



THE REAL ESTATE MARKET REPORT
GREATER HOUSTON AREA
4TH QUARTER - 2009

A QUARTERLY REPORT OF
THE HOUSTON AREA REAL ESTATE MARKET

NORHILL
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THE REAL ESTATE MARKET REPORT

GREATER HOUSTON



Single Family Homes

	Number of Sales			Average Sales Price			Median Days on Market			Months of Inventory		
	Q3 2009	Q4 2009	% Change	Q3 2009	Q4 2009	% Change	Q3 2009	Q4 2009	% Change	Q3 2009	Q4 2009	% Change
Afton Oaks/River Oaks	54	57	6%	\$996,024	\$1,095,288	10.0%	89.0	124.0	39%	16.7	13.9	-17%
Bellaire	334	256	-23%	\$132,004	\$164,579	24.7%	65.5	80.0	22%	4.6	4.3	-7%
Braeburn	48	56	17%	\$146,878	\$154,512	5.2%	48.0	84.0	75%	4.2	3.9	-6%
Braeswood Place	52	41	-21%	\$476,264	\$425,026	-10.8%	74.5	84.5	13%	6.3	5.8	-7%
Briar Forest	99	90	-9%	\$292,472	\$308,275	5.4%	54.0	73.5	36%	6.1	5.7	-7%
Greater Eastwood	25	13	-48%	\$141,846	\$147,761	4.2%	84.0	105.5	26%	8.5	7.7	-10%
Greater Heights	316	230	-27%	\$262,253	\$312,275	19.1%	85.0	96.0	13%	6.6	6.2	-7%
Greater Third Ward	30	30	0%	\$168,750	\$122,932	-27.2%	73.5	100.0	36%	9.7	9.9	2%
Greater Uptown	92	111	21%	\$927,514	\$872,708	-5.9%	112.5	112.5	0%	13.4	9.5	-29%
Lawndale/Wayside	16	11	-31%	\$107,288	\$127,841	19.2%	54.5	92.5	70%	10.1	11.3	12%
Lazybrook/Timbergrove	77	65	-16%	\$275,045	\$293,771	6.8%	81.0	75.5	-7%	5.7	5.7	1%
MacGregor	34	40	18%	\$168,953	\$179,184	6.1%	77.0	113.5	47%	11.1	9.1	-18%
Memorial	134	107	-20%	\$446,524	\$448,164	0.4%	38.0	81.0	113%	5.9	4.6	-21%
Memorial Villages	124	97	-22%	\$856,464	\$986,208	15.1%	82.5	124.0	50%	10.4	7.6	-27%
Meyerland	91	59	-35%	\$352,563	\$431,757	22.5%	74.0	90.0	22%	6.5	5.3	-19%
Midtown	12	6	-50%	\$309,742	\$410,583	32.6%	95.0	87.0	-8%	10.6	10.8	2%
Montrose/Neartown	50	51	2%	\$426,799	\$411,151	-3.7%	96.0	115.0	20%	11.0	8.5	-23%
Museum District	7	11	57%	\$257,836	\$258,833	0.4%	118.0	99.0	-16%	24.0	7.3	-70%
Northside Village	39	43	10%	\$187,911	\$166,799	-11.2%	51.0	107.5	111%	10.9	10.7	-2%
Oak Forest/Garden Oaks	221	194	-12%	\$245,675	\$233,808	-4.8%	62.0	90.0	45%	5.8	5.0	-15%
Second Ward	6	11	83%	\$115,210	\$153,791	33.5%	51.5	132.0	156%	13.9	10.3	-26%
Sharpstown	77	67	-13%	\$119,638	\$132,937	11.1%	53.0	83.0	57%	4.4	4.4	1%
Spring Branch	175	141	-19%	\$269,279	\$217,818	-19.1%	58.0	94.0	62%	7.0	5.8	-17%
University Place	39	31	-21%	\$732,372	\$728,742	-0.5%	91.0	131.5	45%	11.6	10.5	-9%
Upper Kirby	53	51	-4%	\$705,506	\$727,564	3.1%	63.0	116.0	84%	11.9	9.4	-21%
West End	207	171	-17%	\$354,552	\$374,075	5.5%	89.0	95.5	7%	7.1	6.5	-9%
Westbury	76	57	-25%	\$173,362	\$160,482	-7.4%	45.5	66.5	46%	3.8	3.2	-16%
Willow Meadows/ Willow Bend	57	53	-7%	\$281,281	\$278,869	-0.9%	72.0	81.0	13%	5.7	4.7	-17%

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Townhomes/Condominiums

	Number of Sales			Average Sales Price			Median Days on Market			Months of Inventory		
	Q3 2009	Q4 2009	% Change	Q3 2009	Q4 2009	% Change	Q3 2009	Q4 2009	% Change	Q3 2009	Q4 2009	% Change
Afton Oaks/River Oaks	43	37	-14%	\$266,791	\$242,665	-9%	58.0	76.0	31%	8.6	6.8	-22%
Bellaire	58	66	14%	\$44,428	\$42,273	-5%	99.0	84.0	-15%	14.1	13.0	-7%
Braeburn	14	20	43%	\$40,464	\$54,940	36%	71.5	82.0	15%	16.3	14.1	-14%
Braeswood Place	31	15	-52%	\$170,816	\$174,039	2%	61.0	112.0	84%	9.6	9.6	0%
Briar Forest	46	52	13%	\$149,122	\$308,275	107%	90.5	88.0	-3%	8.8	7.0	-21%
Greater Eastwood	4	9	125%	\$195,075	\$244,956	26%	173.0	74.0	-57%	5.1	4.0	-21%
Greater Heights	81	65	-20%	\$220,874	\$217,006	-2%	111.0	88.0	-21%	5.6	3.9	-30%
Greater Third Ward	39	42	8%	\$232,939	\$222,508	-4%	127.0	103.0	-19%	7.8	5.3	-31%
Greater Uptown	113	125	11%	\$161,296	\$162,320	1%	62.0	82.5	33%	8.7	6.7	-23%
Lawndale/Wayside	-	-	-	-	-	-	-	-	-	-	-	-
Lazybrook/Timbergrove	24	25	4%	\$245,514	\$210,991	-14%	334.5	83.0	-75%	6.1	4.0	-34%
MacGregor	17	11	-35%	\$277,219	\$286,094	3%	103.0	107.0	4%	12.8	11.8	-8%
Memorial	44	65	48%	\$127,997	\$138,870	8%	52.5	76.0	45%	7.1	6.6	-7%
Memorial Villages	53	46	-13%	\$176,270	\$156,641	-11%	69.0	115.0	67%	9.3	7.1	-23%
Meyerland	1	3	200%	\$32,000	\$189,000	491%	55.0	234.0	325%	24.0	8.0	-67%
Midtown	57	45	-21%	\$253,679	\$259,278	2%	86.0	84.0	-2%	6.6	4.7	-28%
Montrose/Neartown	84	78	-7%	\$286,982	\$316,318	10%	62.0	87.0	40%	6.9	5.6	-19%
Museum District	15	28	87%	\$306,333	\$300,996	-2%	112.0	107.0	-4%	15.0	7.6	-49%
Northside Village	19	11	-42%	\$150,449	\$209,832	39%	89.0	113.0	27%	8.4	8.1	-4%
Oak Forest/Garden Oaks	35	38	9%	\$179,319	\$169,211	-6%	127.0	123.0	-3%	8.1	6.1	-24%
Second Ward	13	9	-31%	\$213,192	\$234,511	10%	172.0	122.0	-29%	9.9	6.0	-39%
Sharpstown	30	39	30%	\$47,660	\$50,054	5%	113.0	73.5	-35%	13.9	14.0	1%
Spring Branch	38	23	-39%	\$80,919	\$82,626	2%	104.5	88.0	-16%	7.3	7.8	7%
University Place	46	43	-7%	\$251,379	\$189,587	-25%	71.0	131.5	85%	9.3	6.6	-29%
Upper Kirby	33	23	-30%	\$287,150	\$292,701	2%	88.0	86.0	-2%	6.7	7.1	6%
West End	142	129	-9%	\$272,804	\$272,514	0%	75.5	107.0	42%	7.0	5.8	-17%
Westbury	5	6	20%	\$48,500	\$49,400	2%	285.0	91.5	-68%	18.6	18.2	-2%
Willow Meadows/ Willow Bend	4	4	0%	\$185,725	\$171,458	-8%	79.5	262.0	230%	11.4	9.1	-20%

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Methodology

Norhill Realty's Real Estate Market Report for Greater Houston covers selected neighborhoods within Houston's Inner Belt. Some of the neighborhoods have been mapped based on the Super Neighborhood surveys from the City of Houston. You can find outlines of these maps and other neighborhoods at www.norhillrealty.com/area-info.php. There you will find an interactive map that plots the locations of each of the neighborhoods included in this report. If your neighborhood is not covered in our report and you would like us to add it, we want to hear from you. Give us a call and let us know.

The report covers several important metrics:

1. Number of Sales
2. Median Days on Market
3. Median Sales Price
4. Months of Inventory

If you have any questions about the content of this report or the real estate market in general, please feel free to give Vincent Biondillo a call at 713-449-2416 or email him at vbiondillo@norhill.net.

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