

ELLIMAN INTEL

# Quarterly Micro Market Report

Q2 2025  
(APRIL - JUNE)

HOUSTON

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

**Data** presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

**Current Market Snapshot** is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

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## Average Sales Price:

A value that averages all of the sales prices over a given month. It can be interpreted differently than a median, as extreme prices (high and low) hold influence.

## Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

## Total Properties Sold:

The number of property transactions that closed and transferred ownership.

## Total Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

## Total Properties For Sale:

The number of properties on the market and seeking buyers.

## Average Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

## Average Median Price for Last 12 Months:

The average sales price of all properties sold over the last 12 months.

## 5-Year Appreciation:

The average percentage that homes in the area have appreciated over the last 5 years.

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## Current Market Snapshot

**\$477,310**

Average Sales Price 4% Δ YOY

**9,061**

Total Properties for Sale 32% Δ YOY

**\$199**

Average Price per Square Foot 2% Δ YOY

**5,696**

Total Properties Pending Sale 4% Δ YOY

**\$456,981**

Average Sales Price for Last 12 Months 4% Δ YOY

**5,560**

Total Properties Sold -3% Δ YOY

**33%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$458,059	\$461,002	\$442,677	\$477,310	4%
Average Price per Square Foot	\$198	\$196	\$194	\$199	2%
Total Properties Sold	5,724	14,620	4,285	5,560	-3%
Total Properties Pending Sale	5,490	15,015	4,940	5,696	4%
Total Properties For Sale	6,868	9,237	7,718	9,061	32%
Average Days on Market (Pending)	34	41	45	38	11%
Average Sales Price for Last 12 Months	\$439,270	\$462,189	\$451,553	\$456,981	4%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$291,496**

Average Sales Price 4% Δ YOY

**544**

Total Properties for Sale 30% Δ YOY

**\$150**

Average Price per Square Foot 3% Δ YOY

**406**

Total Properties Pending Sale -9% Δ YOY

**\$288,399**

Average Sales Price for Last 12 Months 5% Δ YOY

**361**

Total Properties Sold -19% Δ YOY

**34%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$279,339	\$291,956	\$291,993	\$291,496	4%
Average Price per Square Foot	\$143	\$147	\$145	\$150	3%
Total Properties Sold	445	904	252	361	-19%
Total Properties Pending Sale	444	1,010	330	406	-9%
Total Properties For Sale	417	563	464	544	30%
Average Days on Market (Pending)	42	46	50	41	-2%
Average Sales Price for Last 12 Months	\$274,204	\$291,664	\$284,629	\$288,399	5%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$1,397,900**

Average Sales Price **14% Δ YOY**

**60**

Total Properties for Sale **3% Δ YOY**

**\$343**

Average Price per Square Foot **9% Δ YOY**

**71**

Total Properties Pending Sale **3% Δ YOY**

**\$1,274,746**

Average Sales Price for Last 12 Months **10% Δ YOY**

**63**

Total Properties Sold **-7% Δ YOY**

**38%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,228,506	\$1,316,728	\$1,241,462	\$1,397,900	14%
Average Price per Square Foot	\$323	\$333	\$315	\$343	9%
Total Properties Sold	68	143	27	63	-7%
Total Properties Pending Sale	69	153	38	71	3%
Total Properties For Sale	58	61	33	60	3%
Average Days on Market (Pending)	27	30	36	16	-43%
Average Sales Price for Last 12 Months	\$1,159,725	\$1,350,968	\$1,221,300	\$1,274,746	10%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$1,511,816**

Average Sales Price 21% Δ YOY

**25**

Total Properties for Sale -17% Δ YOY

**\$379**

Average Price per Square Foot 9% Δ YOY

**23**

Total Properties Pending Sale -36% Δ YOY

**\$1,340,311**

Average Sales Price for Last 12 Months 7% Δ YOY

**19**

Total Properties Sold -44% Δ YOY

**46%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,251,969	\$1,357,076	\$1,244,569	\$1,511,816	21%
Average Price per Square Foot	\$348	\$356	\$346	\$379	9%
Total Properties Sold	34	57	16	19	-44%
Total Properties Pending Sale	36	53	13	23	-36%
Total Properties For Sale	30	25	20	25	-17%
Average Days on Market (Pending)	38	32	45	17	-55%
Average Sales Price for Last 12 Months	\$1,256,759	\$1,389,646	\$1,274,393	\$1,340,311	7%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$379,084**

Average Sales Price -13% Δ YOY

**187**

Total Properties for Sale 43% Δ YOY

**\$159**

Average Price per Square Foot -2% Δ YOY

**169**

Total Properties Pending Sale 9% Δ YOY

**\$392,119**

Average Sales Price for Last 12 Months -4% Δ YOY

**168**

Total Properties Sold -1% Δ YOY

**25%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$434,250	\$387,619	\$395,735	\$379,084	-13%
Average Price per Square Foot	\$164	\$159	\$162	\$159	-2%
Total Properties Sold	169	401	104	168	-1%
Total Properties Pending Sale	155	421	130	169	9%
Total Properties For Sale	131	189	130	187	43%
Average Days on Market (Pending)	22	38	41	35	63%
Average Sales Price for Last 12 Months	\$406,620	\$385,450	\$409,139	\$392,119	-4%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
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## Current Market Snapshot

**\$374,292**

Average Sales Price **3% Δ YOY**

**1,944**

Total Properties for Sale **30% Δ YOY**

**\$166**

Average Price per Square Foot **4% Δ YOY**

**1,103**

Total Properties Pending Sale **-9% Δ YOY**

**\$358,829**

Average Sales Price for Last 12 Months **-2% Δ YOY**

**1,005**

Total Properties Sold **-13% Δ YOY**

**37%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$363,468	\$359,662	\$354,356	\$374,292	3%
Average Price per Square Foot	\$164	\$162	\$159	\$166	4%
Total Properties Sold	1,149	2,971	905	1,005	-13%
Total Properties Pending Sale	1,209	3,066	948	1,103	-9%
Total Properties For Sale	1,497	1,974	1,492	1,944	30%
Average Days on Market (Pending)	46	59	65	50	9%
Average Sales Price for Last 12 Months	\$364,918	\$365,129	\$356,427	\$358,829	-2%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$493,368**

Average Sales Price 4% Δ YOY

**1,302**

Total Properties for Sale 26% Δ YOY

**\$177**

Average Price per Square Foot 1% Δ YOY

**1,048**

Total Properties Pending Sale 4% Δ YOY

**\$493,085**

Average Sales Price for Last 12 Months 3% Δ YOY

**1,008**

Total Properties Sold -5% Δ YOY

**50%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$476,681	\$495,040	\$496,462	\$493,368	4%
Average Price per Square Foot	\$176	\$177	\$176	\$177	1%
Total Properties Sold	1,064	2,730	794	1,008	-5%
Total Properties Pending Sale	1,003	2,743	884	1,048	4%
Total Properties For Sale	1,036	1,330	1,037	1,302	26%
Average Days on Market (Pending)	38	53	56	47	24%
Average Sales Price for Last 12 Months	\$479,207	\$495,191	\$488,246	\$493,085	3%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
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## Current Market Snapshot

**\$523,758**

Average Sales Price -5% Δ YOY

**220**

Total Properties for Sale 67% Δ YOY

**\$196**

Average Price per Square Foot 2% Δ YOY

**142**

Total Properties Pending Sale -5% Δ YOY

**\$527,893**

Average Sales Price for Last 12 Months 1% Δ YOY

**150**

Total Properties Sold -1% Δ YOY

**33%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$553,405	\$534,764	\$520,087	\$523,758	-5%
Average Price per Square Foot	\$198	\$195	\$192	\$196	2%
Total Properties Sold	151	341	86	150	-1%
Total Properties Pending Sale	150	343	111	142	-5%
Total Properties For Sale	132	225	136	220	67%
Average Days on Market (Pending)	17	36	34	32	90%
Average Sales Price for Last 12 Months	\$522,948	\$525,594	\$537,172	\$527,893	1%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$593,091**

Average Sales Price 10% Δ YOY

**242**

Total Properties for Sale 44% Δ YOY

**\$186**

Average Price per Square Foot -3% Δ YOY

**204**

Total Properties Pending Sale 13% Δ YOY

**\$544,085**

Average Sales Price for Last 12 Months 5% Δ YOY

**171**

Total Properties Sold -6% Δ YOY

**41%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$538,913	\$563,886	\$584,360	\$593,091	10%
Average Price per Square Foot	\$181	\$186	\$191	\$186	-3%
Total Properties Sold	182	443	131	171	-6%
Total Properties Pending Sale	181	484	144	204	13%
Total Properties For Sale	168	248	149	242	44%
Average Days on Market (Pending)	27	39	44	33	23%
Average Sales Price for Last 12 Months	\$519,318	\$589,304	\$529,123	\$544,085	5%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$914,039**

Average Sales Price 22% Δ YOY

**78**

Total Properties for Sale 10% Δ YOY

**\$267**

Average Price per Square Foot 2% Δ YOY

**22**

Total Properties Pending Sale -24% Δ YOY

**\$874,225**

Average Sales Price for Last 12 Months 12% Δ YOY

**21**

Total Properties Sold -30% Δ YOY

**14%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$748,800	\$858,347	\$912,822	\$914,039	22%
Average Price per Square Foot	\$262	\$261	\$263	\$267	2%
Total Properties Sold	30	65	24	21	-30%
Total Properties Pending Sale	29	63	20	22	-24%
Total Properties For Sale	71	77	60	78	10%
Average Days on Market (Pending)	53	36	38	32	-40%
Average Sales Price for Last 12 Months	\$779,815	\$913,390	\$827,772	\$874,225	12%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$492,600**  
Average Sales Price -4% Δ YOY

**1,279**  
Total Properties for Sale 25% Δ YOY

**\$268**  
Average Price per Square Foot 7% Δ YOY

**311**  
Total Properties Pending Sale 1% Δ YOY

**\$478,994**  
Average Sales Price for Last 12 Months -3% Δ YOY

**328**  
Total Properties Sold -3% Δ YOY

**25%**  
5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$513,248	\$471,689	\$429,814	\$492,600	-4%
Average Price per Square Foot	\$284	\$262	\$251	\$268	7%
Total Properties Sold	338	778	217	328	-3%
Total Properties Pending Sale	309	814	283	311	1%
Total Properties For Sale	1,021	1,294	1,159	1,279	25%
Average Days on Market (Pending)	52	74	78	67	30%
Average Sales Price for Last 12 Months	\$493,469	\$468,714	\$485,976	\$478,994	-3%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$837,841**

Average Sales Price -14% Δ YOY

**39**

Total Properties for Sale 30% Δ YOY

**\$353**

Average Price per Square Foot -12% Δ YOY

**24**

Total Properties Pending Sale -14% Δ YOY

**\$929,904**

Average Sales Price for Last 12 Months 0% Δ YOY

**22**

Total Properties Sold -29% Δ YOY

**28%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$971,070	\$922,776	\$1,025,113	\$837,841	-14%
Average Price per Square Foot	\$344	\$371	\$401	\$353	-12%
Total Properties Sold	31	63	20	22	-29%
Total Properties Pending Sale	28	65	24	24	-14%
Total Properties For Sale	30	39	33	39	30%
Average Days on Market (Pending)	21	43	50	40	94%
Average Sales Price for Last 12 Months	\$926,614	\$927,018	\$965,405	\$929,904	0%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$829,666**

Average Sales Price 4% Δ YOY

**446**

Total Properties for Sale 49% Δ YOY

**\$355**

Average Price per Square Foot -5% Δ YOY

**332**

Total Properties Pending Sale 9% Δ YOY

**\$803,372**

Average Sales Price for Last 12 Months 3% Δ YOY

**311**

Total Properties Sold 4% Δ YOY

**31%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$800,399	\$809,963	\$828,834	\$829,666	4%
Average Price per Square Foot	\$355	\$359	\$372	\$355	-5%
Total Properties Sold	299	768	209	311	4%
Total Properties Pending Sale	304	804	241	332	9%
Total Properties For Sale	300	449	394	446	49%
Average Days on Market (Pending)	29	34	32	29	-1%
Average Sales Price for Last 12 Months	\$783,192	\$828,916	\$794,129	\$803,372	3%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
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## Current Market Snapshot

**\$1,306,000**

Average Sales Price **18% Δ YOY**

**12**

Total Properties for Sale **20% Δ YOY**

**\$371**

Average Price per Square Foot **3% Δ YOY**

**10**

Total Properties Pending Sale **-41% Δ YOY**

**\$1,573,941**

Average Sales Price for Last 12 Months **19% Δ YOY**

**7**

Total Properties Sold **-30% Δ YOY**

**23%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,103,015	\$1,552,886	\$1,508,125	\$1,306,000	18%
Average Price per Square Foot	\$431	\$406	\$359	\$371	3%
Total Properties Sold	10	22	4	7	-30%
Total Properties Pending Sale	17	24	6	10	-41%
Total Properties For Sale	10	12	11	12	20%
Average Days on Market (Pending)	42	41	87	25	-40%
Average Sales Price for Last 12 Months	\$1,326,797	\$1,379,500	\$1,497,355	\$1,573,941	19%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$341,113**

Average Sales Price 1% Δ YOY

**657**

Total Properties for Sale 8% Δ YOY

**\$142**

Average Price per Square Foot 1% Δ YOY

**478**

Total Properties Pending Sale -16% Δ YOY

**\$338,209**

Average Sales Price for Last 12 Months 1% Δ YOY

**509**

Total Properties Sold -4% Δ YOY

**34%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$336,310	\$335,891	\$328,244	\$341,113	1%
Average Price per Square Foot	\$145	\$142	\$141	\$142	1%
Total Properties Sold	532	1,280	342	509	-4%
Total Properties Pending Sale	568	1,259	429	478	-16%
Total Properties For Sale	608	678	535	657	8%
Average Days on Market (Pending)	44	49	55	37	-16%
Average Sales Price for Last 12 Months	\$334,933	\$335,899	\$336,848	\$338,209	1%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

# Hunters Creek Village



Single Family Residences, Q2 2025

## Current Market Snapshot

**\$3,775,712**  
Average Sales Price **-6% Δ YOY**

**7**  
Total Properties for Sale **17% Δ YOY**

**\$686**  
Average Price per Square Foot **35% Δ YOY**

**8**  
Total Properties Pending Sale **33% Δ YOY**

**\$2,911,756**  
Average Sales Price for Last 12 Months **-6% Δ YOY**

**6**  
Total Properties Sold **20% Δ YOY**

**76%**  
5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$4,030,000	\$3,308,941	\$4,200,010	\$3,775,712	-6%
Average Price per Square Foot	\$455	\$577	\$506	\$686	35%
Total Properties Sold	5	12	2	6	20%
Total Properties Pending Sale	6	13	1	8	33%
Total Properties For Sale	6	7	8	7	17%
Average Days on Market (Pending)	111	17	5	21	-81%
Average Sales Price for Last 12 Months	\$3,107,909	\$3,881,787	\$2,934,394	\$2,911,756	-6%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$413,006**

Average Sales Price -9% Δ YOY

**2,236**

Total Properties for Sale 48% Δ YOY

**\$168**

Average Price per Square Foot 1% Δ YOY

**1,819**

Total Properties Pending Sale 9% Δ YOY

**\$417,386**

Average Sales Price for Last 12 Months -3% Δ YOY

**1,774**

Total Properties Sold 8% Δ YOY

**43%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$454,679	\$410,989	\$398,852	\$413,006	-9%
Average Price per Square Foot	\$174	\$168	\$167	\$168	1%
Total Properties Sold	1,650	4,437	1,294	1,774	8%
Total Properties Pending Sale	1,670	4,629	1,523	1,819	9%
Total Properties For Sale	1,513	2,296	1,691	2,236	48%
Average Days on Market (Pending)	34	39	41	33	-3%
Average Sales Price for Last 12 Months	\$428,109	\$407,301	\$429,252	\$417,386	-3%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$392,414**

Average Sales Price -21% Δ YOY

**51**

Total Properties for Sale -24% Δ YOY

**\$193**

Average Price per Square Foot 1% Δ YOY

**32**

Total Properties Pending Sale -14% Δ YOY

**\$402,947**

Average Sales Price for Last 12 Months -2% Δ YOY

**45**

Total Properties Sold 25% Δ YOY

**31%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$495,951	\$394,950	\$428,285	\$392,414	-21%
Average Price per Square Foot	\$199	\$193	\$191	\$193	1%
Total Properties Sold	36	107	25	45	25%
Total Properties Pending Sale	37	104	41	32	-14%
Total Properties For Sale	67	50	55	51	-24%
Average Days on Market (Pending)	69	93	91	77	12%
Average Sales Price for Last 12 Months	\$409,915	\$405,225	\$431,685	\$402,947	-2%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$433,200**

Average Sales Price **5% Δ YOY**

**458**

Total Properties for Sale **21% Δ YOY**

**\$169**

Average Price per Square Foot **0% Δ YOY**

**435**

Total Properties Pending Sale **-9% Δ YOY**

**\$417,980**

Average Sales Price for Last 12 Months **2% Δ YOY**

**426**

Total Properties Sold **-7% Δ YOY**

**36%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$412,847	\$420,674	\$409,908	\$433,200	5%
Average Price per Square Foot	\$170	\$169	\$169	\$169	0%
Total Properties Sold	460	1,216	347	426	-7%
Total Properties Pending Sale	477	1,178	374	435	-9%
Total Properties For Sale	380	473	370	458	21%
Average Days on Market (Pending)	29	45	49	38	34%
Average Sales Price for Last 12 Months	\$410,786	\$423,068	\$412,668	\$417,980	2%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

# Medical Center Area



Single Family Residences, Q2 2025

## Current Market Snapshot

**\$480,143**

Average Sales Price **17% Δ YOY**

**64**

Total Properties for Sale **106% Δ YOY**

**\$200**

Average Price per Square Foot **2% Δ YOY**

**29**

Total Properties Pending Sale **26% Δ YOY**

**\$448,957**

Average Sales Price for Last 12 Months **10% Δ YOY**

**32**

Total Properties Sold **14% Δ YOY**

**12%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$410,685	\$448,684	\$393,195	\$480,143	17%
Average Price per Square Foot	\$196	\$201	\$196	\$200	2%
Total Properties Sold	28	66	18	32	14%
Total Properties Pending Sale	23	73	28	29	26%
Total Properties For Sale	31	65	53	64	106%
Average Days on Market (Pending)	31	42	53	37	20%
Average Sales Price for Last 12 Months	\$407,058	\$445,815	\$424,319	\$448,957	10%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$1,638,582**

Average Sales Price -1% Δ YOY

**163**

Total Properties for Sale 3% Δ YOY

**\$399**

Average Price per Square Foot -8% Δ YOY

**216**

Total Properties Pending Sale 10% Δ YOY

**\$1,677,554**

Average Sales Price for Last 12 Months 10% Δ YOY

**215**

Total Properties Sold 9% Δ YOY

**41%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,649,469	\$1,696,841	\$1,902,986	\$1,638,582	-1%
Average Price per Square Foot	\$390	\$405	\$434	\$399	-8%
Total Properties Sold	198	447	95	215	9%
Total Properties Pending Sale	196	463	137	216	10%
Total Properties For Sale	159	170	127	163	3%
Average Days on Market (Pending)	36	28	29	22	-39%
Average Sales Price for Last 12 Months	\$1,531,211	\$1,730,820	\$1,682,355	\$1,677,554	10%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$652,315**

Average Sales Price **7% Δ YOY**

**83**

Total Properties for Sale **51% Δ YOY**

**\$236**

Average Price per Square Foot **17% Δ YOY**

**46**

Total Properties Pending Sale **-21% Δ YOY**

**\$591,500**

Average Sales Price for Last 12 Months **2% Δ YOY**

**54**

Total Properties Sold **-14% Δ YOY**

**47%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$612,263	\$600,955	\$554,245	\$652,315	7%
Average Price per Square Foot	\$206	\$223	\$201	\$236	17%
Total Properties Sold	63	126	30	54	-14%
Total Properties Pending Sale	58	126	47	46	-21%
Total Properties For Sale	55	85	56	83	51%
Average Days on Market (Pending)	31	39	37	40	28%
Average Sales Price for Last 12 Months	\$580,991	\$617,290	\$579,945	\$591,500	2%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$435,307**

Average Sales Price -17% Δ YOY

**43**

Total Properties for Sale 79% Δ YOY

**\$239**

Average Price per Square Foot 6% Δ YOY

**13**

Total Properties Pending Sale -28% Δ YOY

**\$473,528**

Average Sales Price for Last 12 Months -5% Δ YOY

**14**

Total Properties Sold -42% Δ YOY

**21%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$521,745	\$469,232	\$486,550	\$435,307	-17%
Average Price per Square Foot	\$230	\$237	\$225	\$239	6%
Total Properties Sold	24	34	14	14	-42%
Total Properties Pending Sale	18	33	13	13	-28%
Total Properties For Sale	24	43	26	43	79%
Average Days on Market (Pending)	21	37	46	36	70%
Average Sales Price for Last 12 Months	\$500,698	\$460,929	\$501,271	\$473,528	-5%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$486,632**

Average Sales Price -1% Δ YOY

**587**

Total Properties for Sale 24% Δ YOY

**\$166**

Average Price per Square Foot 3% Δ YOY

**419**

Total Properties Pending Sale -3% Δ YOY

**\$475,563**

Average Sales Price for Last 12 Months 3% Δ YOY

**430**

Total Properties Sold 7% Δ YOY

**47%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$492,273	\$475,981	\$452,357	\$486,632	-1%
Average Price per Square Foot	\$170	\$164	\$161	\$166	3%
Total Properties Sold	403	1,022	264	430	7%
Total Properties Pending Sale	430	1,044	317	419	-3%
Total Properties For Sale	474	598	501	587	24%
Average Days on Market (Pending)	39	51	53	43	11%
Average Sales Price for Last 12 Months	\$461,053	\$473,884	\$477,004	\$475,563	3%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$936,040**  
Average Sales Price 7% Δ YOY

**108**  
Total Properties for Sale 57% Δ YOY

**\$313**  
Average Price per Square Foot -8% Δ YOY

**64**  
Total Properties Pending Sale -12% Δ YOY

**\$894,287**  
Average Sales Price for Last 12 Months 6% Δ YOY

**67**  
Total Properties Sold -12% Δ YOY

**21%**  
5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$874,554	\$898,383	\$915,673	\$936,040	7%
Average Price per Square Foot	\$332	\$326	\$340	\$313	-8%
Total Properties Sold	76	161	43	67	-12%
Total Properties Pending Sale	73	165	60	64	-12%
Total Properties For Sale	69	110	90	108	57%
Average Days on Market (Pending)	25	42	42	37	48%
Average Sales Price for Last 12 Months	\$847,210	\$928,079	\$875,440	\$894,287	6%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$709,679**

Average Sales Price 1% Δ YOY

**235**

Total Properties for Sale 28% Δ YOY

**\$288**

Average Price per Square Foot -2% Δ YOY

**153**

Total Properties Pending Sale 20% Δ YOY

**\$643,439**

Average Sales Price for Last 12 Months -4% Δ YOY

**149**

Total Properties Sold 1% Δ YOY

**32%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$705,554	\$666,369	\$639,004	\$709,679	1%
Average Price per Square Foot	\$288	\$289	\$293	\$288	-2%
Total Properties Sold	148	386	121	149	1%
Total Properties Pending Sale	128	401	142	153	20%
Total Properties For Sale	183	240	185	235	28%
Average Days on Market (Pending)	24	37	37	37	56%
Average Sales Price for Last 12 Months	\$673,257	\$678,006	\$642,176	\$643,439	-4%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$257,992**

Average Sales Price 1% Δ YOY

**249**

Total Properties for Sale 45% Δ YOY

**\$153**

Average Price per Square Foot 3% Δ YOY

**162**

Total Properties Pending Sale -12% Δ YOY

**\$258,138**

Average Sales Price for Last 12 Months 1% Δ YOY

**153**

Total Properties Sold -21% Δ YOY

**35%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$255,878	\$257,457	\$257,255	\$257,992	1%
Average Price per Square Foot	\$154	\$150	\$148	\$153	3%
Total Properties Sold	194	422	132	153	-21%
Total Properties Pending Sale	184	438	144	162	-12%
Total Properties For Sale	172	253	182	249	45%
Average Days on Market (Pending)	31	38	34	39	27%
Average Sales Price for Last 12 Months	\$255,102	\$257,651	\$257,491	\$258,138	1%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$419,036**

Average Sales Price **3% Δ YOY**

**405**

Total Properties for Sale **59% Δ YOY**

**\$167**

Average Price per Square Foot **4% Δ YOY**

**393**

Total Properties Pending Sale **7% Δ YOY**

**\$407,606**

Average Sales Price for Last 12 Months **2% Δ YOY**

**382**

Total Properties Sold **6% Δ YOY**

**39%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$405,138	\$407,505	\$396,201	\$419,036	3%
Average Price per Square Foot	\$166	\$164	\$160	\$167	4%
Total Properties Sold	360	922	236	382	6%
Total Properties Pending Sale	369	947	300	393	7%
Total Properties For Sale	255	421	340	405	59%
Average Days on Market (Pending)	24	37	38	34	38%
Average Sales Price for Last 12 Months	\$397,855	\$410,242	\$403,292	\$407,606	2%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$594,295**

Average Sales Price -3% Δ YOY

**132**

Total Properties for Sale 59% Δ YOY

**\$238**

Average Price per Square Foot -7% Δ YOY

**73**

Total Properties Pending Sale -4% Δ YOY

**\$630,881**

Average Sales Price for Last 12 Months 1% Δ YOY

**64**

Total Properties Sold -17% Δ YOY

**14%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$615,363	\$616,611	\$622,190	\$594,295	-3%
Average Price per Square Foot	\$255	\$251	\$255	\$238	-7%
Total Properties Sold	77	170	51	64	-17%
Total Properties Pending Sale	76	189	64	73	-4%
Total Properties For Sale	83	136	100	132	59%
Average Days on Market (Pending)	35	33	30	36	4%
Average Sales Price for Last 12 Months	\$622,296	\$606,393	\$635,639	\$630,881	1%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$1,468,585**

Average Sales Price **18% Δ YOY**

**83**

Total Properties for Sale **28% Δ YOY**

**\$418**

Average Price per Square Foot **6% Δ YOY**

**59**

Total Properties Pending Sale **18% Δ YOY**

**\$1,360,863**

Average Sales Price for Last 12 Months **17% Δ YOY**

**68**

Total Properties Sold **39% Δ YOY**

**36%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,240,701	\$1,414,532	\$1,299,578	\$1,468,585	18%
Average Price per Square Foot	\$418	\$413	\$396	\$418	6%
Total Properties Sold	49	133	34	68	39%
Total Properties Pending Sale	50	143	51	59	18%
Total Properties For Sale	65	85	70	83	28%
Average Days on Market (Pending)	20	31	27	23	19%
Average Sales Price for Last 12 Months	\$1,165,125	\$1,412,249	\$1,273,935	\$1,360,863	17%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$3,808,035**

Average Sales Price 23% Δ YOY

**56**

Total Properties for Sale 19% Δ YOY

**\$622**

Average Price per Square Foot 11% Δ YOY

**25**

Total Properties Pending Sale -11% Δ YOY

**\$3,774,083**

Average Sales Price for Last 12 Months 6% Δ YOY

**29**

Total Properties Sold -9% Δ YOY

**6%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$3,106,700	\$3,656,916	\$2,988,500	\$3,808,035	23%
Average Price per Square Foot	\$614	\$609	\$559	\$622	11%
Total Properties Sold	32	82	26	29	-9%
Total Properties Pending Sale	28	76	26	25	-11%
Total Properties For Sale	47	57	41	56	19%
Average Days on Market (Pending)	36	50	41	44	23%
Average Sales Price for Last 12 Months	\$3,555,027	\$3,420,619	\$3,550,674	\$3,774,083	6%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$2,085,497**

Average Sales Price 119% Δ YOY

**17**

Total Properties for Sale 113% Δ YOY

**\$421**

Average Price per Square Foot -2% Δ YOY

**11**

Total Properties Pending Sale 120% Δ YOY

**\$1,834,279**

Average Sales Price for Last 12 Months 36% Δ YOY

**8**

Total Properties Sold 0% Δ YOY

**43%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$950,413	\$1,885,270	\$1,889,050	\$2,085,497	119%
Average Price per Square Foot	\$298	\$420	\$427	\$421	-2%
Total Properties Sold	8	24	10	8	0%
Total Properties Pending Sale	5	29	11	11	120%
Total Properties For Sale	8	17	12	17	113%
Average Days on Market (Pending)	12	30	31	30	146%
Average Sales Price for Last 12 Months	\$1,352,331	\$1,976,360	\$1,531,590	\$1,834,279	36%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$443,379**

Average Sales Price -18% Δ YOY

**136**

Total Properties for Sale 62% Δ YOY

**\$181**

Average Price per Square Foot 7% Δ YOY

**68**

Total Properties Pending Sale 8% Δ YOY

**\$451,571**

Average Sales Price for Last 12 Months -11% Δ YOY

**56**

Total Properties Sold 2% Δ YOY

**40%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$543,552	\$453,287	\$488,746	\$443,379	-18%
Average Price per Square Foot	\$179	\$178	\$169	\$181	7%
Total Properties Sold	55	153	54	56	2%
Total Properties Pending Sale	63	158	53	68	8%
Total Properties For Sale	84	137	114	136	62%
Average Days on Market (Pending)	45	59	68	55	21%
Average Sales Price for Last 12 Months	\$506,670	\$466,455	\$479,160	\$451,571	-11%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$443,940**

Average Sales Price 6% Δ YOY

**1,687**

Total Properties for Sale 42% Δ YOY

**\$161**

Average Price per Square Foot 3% Δ YOY

**1,234**

Total Properties Pending Sale 7% Δ YOY

**\$422,905**

Average Sales Price for Last 12 Months 7% Δ YOY

**1,219**

Total Properties Sold 7% Δ YOY

**44%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$417,698	\$426,463	\$409,800	\$443,940	6%
Average Price per Square Foot	\$159	\$158	\$156	\$161	3%
Total Properties Sold	1,144	3,042	886	1,219	7%
Total Properties Pending Sale	1,152	3,193	1,080	1,234	7%
Total Properties For Sale	1,189	1,730	1,150	1,687	42%
Average Days on Market (Pending)	32	42	49	34	8%
Average Sales Price for Last 12 Months	\$394,113	\$429,839	\$415,025	\$422,905	7%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$619,568**

Average Sales Price **17% Δ YOY**

**532**

Total Properties for Sale **36% Δ YOY**

**\$248**

Average Price per Square Foot **10% Δ YOY**

**329**

Total Properties Pending Sale **13% Δ YOY**

**\$563,515**

Average Sales Price for Last 12 Months **6% Δ YOY**

**348**

Total Properties Sold **5% Δ YOY**

**34%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$529,626	\$567,279	\$513,979	\$619,568	17%
Average Price per Square Foot	\$232	\$237	\$226	\$248	10%
Total Properties Sold	331	928	287	348	5%
Total Properties Pending Sale	291	912	338	329	13%
Total Properties For Sale	390	539	431	532	36%
Average Days on Market (Pending)	31	38	43	35	12%
Average Sales Price for Last 12 Months	\$533,774	\$571,913	\$537,411	\$563,515	6%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$601,424**

Average Sales Price 9% Δ YOY

**538**

Total Properties for Sale 60% Δ YOY

**\$190**

Average Price per Square Foot 4% Δ YOY

**404**

Total Properties Pending Sale 6% Δ YOY

**\$566,229**

Average Sales Price for Last 12 Months 7% Δ YOY

**418**

Total Properties Sold 6% Δ YOY

**51%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$552,509	\$576,241	\$566,358	\$601,424	9%
Average Price per Square Foot	\$186	\$186	\$183	\$190	4%
Total Properties Sold	396	984	240	418	6%
Total Properties Pending Sale	380	990	309	404	6%
Total Properties For Sale	336	558	388	538	60%
Average Days on Market (Pending)	24	35	41	28	17%
Average Sales Price for Last 12 Months	\$531,116	\$592,431	\$550,816	\$566,229	7%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$1,888,430**

Average Sales Price -20% Δ YOY

**36**

Total Properties for Sale -16% Δ YOY

**\$392**

Average Price per Square Foot 8% Δ YOY

**19**

Total Properties Pending Sale 46% Δ YOY

**\$2,170,638**

Average Sales Price for Last 12 Months -1% Δ YOY

**21**

Total Properties Sold -22% Δ YOY

**15%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$2,351,211	\$2,056,306	\$1,697,313	\$1,888,430	-20%
Average Price per Square Foot	\$410	\$385	\$364	\$392	8%
Total Properties Sold	27	68	16	21	-22%
Total Properties Pending Sale	13	63	19	19	46%
Total Properties For Sale	43	36	29	36	-16%
Average Days on Market (Pending)	41	47	66	31	-24%
Average Sales Price for Last 12 Months	\$2,199,149	\$1,805,785	\$2,288,050	\$2,170,638	-1%

\*Market Area Information obtained from Houston Association of Realtors (HAR).  
Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$855,812**

Average Sales Price 0% Δ YOY

**312**

Total Properties for Sale 63% Δ YOY

**\$255**

Average Price per Square Foot 6% Δ YOY

**397**

Total Properties Pending Sale -1% Δ YOY

**\$832,524**

Average Sales Price for Last 12 Months 8% Δ YOY

**400**

Total Properties Sold 3% Δ YOY

**67%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$856,024	\$838,837	\$784,735	\$855,812	0%
Average Price per Square Foot	\$244	\$248	\$240	\$255	6%
Total Properties Sold	387	880	231	400	3%
Total Properties Pending Sale	399	908	287	397	-1%
Total Properties For Sale	192	319	186	312	63%
Average Days on Market (Pending)	17	27	29	18	4%
Average Sales Price for Last 12 Months	\$773,548	\$829,108	\$832,338	\$832,524	8%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$854,800**

Average Sales Price -25% Δ YOY

**14**

Total Properties for Sale -7% Δ YOY

**\$305**

Average Price per Square Foot -13% Δ YOY

**5**

Total Properties Pending Sale -38% Δ YOY

**\$1,162,944**

Average Sales Price for Last 12 Months 7% Δ YOY

**5**

Total Properties Sold 0% Δ YOY

**-44%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$1,139,658	\$1,077,406	\$1,307,489	\$854,800	-25%
Average Price per Square Foot	\$377	\$322	\$351	\$305	-13%
Total Properties Sold	5	17	9	5	0%
Total Properties Pending Sale	8	19	8	5	-38%
Total Properties For Sale	15	16	15	14	-7%
Average Days on Market (Pending)	16	72	76	47	200%
Average Sales Price for Last 12 Months	\$1,091,069	\$1,145,814	\$1,224,869	\$1,162,944	7%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.

## Current Market Snapshot

**\$1,955,400**

Average Sales Price -14% Δ YOY

**19**

Total Properties for Sale -17% Δ YOY

**\$523**

Average Price per Square Foot -1% Δ YOY

**34**

Total Properties Pending Sale 3% Δ YOY

**\$1,997,173**

Average Sales Price for Last 12 Months 5% Δ YOY

**40**

Total Properties Sold 8% Δ YOY

**16%**

5-Year Appreciation

Data*	Q2 2024	Q4 2025	Q1 2025	Q2 2025	% Change YOY
Average Sales Price	\$2,261,550	\$1,941,012	\$1,814,327	\$1,955,400	-14%
Average Price per Square Foot	\$550	\$525	\$530	\$523	-1%
Total Properties Sold	37	83	20	40	8%
Total Properties Pending Sale	33	87	30	34	3%
Total Properties For Sale	23	20	20	19	-17%
Average Days on Market (Pending)	13	29	28	31	132%
Average Sales Price for Last 12 Months	\$1,903,845	\$1,908,376	\$2,110,568	\$1,997,173	5%

\*Market Area Information obtained from Houston Association of Realtors (HAR). Statistics are subject to change due to individual real estate company reporting disciplines.



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