWOOD	5	3	5	-
BRAES HEIGHTS-AYRSHIRE	10	16	9	+11%
BELLAIRE	48	47	40	+20%
TANGLEWOOD	14	29	24	-42%
BRIARGROVE	6	10	6	-
BRIARGROVE PARK	17	22	7	+142%
MEMORIAL CLOSE-IN	17	15	10	+70%
MEMORIAL VILLAGES	49	42	44	+11%
SPRING VALLEY	19	13	9	+111%
MEMORIAL	103	74	46	+123%
WILCHESTER	6	5	3	+100%
HEIGHTS	340	239	184	+85%
TOTAL FOR 18 MARKETS	929	819	554	+68%

ROYDEN OAKS, OAK ESTATES	6	4	NA	NA
AFTON OAKS	10	14	NA	NA

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SALES VOLUME	1/01/15 - 2/28/15	1/01/14 - 2/28/14	CHANGE
RIVER OAKS	\$19,200,000	\$18,500,000	+4%
ROYDEN OAKS, OAK ESTATES	0	2,200,000	NA
AFTON OAKS	600,000	800,000	-25%
MONTROSE (SINGLE FAMILY)	16,100,000	22,400,000	-28%
MONTROSE (TOWNHOUSES)	13,400,000	9,600,000	+40%
WEST UNIVERSITY	25,200,000	23,700,000	+6%
BOULEVARD OAKS	10,300,000	6,000,000	+72%
SOUTHAMPTON	2,000,000	5,900,000	-66%
SOUTHGATE AREA	0	4,800,000	NA
BRAESWOOD	1,500,000	1,500,000	-
BRAES HEIGHTS-AYRSHIRE	2,400,000	7,200,000	-67%
BELLAIRE	20,300,000	13,300,000	+53%
TANGLEWOOD	0	14,100,000	NA
BRIARGROVE	900,000	2,200,000	-59%
BRIARGROVE PARK	4,800,000	4,100,000	+17%
MEMORIAL-CLOSE IN	8,200,000	3,500,000	+173%
MEMORIAL VILLAGES	20,200,000	26,100,000	-23%
SPRING VALLEY	2,300,000	6,900,000	-67%
MEMORIAL	26,500,000	36,800,000	-28%
WILCHESTER	900,000	4,600,000	-80%
HEIGHTS	41,300,000	52,100,000	-21%
TOTAL	\$216,100,000	\$266,300,000	-19%

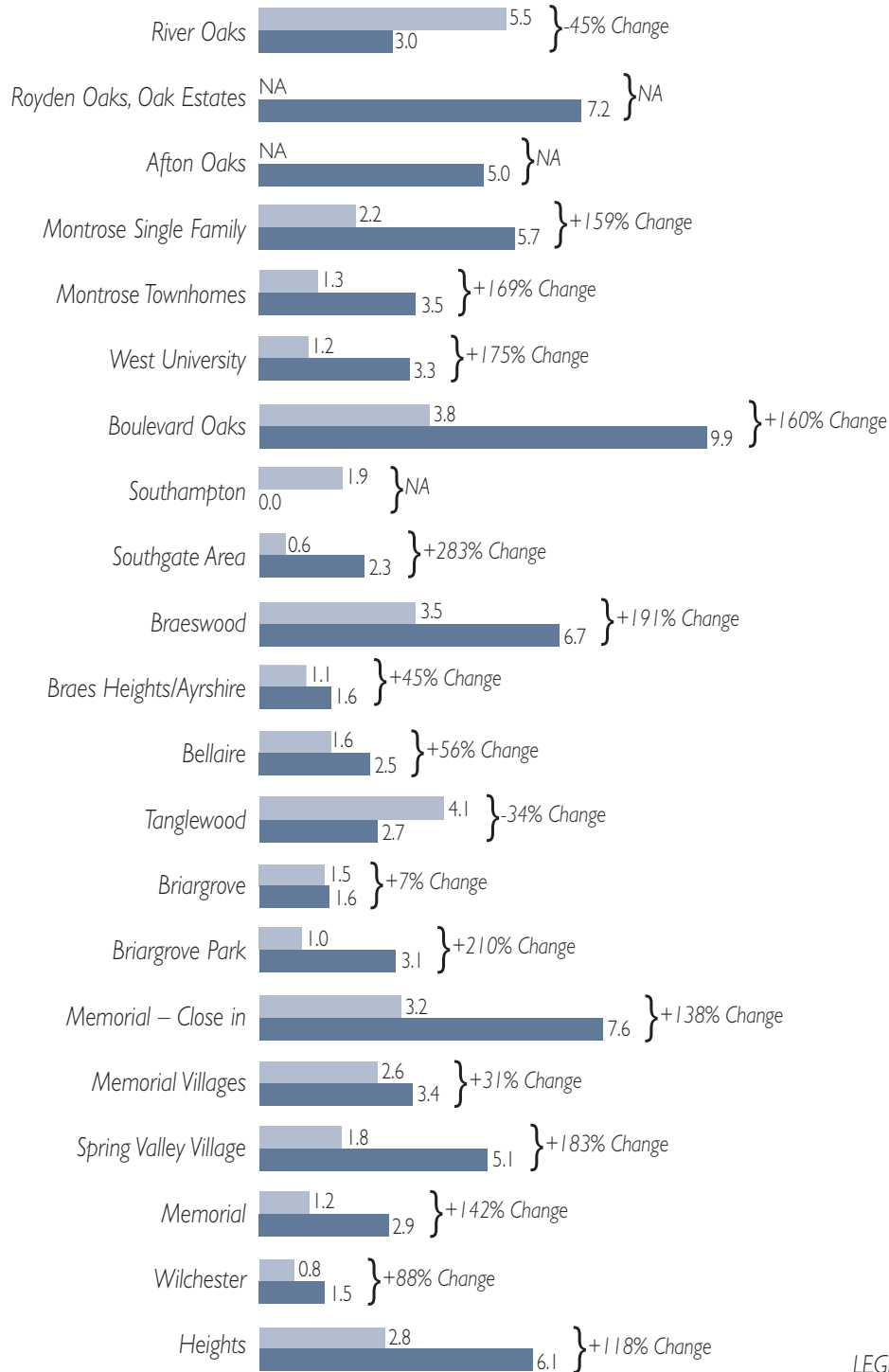
HIGH END MARKET – 2/28/15

LISTINGS	RIVER OAKS	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	0	12	0
\$1,000,000 - \$1,999,999	3	4	6	32	1
\$2,000,000+	15	10	43	11	14
TOTAL	18	14	49	55	15

SALES	RIVER OAKS	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER \$500,000	0	0	0	0	0
\$500,000 - \$999,999	0	0	1	5	1
\$1,000,000 - \$1,999,999	2	0	2	10	1
\$2,000,000+	4	0	6	3	2
TOTAL	6	0	9	18	4

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INVENTORY SUPPLY (in months)



LEGEND

