

## HOUSTON MARKET REPORT

<b>NUMBER OF SALES</b>	<b>1/01/10 - 1/31/10</b>	<b>1/01/09 - 1/31/09</b>	<b>CHANGE</b>
RIVER OAKS	0	0	-
MONTROSE (SINGLE FAMILY)	8	6	+33%
MONTROSE (TOWNHOUSES)	14	11	+27%
WEST UNIVERSITY	12	4	+250%
BOULEVARD OAKS	0	1	NC
SOUTHAMPTON	2	0	NC
SOUTHGATE AREA	2	1	+100%
BRAES HEIGHTS-AYRSHIRE	0	4	NC
BELLAIRE	8	5	+60%
TANGLEWOOD	2	2	-
BRIARGROVE	6	1	+500%
BRIARGROVE PARK	2	1	+100%
MEMORIAL-CLOSE IN	1	0	NC
MEMORIAL VILLAGES	7	3	+133%
SPRING VALLEY	1	0	NC
MEMORIAL	20	10	+100%
WILCHESTER	4	4	-
HEIGHTS	17	17	-
<b>TOTAL</b>	<b>106</b>	<b>70</b>	<b>+51%</b>

<b>AVERAGE SALES PRICE</b>	<b>1/01/10 - 1/31/10</b>	<b>1/01/09 - 1/31/09</b>	<b>CHANGE</b>
RIVER OAKS	NA	NA	NA
MONTROSE (SINGLE FAMILY)	\$395,000	\$530,000	-25%
MONTROSE (TOWNHOUSES)	255,000	296,000	-14%
WEST UNIVERSITY	681,000	1,452,000	-53%
BOULEVARD OAKS	NA	280,000	NC
SOUTHAMPTON	863,000	NA	NC
SOUTHGATE AREA	563,000	525,000	+7%
BRAES HEIGHTS-AYRSHIRE	NA	705,000	NC
BELLAIRE	741,000	440,000	+68%
TANGLEWOOD	1,031,000	1,420,000	-27%
BRIARGROVE	468,000	353,000	+33%
BRIARGROVE PARK	366,000	412,000	-11%
MEMORIAL-CLOSE IN	925,000	NA	NC
MEMORIAL VILLAGES	1,772,000	1,266,000	+40%
SPRING VALLEY	276,000	NA	NC
MEMORIAL	424,000	361,000	+17%
WILCHESTER	577,000	416,000	+39%
HEIGHTS	357,000	328,000	+9%
<b>OVERALL AVERAGE INCREASE</b>	<b>564,000</b>	<b>561,000</b>	<b>+1%</b>

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<b>AVERAGE DAYS ON MARKET</b>	<b>1/01/10 - 1/31/10</b>	<b>1/01/09 - 1/31/09</b>	<b>CHANGE</b>
RIVER OAKS	NA	NA	NA
MONTROSE (SINGLE FAMILY)	103	104	-1%
MONTROSE (TOWNHOUSES)	85	69	+23%
WEST UNIVERSITY	110	122	-10%
BOULEVARD OAKS	NA	4	NC
SOUTHAMPTON	45	NA	NC
SOUTHGATE AREA	84	42	+100%
BRAES HEIGHTS-AYRSHIRE	NA	93	NC
BELLAIRE	126	43	+193%
TANGLEWOOD	71	97	-27%
BRIARGROVE	81	62	+31%
BRIARGROVE PARK	75	108	-31%
MEMORIAL-CLOSE IN	279	NA	NC
MEMORIAL VILLAGES	155	130	+19%
SPRING VALLEY	163	NA	NC
MEMORIAL	103	59	+75%
WILCHESTER	127	26	+388%
HEIGHTS	74	69	+7%
<b>NUMERIC AVERAGE</b>	<b>112</b>	<b>73</b>	<b>+53%</b>

<b>NUMBER OF LISTINGS</b>	<b>1/31/10</b>	<b>12/31/09</b>	<b>1/31/09</b>	<b>CHANGE FROM 1/31/09</b>
RIVER OAKS	68	67	51	+33%
MONTROSE (SINGLE FAMILY)	120	122	143	-16%
MONTROSE (TOWNHOUSES)	107	106	125	-14%
WEST UNIVERSITY	119	129	163	-27%
BOULEVARD OAKS	38	37	25	+52%
SOUTHAMPTON	17	13	16	+6%
SOUTHGATE AREA	21	29	26	-19%
BRAES HEIGHTS-AYRSHIRE	49	47	45	+9%
BELLAIRE	146	137	157	-7%
TANGLEWOOD	42	48	59	-29%
BRIARGROVE	26	30	39	-33%
BRIARGROVE PARK	22	26	24	-8%
MEMORIAL CLOSE-IN	26	24	28	-7%
MEMORIAL VILLAGES	111	116	147	-24%
SPRING VALLEY	39	40	46	-15%
MEMORIAL	137	150	165	-17%
WILCHESTER	13	11	15	-13%
HEIGHTS	263	281	343	-23%
<b>TOTAL FOR 18 MARKETS</b>	<b>1,364</b>	<b>1,413</b>	<b>1,617</b>	<b>-16%</b>

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SALES VOLUME	1/01/10 - 1/31/10	1/01/09 - 1/31/09	CHANGE
RIVER OAKS	-	-	-
MONTROSE (SINGLE FAMILY)	\$3,200,000	\$3,700,000	-14%
MONTROSE (TOWNHOUSES)	3,600,000	3,600,000	-
WEST UNIVERSITY	8,200,000	5,800,000	+41%
BOULEVARD OAKS	-	300,000	NC
SOUTHAMPTON	1,700,000	-	NC
SOUTHGATE AREA	1,100,000	500,000	+120%
BRAES HEIGHTS-AYRSHIRE	-	3,500,000	NC
BELLAIRE	5,900,000	2,200,000	+168%
TANGLEWOOD	2,100,000	2,800,000	-25%
BRIARGROVE	2,800,000	400,000	+600%
BRIARGROVE PARK	700,000	400,000	+75%
MEMORIAL-CLOSE IN	900,000	-	NC
MEMORIAL VILLAGES	12,400,000	3,800,000	+226%
SPRING VALLEY	300,000	-	NC
MEMORIAL	8,500,000	4,000,000	+113%
WILCHESTER	2,300,000	1,700,000	+35%
HEIGHTS	6,100,000	5,600,000	+9%
<b>TOTAL</b>	<b>\$59,800,000</b>	<b>\$38,300,000</b>	<b>+56%</b>

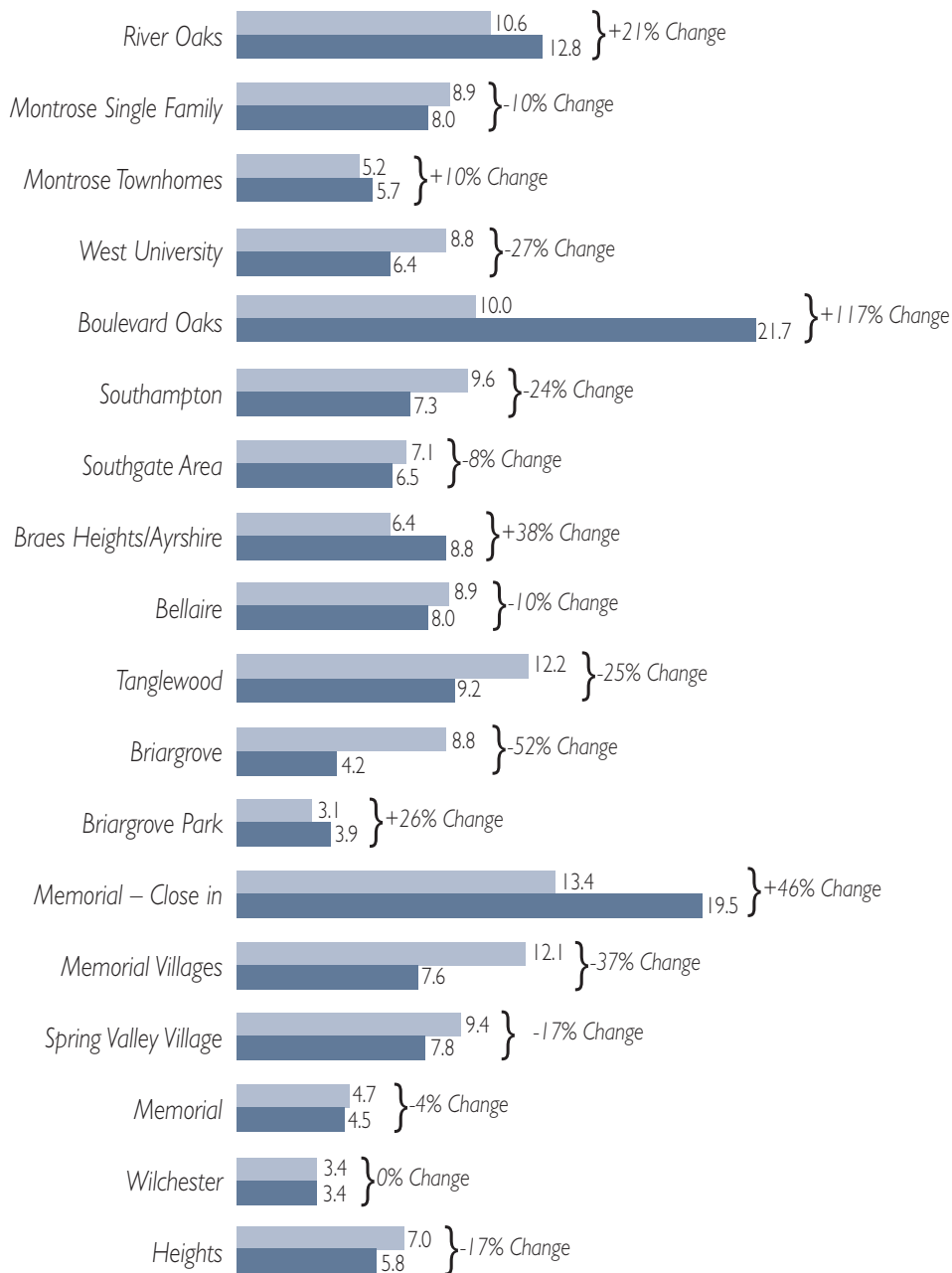
### HIGH END MARKET – 1/31/10

LISTINGS	RIVER OAKS	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER \$500,000	0	0	1	13	2
\$500,000 - \$999,999	13	7	23	61	11
\$1,000,000 - \$1,999,999	23	17	48	37	8
\$2,000,000+	32	18	39	8	5
<b>TOTAL</b>	<b>68</b>	<b>42</b>	<b>111</b>	<b>119</b>	<b>26</b>

SALES	RIVER OAKS	TANGLEWOOD	VILLAGES	WEST U	CLOSE-IN MEMORIAL
UNDER \$500,000	0	1	1	5	0
\$500,000 - \$999,999	0	0	1	5	1
\$1,000,000 - \$1,999,999	0	1	3	2	0
\$2,000,000+	0	0	2	0	0
<b>TOTAL</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>12</b>	<b>1</b>

# HOUSTON MARKET REPORT

## INVENTORY SUPPLY (in months)



LEGEND

■ 1/09   ■ 1/10