



THE REAL ESTATE MARKET REPORT
GREATER HOUSTON AREA
2ND QUARTER - 2010

A QUARTERLY REPORT OF
THE HOUSTON AREA REAL ESTATE MARKET

NORHILL
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THE REAL ESTATE MARKET REPORT - 2ND QUARTER 2010

GREATER HOUSTON



Single Family Homes

	Number of Sales			Average Sales Price			Median Days on Market			Months of Inventory		
	Q2 2009	Q2 2010	% Change	Q2 2009	Q2 2010	% Change	Q2 2009	Q2 2010	% Change	Q2 2009	Q2 2010	% Change
Afton Oaks/River Oaks	42	65	55%	\$1,080,236	\$1,033,526	-4.3%	93.0	195.5	110%	17.0	11.6	-32%
Bellaire	284	317	12%	\$159,616	\$180,245	12.9%	71.5	93.0	30%	4.9	6.3	30%
Braeburn	54	50	-7%	\$140,165	\$150,011	7.0%	70.0	85.0	21%	3.8	5.8	54%
Braeswood Place	61	81	33%	\$516,797	\$447,402	-13.4%	93.5	113.0	21%	6.7	5.1	-24%
Briar Forest	112	128	14%	\$339,107	\$290,142	-14.4%	62.0	77.5	25%	5.6	7.0	25%
Greater Eastwood	10	26	160%	\$111,210	\$146,554	31.8%	83.0	114.0	37%	11.1	5.5	-51%
Greater Heights	274	311	14%	\$306,431	\$336,855	9.9%	79.0	101.5	28%	7.4	7.0	-6%
Greater Third Ward	29	32	10%	\$159,297	\$144,933	-9.0%	83.0	230.0	177%	9.4	11.1	18%
Greater Uptown	73	116	59%	\$851,502	\$911,364	7.0%	106.0	142.5	34%	13.9	10.4	-25%
Lawndale/Wayside	13	23	77%	\$103,385	\$94,667	-8.4%	91.0	124.0	36%	7.7	8.7	14%
Lazybrook/Timbergrove	92	96	4%	\$279,564	\$289,485	3.5%	48.0	113.0	135%	6.0	6.4	8%
MacGregor	36	30	-17%	\$164,079	\$211,692	29.0%	89.0	231.0	160%	9.5	11.7	23%
Memorial	109	148	36%	\$494,777	\$518,894	4.9%	70.5	85.0	21%	6.4	5.1	-21%
Memorial Villages	117	124	6%	\$1,036,873	\$973,816	-6.1%	88.0	124.0	41%	11.5	9.2	-21%
Meyerland	75	89	19%	\$410,884	\$470,881	14.6%	85.0	111.0	31%	6.9	7.2	4%
Midtown	13	6	-54%	\$323,485	\$440,000	36.0%	55.0	139.5	154%	12.0	19.4	61%
Montrose/Neartown	60	60	0%	\$434,935	\$540,863	24.4%	71.0	133.5	88%	10.6	9.7	-8%
Museum District	12	12	0%	\$260,575	\$243,130	-6.7%	103.5	341.0	229%	21.52	17.51	-19%
Northside Village	41	46	12%	\$195,804	\$219,028	11.9%	110.0	128.0	16%	11.3	10.8	-5%
Oak Forest/Garden Oaks	190	210	11%	\$239,630	\$236,308	-1.4%	55.0	92.0	67%	6.6	5.8	-11%
Second Ward	5	12	140%	\$132,560	\$145,992	10.1%	98.5	115.0	17%	14.0	6.7	-52%
Sharpstown	63	60	-5%	\$115,190	\$127,218	10.4%	55.0	85.0	55%	4.4	7.0	58%
Spring Branch	155	195	26%	\$240,159	\$231,913	-3.4%	59.0	95.5	62%	6.2	7.0	13%
University Place	41	46	12%	\$786,962	\$714,173	-9.2%	90.5	170.0	88%	12.0	9.9	-17%
Upper Kirby	49	66	35%	\$687,796	\$717,390	4.3%	86.0	162.0	88%	14.3	8.2	-43%
West End	179	234	31%	\$351,589	\$361,544	2.8%	71.0	99.0	39%	7.2	7.0	-4%
Westbury	70	90	29%	\$147,437	\$165,391	12.2%	75.0	82.0	9%	4.2	4.6	9%
Willow Meadows/ Willow Bend	53	74	40%	\$287,257	\$318,319	10.8%	91.0	77.0	-15%	4.6	5.7	22%

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GREATER HOUSTON



Townhomes/Condominiums

	Number of Sales			Average Sales Price			Median Days on Market			Months of Inventory		
	Q2 2009	Q2 2010	% Change	Q2 2009	Q2 2010	% Change	Q2 2009	Q2 2010	% Change	Q2 2009	Q2 2010	% Change
Afton Oaks/River Oaks	38	43	13%	\$258,655	\$268,602	4%	57.0	89.0	56%	8.9	8.6	-4%
Bellaire	48	65	35%	\$58,481	\$47,826	-18%	92.0	119.5	30%	11.4	12.9	13%
Braeburn	11	22	100%	\$43,881	\$47,124	7%	94.0	172.0	83%	12.0	10.6	-12%
Braeswood Place	25	37	48%	\$207,560	\$158,400	-24%	61.0	108.0	77%	8.9	6.5	-27%
Briar Forest	37	44	19%	\$147,040	\$147,022	0%	93.5	107.0	14%	10.7	8.0	-25%
Greater Eastwood	7	13	86%	\$175,900	\$160,342	-9%	160.0	116.5	-27%	4.2	8.7	108%
Greater Heights	52	54	4%	\$235,201	\$224,989	-4%	65.0	113.0	74%	7.2	3.9	-46%
Greater Third Ward	31	40	29%	\$231,919	\$213,600	-8%	85.0	117.0	38%	6.2	7.0	13%
Greater Uptown	89	130	46%	\$171,999	\$170,253	-1%	69.0	101.5	47%	7.0	7.9	13%
Lawndale/Wayside	-	-	-	-	-	-	-	-	-	-	-	-
Lazybrook/Timbergrove	17	18	6%	\$239,247	\$249,714	4%	47.0	130.0	177%	7.3	5.6	-24%
MacGregor	14	13	-7%	\$336,779	\$270,600	-20%	92.0	185.0	101%	16.2	8.2	-49%
Memorial	43	66	53%	\$138,102	\$144,428	5%	46.0	87.0	89%	6.0	5.3	-11%
Memorial Villages	48	55	15%	\$128,975	\$176,884	37%	62.0	92.0	48%	8.6	6.4	-26%
Meyerland	-	-	-	-	-	-	-	-	-	-	-	-
Midtown	46	60	30%	\$247,502	\$234,440	-5%	54.0	68.0	26%	5.7	6.0	4%
Montrose/Neartown	76	90	18%	\$301,653	\$293,944	-3%	68.0	103.5	52%	7.1	6.2	-13%
Museum District	16	14	-13%	\$381,869	\$312,736	-18%	69	202.5	193%	16.1	8.0	-50%
Northside Village	9	12	33%	\$251,989	\$244,000	-3%	69.0	155.5	125%	10.5	7.1	-33%
Oak Forest/Garden Oaks	27	33	22%	\$143,129	\$190,368	33%	47.0	111.0	136%	8.7	7.1	-19%
Second Ward	11	13	18%	\$232,632	\$183,431	-21%	205.0	77.0	-62%	13.9	6.0	-57%
Sharpstown	23	47	104%	\$58,487	\$58,264	0%	93.0	146.0	57%	12.3	10.7	-13%
Spring Branch	23	34	48%	\$67,274	\$104,237	55%	85.5	156.0	82%	9.2	7.3	-20%
University Place	49	54	10%	\$243,971	\$216,691	-11%	93.0	109.5	18%	8.1	5.1	-36%
Upper Kirby	29	29	0%	\$265,295	\$259,649	-2%	61.0	107.0	75%	6.9	10.6	53%
West End	120	133	11%	\$274,905	\$275,907	0%	54.5	94.0	72%	7.9	5.1	-36%
Westbury	7	5	-29%	\$33,074	\$29,050	-12%	84.0	190.0	126%	13.4	19.0	42%
Willow Meadows/ Willow Bend	7	10	43%	\$202,282	\$171,470	-15%	89.0	249.0	180%	13.2	9.3	-30%

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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. Average 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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