

HOME PRICE SURVEY

Data compiled and analyzed by the Houston Association of Realtors

RESORT-STYLE FUN

Now appearing at master-planned communities: lifestyle directors and fancy sports facilities.

Page N2

THE MANSION MARKET

The pace of growth has slowed, but plenty of luxury homes are still being bought and sold.

Pages N10-11

ZEROING IN

Did your neighborhood's home values go up? Check out the numbers for your area.

Pages N12-20

Hot housing market cools off

OVERVIEW: The area's median price climbs even as sales activity enters a slower phase

By Erin Mulvaney

At first glance, 2015 was a strong year for real estate in Houston. Prices shot up. The inventory of homes on the market remained low. In many neighborhoods, it was still a seller's market.

But tumbling oil prices sent a chill, particularly in the second half of the year, through what had been in recent years a red-hot market. Things could still slow further, but some real estate observers say what happened over the last year may have been a necessary cool-down.

Data provided by the Hous-

ton Association of Realtors from 2015 suggest the market and the economy are holding steady in certain neighborhoods and communities, even as the overall numbers underscore the importance of the oil and gas industry here.

"This is the best oil downturn Houston's ever seen," said Ted Jones with Stewart Title and former Houston Association of Realtors' chairman. "Things are looking a lot better than anyone thought."

Across the Houston region, which includes Harris, Montgomery, Fort Bend, Brazoria

Slowdown continues on N6

BUYERS: Ownership rates in the Houston area and across the nation slip as trends converge

By Erin Mulvaney

Lloyd Pullappallil works for a homebuilder, marketing homes in a local master-planned community. But while it's his job to persuade people to buy houses, he's not ready to take the plunge himself.

The 36-year-old Houston native has always rented, always inside Loop 610, and he currently pays \$2,100 a month for a two-bedroom apartment near Washington Avenue. He says he cannot afford to buy a house where he'd like in, say, the Heights, Rice

Military or Montrose.

"I could probably buy a house in the suburbs, but I like living in town," Pullappallil says. "I should have bought a place in town 10 years ago, but I didn't. And now, the price is too high, and I am not in the position to buy something inside the Loop."

He's hardly alone. Houston's real estate market, historically a bounty of affordable options for first-time or middle-income buyers, has jumped in price. Few areas inside Loop 610, between the Loop and Beltway 8, and even many suburbs have

Houston area continues on N7

HOME PRICE SURVEY

Slowdown showed up during fall of last year

Slowdown from page N6

and Galveston counties, sales of single-family homes last year were down just 2 percent. That's not bad, considering that 2014 was a record year for home sales, said Jim Gaines, chief economist with the Real Estate Center at Texas A&M University.

"Energy was going gangbusters, and the region was in a boom since 2011," Gaines said, adding that last year "was the first of the years that the increase dropped off just a little bit. But it still counts as a boom year. It's just not the peak of the boom."

The median price for a home in the region jumped more than 6 percent from 2014, to \$212,000, according to Houston Association of Realtors data. That is twice the historical average increase of 3 percent. Inventory overall was a three-month supply. Roughly six months of supply is considered at equilibrium.

In Harris County, home sales were down nearly 4 percent, and the median price was up 6 percent. Inventory was also at three months. In Montgomery County, home sales increased 2 percent, and the price increased almost 4 percent. There were 4.2 months of inventory. In Fort Bend, home sales were down 2 percent, and the median price increased 3 percent. Inventory also stood at three months.

"It's a very tight market everywhere," Gaines said.

Gaines said the strong first half of the year reflected the ongoing effect of previous growth.

"Part of what happened was the sheer momentum that had been built up," he said. "Population growth was extremely high. For four or five years, we had a train coming down the track. Then we hit 2015, and the (oil) price started declining, but the momentum built up prior was still moving forward."

Signs of a real estate slowdown didn't take root until the fall. Sales have now been down five of the last six months, although thousands of homes are still selling each month.

Gaines said the imbalance of supply versus the number of homes being bought forced prices upward. He

Greater Houston

One-year median price appreciation: 6.5 percent increase to \$212,000

Five-year median price appreciation: 37 percent increase from \$155,000 in 2011

Sales, 2014 to 2015: 2 percent decrease

Sales, 2011 to 2015: 38 percent increase

predicted the market will move back into balance this year.

Already there are hints of a slowdown at the higher end of single-family home sales and in condo and townhome sales, which are more volatile and sensitive to the economic changes.

"What is happening is if you are selling your house, you might not get the price you thought you'd get a year ago," Jones said. "Jobs are absolutely everything in the demand for real estate."

The latest seasonally adjusted figures show the greater Houston area lost 2,600 jobs in March.

The outlook for the area is for continued slower growth from previous years. Layoffs continue in the oil and gas industry.

"Most people have the perception that Houston began hemorrhaging immediately," Jones said. This is not the case, he said, adding that the petrochemical and health care industries have so far helped make up for job losses in oil and gas.

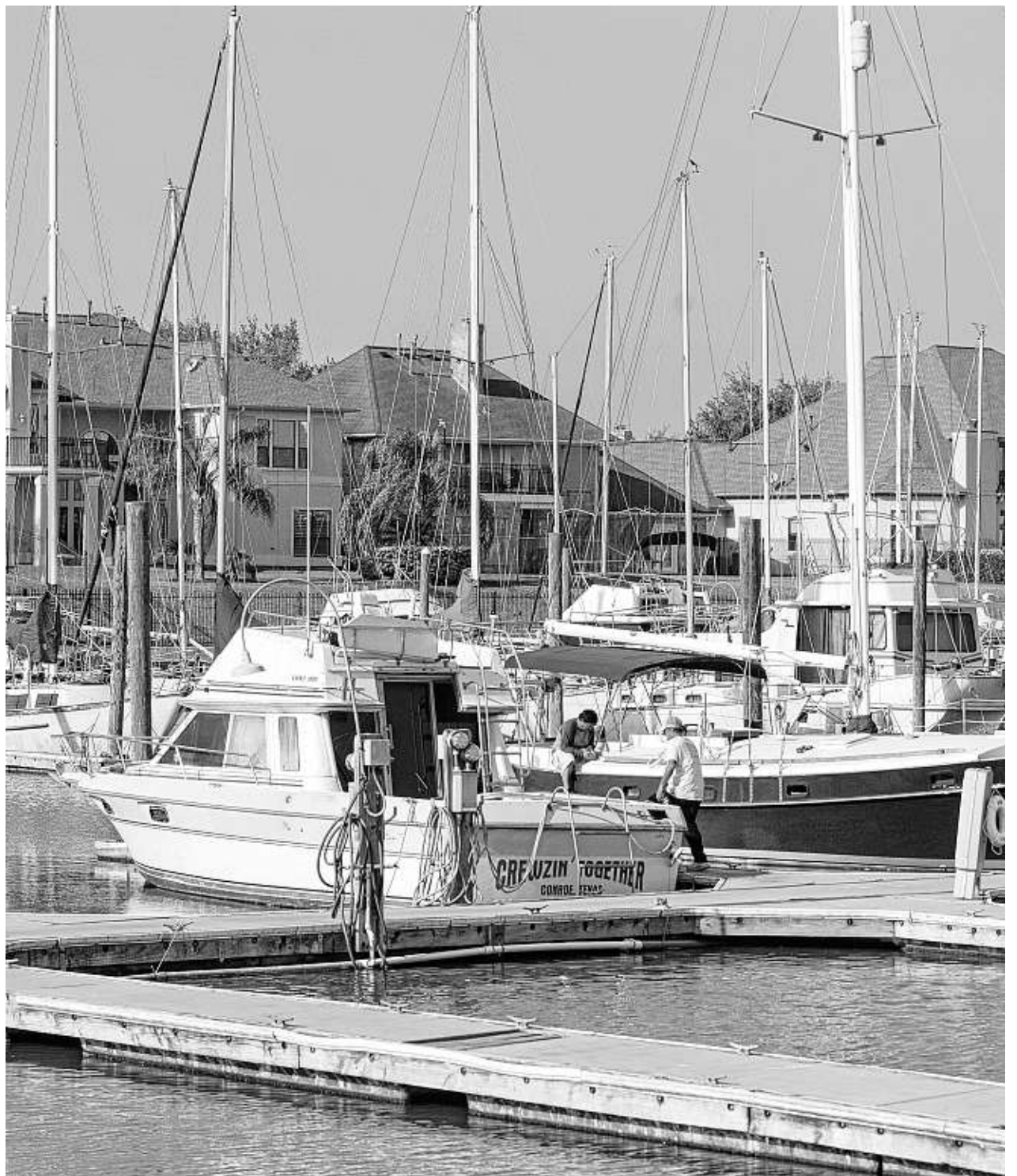
Still, the high end of the market may be overbuilt, Jones said, citing high inventory levels.

"We're getting to a place where we are saturating the market," Jones said. "It's all high-end."

For single-family homes priced at \$1 million and up, there is nearly 12 months worth of inventory, Jones said. That means there are a lot of options out there at a time when there may be fewer high-end buyers.

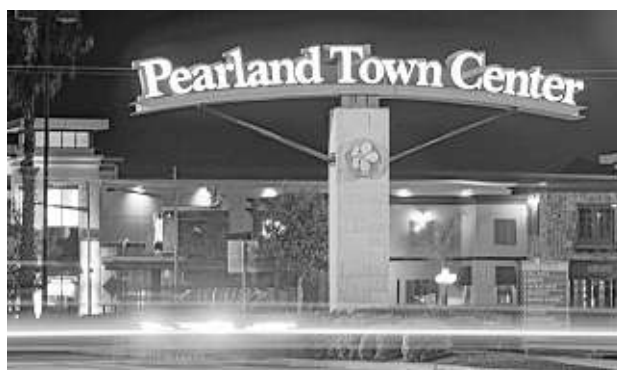
"Other than actual oil and gas business and related business, the Houston economy is doing well," Jones said. "But that is a major component of the economy."

erin.mulvaney@chron.com
twitter.com/erinmulvaney



Steve Gonzales / Houston Chronicle

Among League City's subdivisions is Marina del Sol. League City saw a 47 percent increase in sales from 2011 to 2015, according to the Houston Association of Realtors.



Steve Gonzales / Houston Chronicle

Pearland has seen a one-year home price appreciation of 10 percent to \$239,894.



James Nielsen / Houston Chronicle

The Montrose area has seen an 8 percent home price increase to \$638,000 in the last year.



Houston Chronicle

Home sales in The Woodlands fell 8.5 percent from 2014 to 2015.



Michael Ciaglo / Houston Chronicle

Houses are being added in Baytown's Springfield Estates. A boom in petrochemical plant construction is helping to propel Baytown's housing market.

Snapshots of regional market areas

NORTH

Example: The Woodlands

One-year price appreciation: 7 percent increase to \$378,000

Five-year price appreciation: 35 percent increase from \$280,000 in 2011

Sales, from 2014 to 2015: 8.5 percent decrease

Sales, from 2011 to 2015: 2.6 percent increase

At a glance: The Woodlands has grown over its 40-year history into a thriving center for business, homes and retail opportunities. The good news is that many of the amenities and areas for new restaurants and retail are open and continue to attract residents. The bad news is this part of the region is sensitive to the ups and downs of the oil industry. The stock of houses available on the market is skewed toward \$700,000 and above, a segment that is seeing some weakness, said Ken Brand, a Woodlands-based real estate agent. "What we hear from agents is they wish they had more selection," Brand said. The houses on the lower end still sell quickly. "What we are not seeing is people saying, 'I don't have a job and can't qualify for a home.' ... People want to see what will happen with the price of oil. It's not 'can't' but 'let's wait and see.'"

SOUTHEAST

Example: League City

One-year price appreciation: 8 percent increase to \$230,520

Five-year median price appreciation: 29 percent increase from \$179,000 in 2011

Sales, from 2014 to 2015: 1 percent decrease

Sales, from 2011 to 2015: 47 percent increase

At a glance: This waterfront city has slowly been catching on for buyers in the Houston region for years. League City has become a community for workers at the University of Texas Medical Branch Galveston and other health care providers, NASA and the Johnson Space Center, the maritime industry and the specialty chemicals business. It also draws those who might like to sail or fish. More housing starts are expected here over the next several years, and there aren't yet signs that prices are slowing. Much of the new stock is luxury and averages close to 5,000 square feet, and new restaurants and retail are moving in along Texas 6. "I like to say that here in Bay Area Houston, you can float home, fly home or drive home," said Barbara Cutsinger with the Bay Area Houston Economic Partnership. "We have homes in all price ranges from starter homes to luxury."

SOUTH

Example: Pearland

One-year price appreciation: 10 percent increase to \$239,894

Five-year median price appreciation: 36 percent increase from \$175,975 in 2011

Sales, 2014 to 2015: 0.6 decrease

Sales, 2011 to 2015: 41 percent increase

At a glance: The commute down Texas 288 may sometimes be a pain for Pearland residents, but employees from around the Houston region still seem to be drawn to this southbound city. A large pool of people from the Texas Medical Center and downtown have contributed to the growth spurt here. "It's a stereotypical bedroom community," said Danny Frank, a real estate agent and native of Pearland. "Everyone comes to live in Pearland as way to get away from the city just a little bit." Much of the former farming town is divided by the new retail options and pricier housing types and the older areas, where a family might still find a starter home. Said Frank: "It's not like the Heights or Rice Military or the Galleria. It's not what people here want. They want the quietness. They want the family atmosphere."

WEST

Example: Energy Corridor

One-year price appreciation: 8 percent increase to \$345,000

Five-year median price appreciation: 33 percent increase from \$260,000 in 2011

Sales, 2014 to 2015: 18 percent decrease

Sales, 2011 to 2015: 16 percent increase

At a glance: The boom in oil prices brought growth to these western subdivisions, with homes built for energy workers at a range of prices and housing types. With oil prices in decline, the days of houses selling with multiple offers on the table are gone. But all is not doom and gloom, said Sandie Parker, a real estate agent who sells in the Energy Corridor and says it's still a stable market. Buyers still show up for open houses. But sellers, she said, "need to get realistic about pricing. We are seeing homes sitting on the market." Parker said the area sees a lot of buyers who weren't able to find homes last year and decided to rent until the market cooled down. Houses are listed on the market here for as low as \$165,000 to more than \$1 million. "The last few years wasn't a healthy market," Parker said. "We all knew it would have to back off, and it did so quickly."

HOME PRICE SURVEY



Craig H. Hartley

Lloyd Pullappallil is a longtime renter. He lives inside the Loop. "I should have bought a place in town 10 years ago, but I didn't. And now, the price is too high," the 36-year-old Houston native says.

Houston area follows national trend with a rising percentage of renters

Houston area from page N1

a large number of houses priced for first-time buyers.

There are other dynamics at work, as well. Many people, like Pullappallil, want to live in the urban core. Millennials are delaying homeownership, and baby boomers are downsizing and moving back to town.

"I'm born and raised here, and I've watched it grow," Pullappallil said recently. "It's becoming a hotter city, and I want to be a part of that as it grows."

Homeownership rates around the country have been slipping, even in cities like Houston and Dallas, whose housing markets traditionally have been dominated by single-family homes. Census data show the homeownership rate across the entire region, which includes Baytown, Sugar Land and The Woodlands, is ticking downward.

The homeownership rate in the Houston metro area was 60 percent last year. That is a "sizable" drop from 65 percent in 2008, said Andrew Woo with Apartment List, a San Francisco-based group that analyzes rental and ownership data nationwide.

"Homeownership rates in the U.S. are lower than they have been since the 1960s," Woo said. "The affordability issue seems to

be the reason for the lag."

Woo said it's just harder for renters to purchase homes in part because many are carrying student debt and not saving enough for down payments.

"To a lesser extent it's a conscious choice among younger people today," he said. "People are more likely to move to cities a few times earlier in their career before they settle down."

In Houston, home inventory has dropped by 74 percent in the last four years, according to data from Trulia, a residential real estate website. Prices are rising quickly across the board as a result.

Homes for sale in the greater Houston region available for \$150,000 and under have declined rapidly, said Jim Gaines, chief economist at the Real Estate Center at Texas A&M University. In 2011, homes in that starter-home range made up 48 percent of the market. Today, that has dropped to 25 percent.

"That's a big falloff," Gaines said. "The demand is slowing down. Not as many people are looking to buy."

Gaines said there is also not much being built for less than \$150,000 in the Houston region.

"That market has disappeared," he said. "That's part of the affordability question. How do we produce new housing units?"

Places like San Fran-

cisco, New York and Washington, D.C., have long been majority-renter markets because of the high cost of owning a home inside the city limits. In Houston, the cost to buy a home has always been relatively inexpensive.

An annual report released this year by New York University's Furman Center and Capitol One Financial Corp. showed a gap between growing demand and supply of renters in major metro areas. From 2006 to 2014, the renter population grew faster than the stock of rental units in the 11 largest metro areas, and in metro areas nationwide, pushing up the average rental household size and putting pressure on the affordability of rental housing.

In the city of Houston in 2014, renters made up 46 percent of the population. That's up from 42 percent from 2006, the report found.

"We are seeing that Houston is following these national trends since the peak of the housing boom, and there is a greater share of renting," said Brian Karfunkel, co-author of the study and senior data analyst at the NYU Furman Center, which focuses on research on housing, neighborhoods and urban policy.

It's ticking up in local suburbs, too. The renter population increased outside the city limits to 29 percent in 2014, from

24 percent in 2006, Karfunkel said.

In Houston, the number of rental units went up 28 percent between 2006 and 2014, the highest among the 11 metro areas the report studied. This was 10 percent higher than the national average.

Meanwhile, a survey by the National Association of Realtors found more than half of millennials buying houses are choosing the suburbs. The reasons are many, including price and proximity to work.

In Houston, working-age millennials — ages 25 to 34 — accounted for 18 percent of its population in 2014, census data show. The age group made up 14 percent of residents in Pearland, 12 percent in Katy, 10 percent in Sugar Land and Tomball and 9 percent in The Woodlands. Statewide, they make up 14 percent.

Pullappallil said affordable options remain across the Houston region, and he interacts with many buyers seeking the suburban life. That includes people younger than he is, who are married and ready to start a life away from the urban center.

"People aren't really saying it when they come in, but they are growing up," he said. "It makes more sense. They'll have more space and access to good school districts."

erin.mulvaney@chron.com
twitter.com/erinmulvaney

INCENTIVES

Buyers snag some perks as pace eases

By Nancy Sarnoff

A year ago when a house in a desirable neighborhood would hit the market, a frenzy would develop — often literally.

Buyers would show up early to listing appointments hoping to be the first to see a property. Real estate agents would write offers instantly. In recent years, home shoppers had limited options in the housing market.

While the supply of available homes remains low, sellers are now having to do more to market their properties as inventory creeps up and the oil downturn spooks buyers.

Realtors are holding lavish open houses, and builders are offering such perks as gift cards for furniture or appliances, technology upgrades and assistance with closing costs.

"We're not riding the rocketship anymore," said Randall Davis, a condominium developer with a high-rise under construction and another one proposed.

Sales of single-family homes have been down five out of the past six months amid a weakening economy and contraction in the job market.

The slower momentum is good news for buyers.

Davis said when the market is slow, he might throw in a washer and dryer or wine refrigerator when a buyer purchases a unit.

"Let's just say as a developer I'm much more flexible in a slower market than I am in a faster market," he said.

Some agents who work in sought-after urban neighborhoods say those areas are still hot.

Christopher Johns, an agent who works primarily in the suburbs, continues to hear stories from his inner-city counterparts about a strong market.

"Our agent in the Loop was mentioning full-price offers and multiple-offer situations, and I was shocked because here in the suburbs we hardly ever write full-price offers," said Johns, an agent with Redfin who represents buyers primarily in south Katy and Richmond.

Houses aren't selling as fast in Cinco Ranch and the surrounding neighborhoods near the Energy Corridor.

More than half of the offers he writes include requests for closing costs.

Even though the fever



Houston Chronicle

A hunt for prospective buyers at the corner of San Felipe and Kirby.

has cooled, homes are selling. Renters are taking advantage of low interest rates, and families are growing.

"I have a lot of buyers where their children are becoming school age now, and it's time to pick the right schools," Johns said.

Still, homebuilders are being more generous than they were a year ago.

At Plantation Lakes in Katy, Saratoga Homes is offering free appliances and up to \$5,000 in closing costs. The builder is also promoting a \$3,000 bonus to real estate agents who bring buyers to its communities in Katy and Cypress.

Sometimes the perks can be eye-popping.

A luxury builder recently said it would include a \$90,000 Tesla with the sale of its \$3.9 million home in Memorial's Bunker Hill Village.

And in River Oaks, a realty brokerage recently hosted an event to show off a \$4 million house to prospective buyers and agents.

Hors d'oeuvres from a trendy local restaurant were served while guests walked through the home viewing artwork supplied by a local gallery. A 2016 Porsche Panamera GTS was displayed in front of the house.

"The current luxury real estate market is pretty competitive, so firms sometimes go the extra mile to draw the attention of buyers who would be a good fit for the home," Nancy Almodovar, CEO of Nan & Co. Properties, said in a statement. "We like to focus on creating an exquisite experience for potential homeowners, so they can picture themselves living the life of their dreams in one of our properties."

nancy.sarnoff@chron.com
twitter.com/nsarnoff

Snapshots of regional market areas

EAST

Example: Baytown/Harris County

One-year price appreciation: 12 percent increase to \$140,500

Five-year median price appreciation: 56 percent increase from \$90,300 in 2011

Sales, 2014 to 2015: 7 percent increase

Sales, 2011 to 2015: 34 percent increase

At a glance: Baytown and the other eastern communities are seeing a resurgence at a time when energy prices have fallen, thanks to a boom in construction work in the petrochemical business. New housing starts have been popping up in the area, as well as apartments, to accommodate the growth. Prices have already been creeping up. The question remains whether this growth will last after the projects wrap up. The city planner expects 1,850 new single-family homes in five years. Some are still optimistic. "I don't see this town slowing down," John Laine, a sales counselor for Long Lake Ltd., told the Chronicle earlier this year, pointing to a map of the Springfield Estates subdivision, almost covered in red dots representing sold houses. "I think Baytown will be a hot area for a long time because of the jobs."

NORTHEAST

Example: Kingwood West

One-year price appreciation: 8 percent increase to \$182,000

Five-year median price appreciation: 32 percent increase from \$138,000 in 2011

Sales, 2014 to 2015: 5.8 percent decrease from 691 to 651

Sales, from 2011 to 2015: 34 percent increase

At a glance: Civic leaders can't seem to agree on the right branding for the area that includes Kingwood, Atascocita, Humble and the unincorporated communities along Lake Houston Parkway. It's been called West Lake, Lake Houston and Summer Creek. "It's kind of an identity crisis," said Michael Clapp, a real estate agent who specializes in the northeast region. This hasn't stopped new construction and corporate expansions such as Generation Park. Clapp said people move to the area who need quick access to Bush Intercontinental Airport and who want access to the top-notch schools. The area may be tied to the oil downturn, but thanks to the Grand Parkway now connected to the area, some Ship Channel workers find the commute easy. And prices are still going up. Houses have historically been cheaper here, but it's hard to find starter homes.

INNER LOOP

Example: Montrose

One-year price appreciation: 8 percent increase to \$638,000

Five-year median price appreciation: 67 percent increase from \$382,000 in 2011

Sales, 2014 to 2015: 13 percent decrease

Sales, 2011 to 2015: 40 percent increase

At a glance: The artists and working class who gave this neighborhood its eclectic charm have long been priced out of homeownership. "Since it's been so gentrified, now we have River Oaks buyers that would not have considered it before moving in," said Tim Surratt, a real estate agent who sells in Montrose and other high-priced communities. "... It's now a place for the River Oaks crowd that wants to be cool." Surratt said homebuilders are constructing larger and more expensive homes, rather than more dense developments. Older homes and apartments are being torn down, he said, and rents and home prices make it an option for only those with higher incomes. The area still attracts top restaurants and hip bars, and some stretches are among the most walkable in the city.

SOUTHWEST

Example: Missouri City area

One-year price appreciation: 3.5 percent increase to \$173,950

Five-year median price appreciation: 58 percent increase from \$110,000 in 2011

Sales, 2014 to 2015: 2 percent increase

Sales, 2011 to 2015: 34 percent increase

At a glance: Missouri City once may have seemed like Sugar Land's forgotten stepchild, but this neighboring city built on an open prairie has had its own growth spurt. It's adding retail, grocery, health care centers and restaurants. What it doesn't have in abundance anymore is affordable housing for first-time buyers, said Shad Bogany, a real estate broker in the area. Everything has risen in value in the area, and new homes are not being built as rapidly as they once were. The city once highlighted in Forbes magazine as a nice place to live has a low crime rate, is family oriented and boasts diversity. "You've seen a lot of rebirth in the area," Bogany said. But for now, buyers will have to look elsewhere for that cheap first home.

Erin Mulvaney

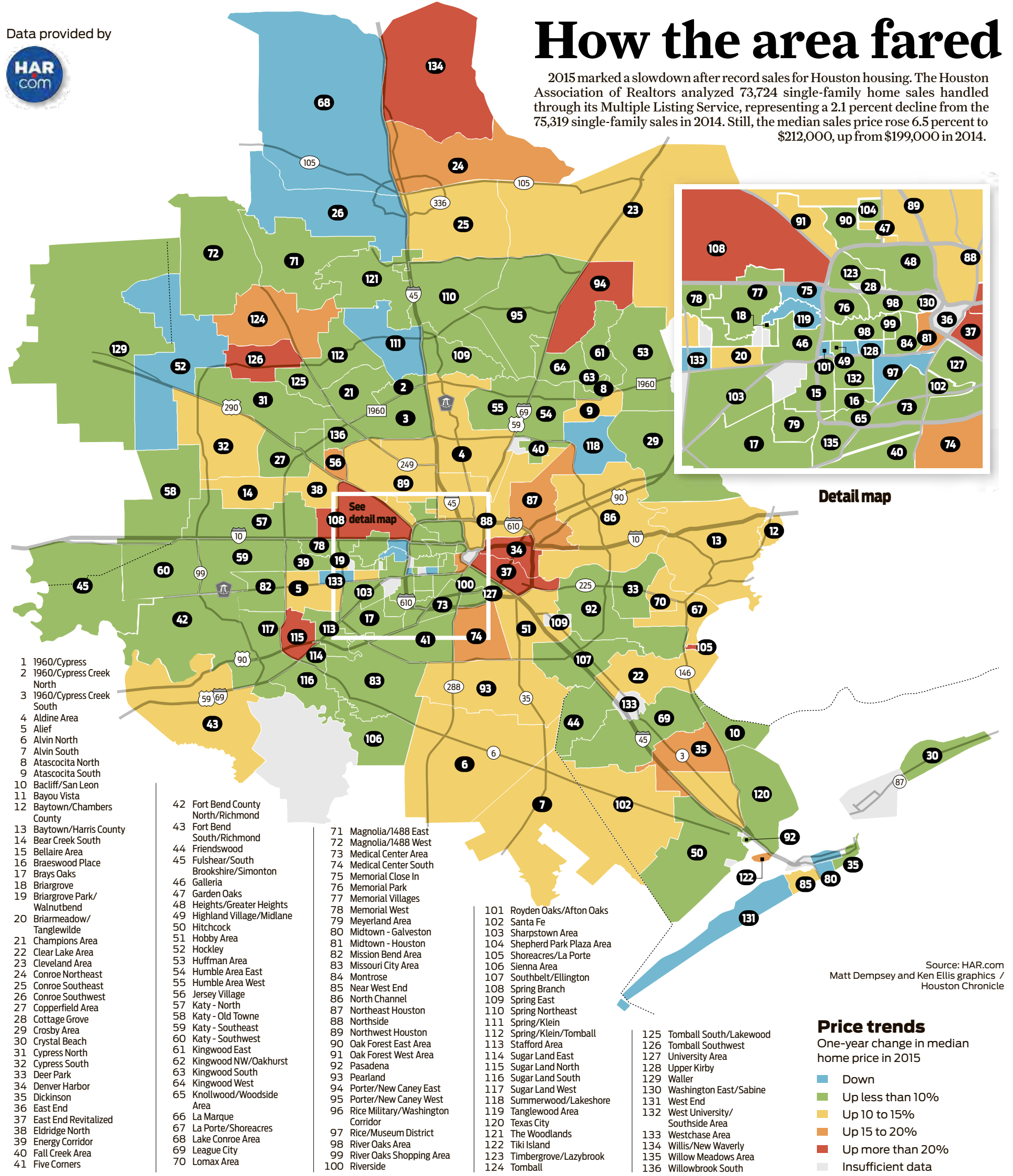
HOME PRICE SURVEY

Data provided by



How the area fared

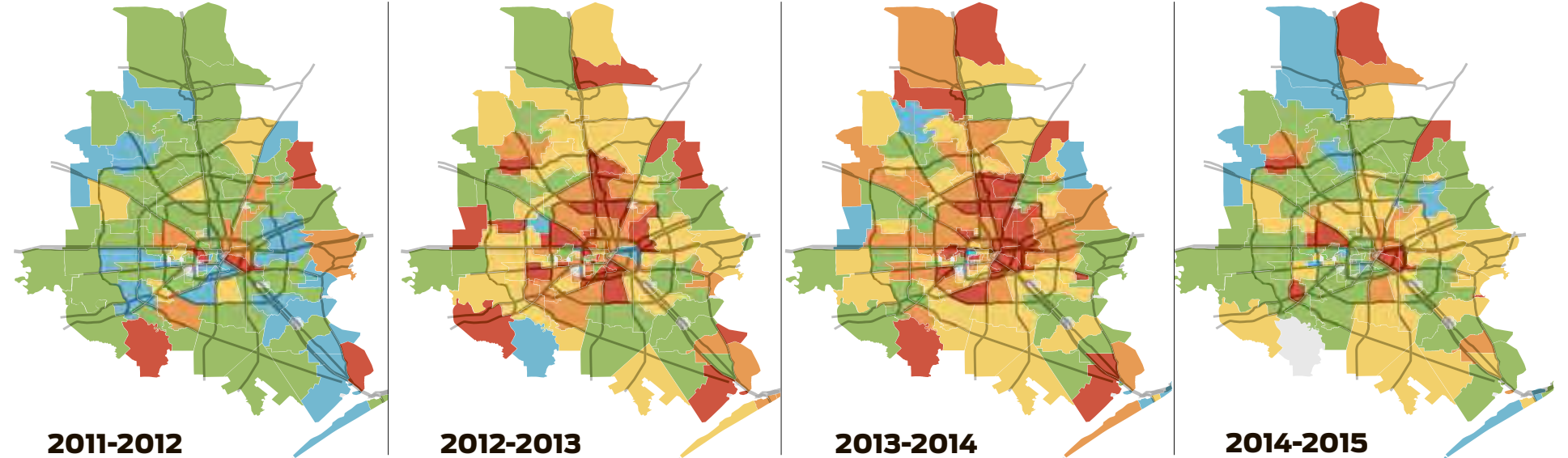
2015 marked a slowdown after record sales for Houston housing. The Houston Association of Realtors analyzed 73,724 single-family home sales handled through its Multiple Listing Service, representing a 2.1 percent decline from the 75,319 single-family sales in 2014. Still, the median sales price rose 6.5 percent to \$212,000, up from \$199,000 in 2014.



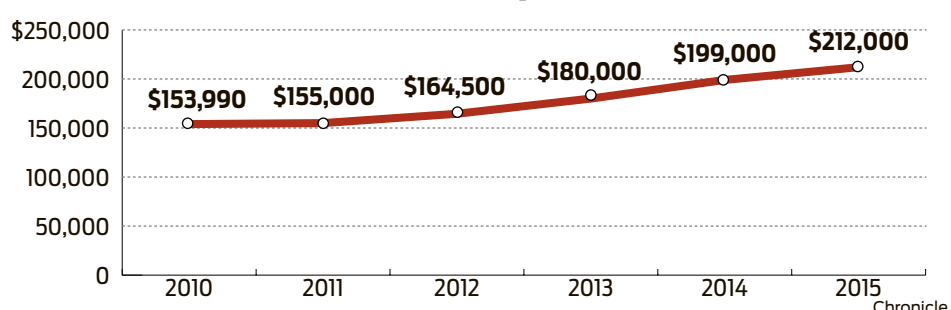
Price trends
One-year change in median home price in 2015

- Down
- Up less than 10%
- Up 10 to 15%
- Up 15 to 20%
- Up more than 20%
- Insufficient data

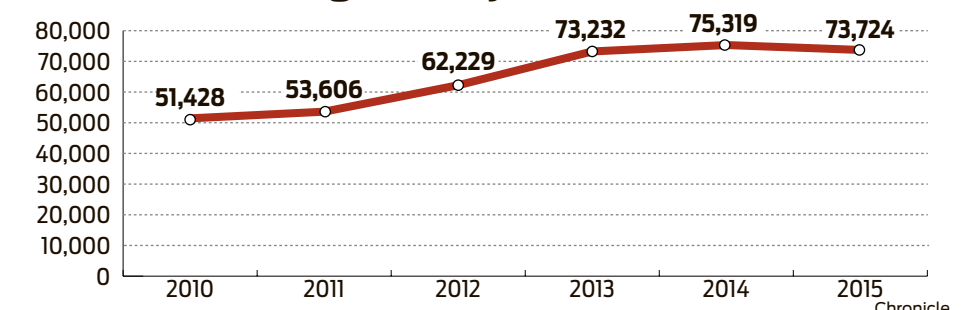
PAST YEARS



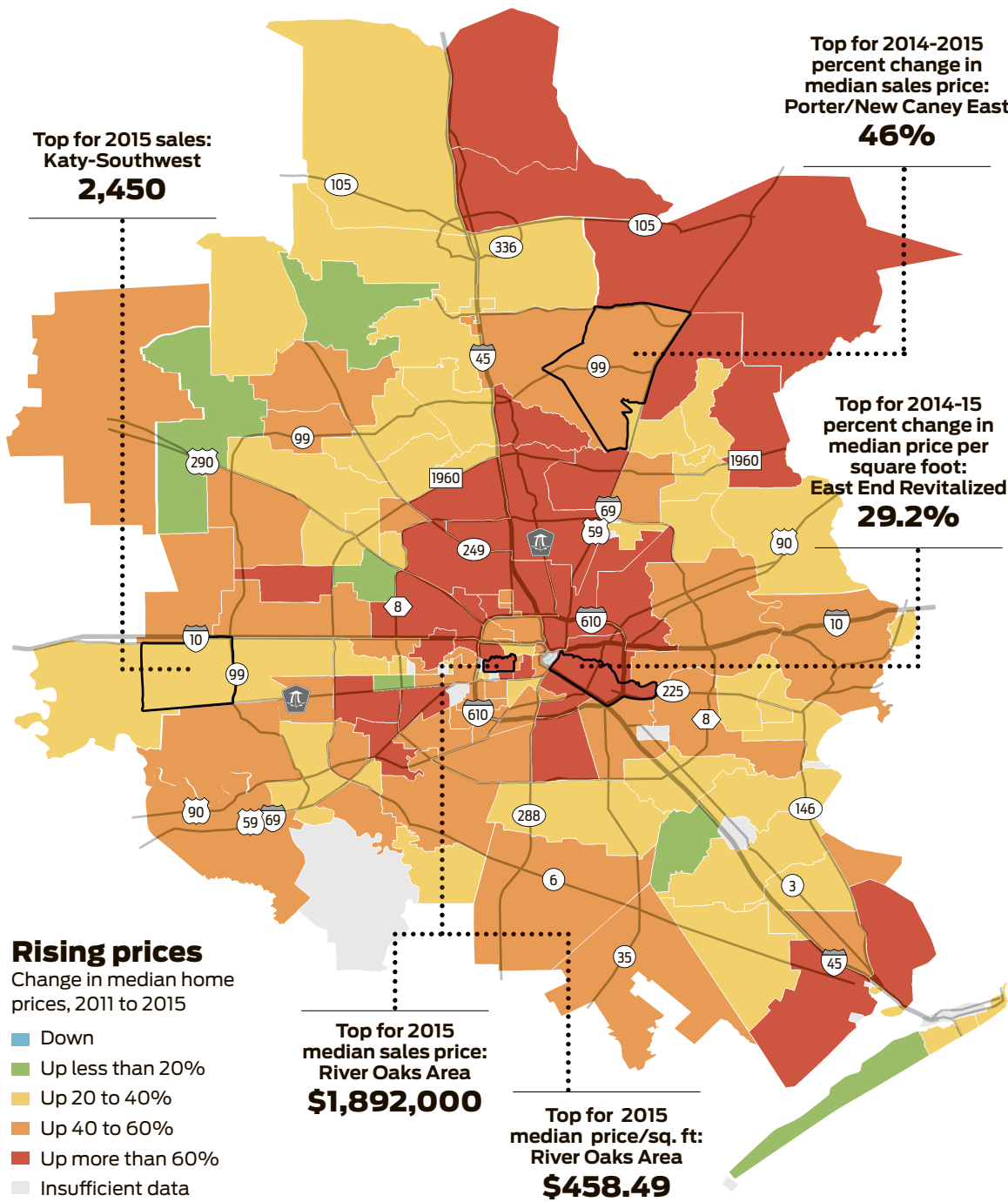
Houston metro median home price



Houston metro single-family home sales



HOME PRICE SURVEY



By school district

Home price trends for local school districts, per square foot

School District	2015 median sales price	One-year change	Change since 2011
Aldine	\$68.90	9.7%	71.8%
Alief	\$74.50	13.3%	54.5%
Alvin	\$96.81	10.4%	33.7%
Channelview	\$71.99	8.2%	54.8%
Clear Creek	\$97.71	9.8%	28.3%
Conroe	\$109.01	4.8%	27.9%
Crosby	\$82.06	3.4%	35.7%
Cypress-Fairbanks	\$89.32	9.5%	39.5%
Deer Park	\$90.05	11.1%	30.7%
Dickinson	\$88.22	6.4%	33.6%
Fort Bend	\$101.20	6.9%	36.8%
Friendswood	\$111.28	6.5%	26.9%
Galena Park	\$68.49	14.8%	51.6%
Goose Creek	\$76.02	15.5%	46.6%
Houston	\$165.13	4.7%	41.8%
Huffman	\$94.95	3.4%	31.8%
Humble	\$89.42	7.5%	32.0%
Katy	\$105.15	4.1%	30.4%
Klein	\$87.27	7.9%	40.2%
La Marque	\$68.84	-4.5%	36.2%
La Porte	\$87.85	10.9%	33.4%
Lamar Consolidated	\$100.36	7.7%	33.9%
Magnolia	\$114.16	6.4%	24.5%
Montgomery	\$113.76	5.6%	29.9%
New Caney	\$94.31	6.0%	31.4%
Pasadena	\$79.79	12.1%	45.7%
Pearland	\$95.38	10.0%	32.2%
Santa Fe	\$101.18	7.3%	31.6%
Sheldon	\$68.60	10.7%	53.8%
Spring	\$71.08	10.1%	61.3%
Spring Branch	\$190.91	1.5%	23.8%
Stafford	\$88.84	8.6%	47.8%
Tomball	\$105.44	6.7%	37.6%
Willis	\$97.41	6.4%	33.4%

TOP FIVE

- Sales:**
- Katy-Southwest 2,450
 - Pearland 2,352
 - The Woodlands 2,015
 - League City 1,968
 - Cypress North 1,967

- 2014-15 percent change in sales:**
- Porter/New Caney East 52.2%
 - Highland Village/Midlane 47.8%
 - Memorial Close In 47.6%
 - Conroe Southwest 41.4%
 - Chambers County East 34.3%

- 2011-15 percent change in sales:**
- Porter/New Caney East 194.6%
 - Washington East/Sabine 180%
 - Hitchcock 175.6%
 - Conroe Southwest 139.7%
 - Cottage Grove 121.7%

- 2015 median price per square foot:**
- River Oaks Area \$458.49
 - Memorial Close In \$362.91
 - West University/Southside Area \$356.75
 - Memorial Villages \$354.04
 - Memorial Park \$348.51

- 2014-15 percent change in median price per square foot:**
- East End Revitalized 29.2%
 - University Area 22.6%
 - Northeast Houston 21.3%
 - Willis/New Waverly 20.9%
 - Baytown/Harris County 16.1%

- 2011-15 percent change in median price per square foot:**
- East End Revitalized 126.3%
 - University Area 123.3%
 - Northeast Houston 102.9%
 - Northside 82%
 - Spring Branch 79.5%

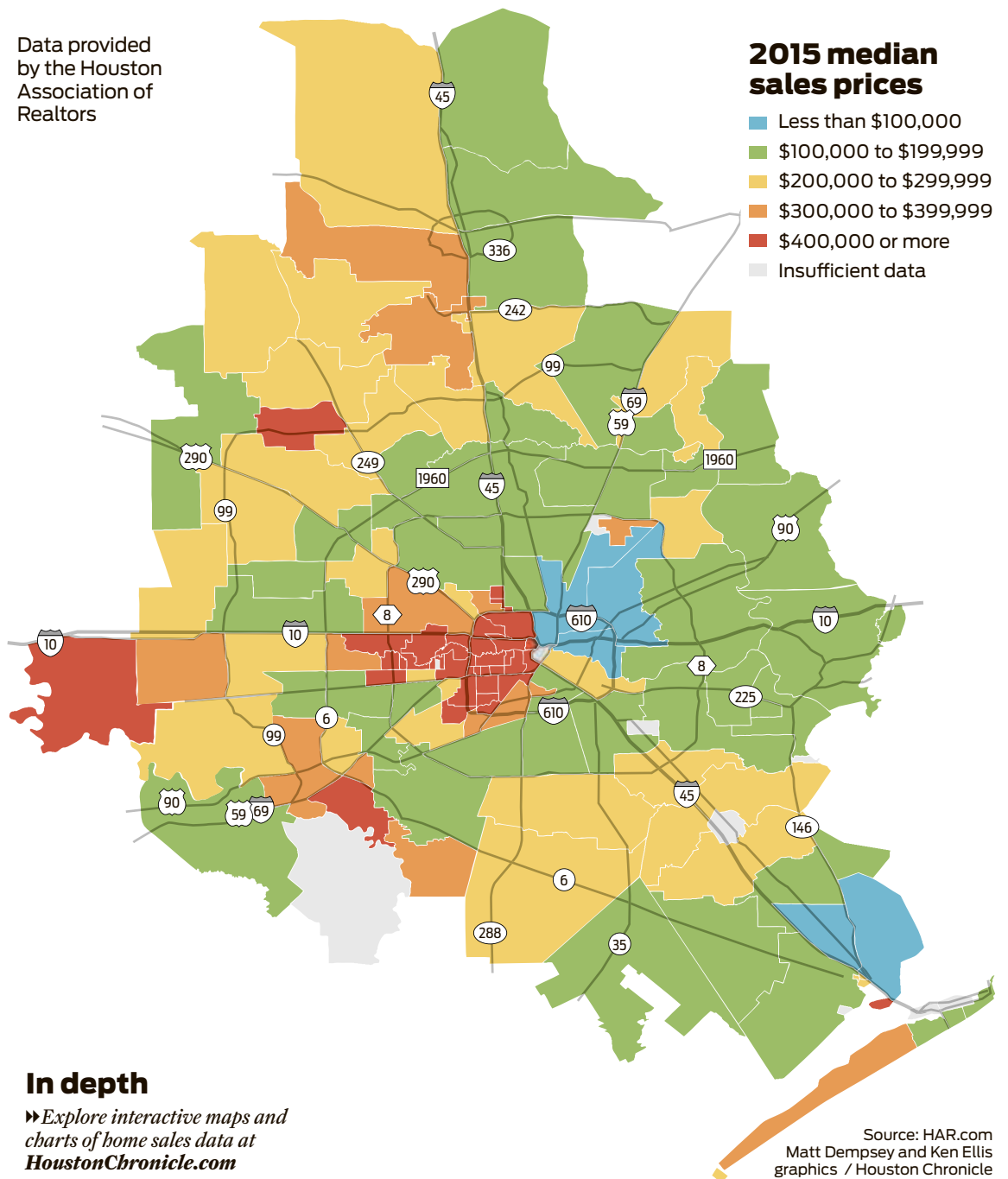
- 2015 median sales price:**
- River Oaks Area \$1,892,000
 - Memorial Close In \$1,850,000
 - Memorial Villages \$1,606,250
 - Tanglewood Area \$1,599,000
 - Memorial Park \$1,290,000

- 2014-15 percent change in median sales price:**
- Porter/New Caney East 46.0%
 - East End Revitalized 28.4%
 - Shoreacres/La Porte 26.6%
 - Denver Harbor 23.2%
 - Willis/New Waverly 21.7%

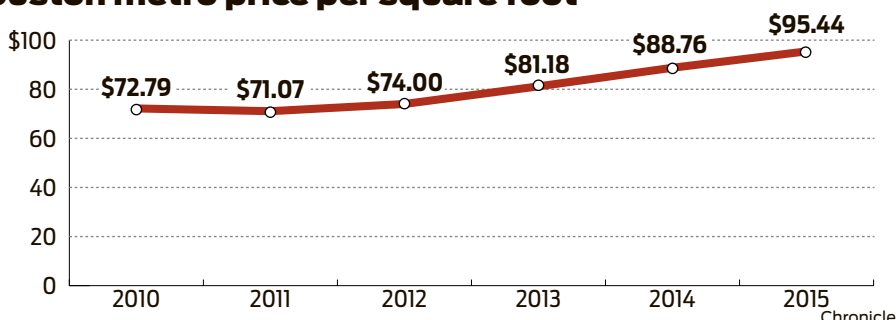
- 2011-15 percent change in median sales price:**
- East End Revitalized 168.9%
 - Porter/New Caney East 129.5%
 - Northside 118.5%
 - Northeast Houston 115.2%
 - University Area 115.0%

Note: Market areas with few sales excluded.

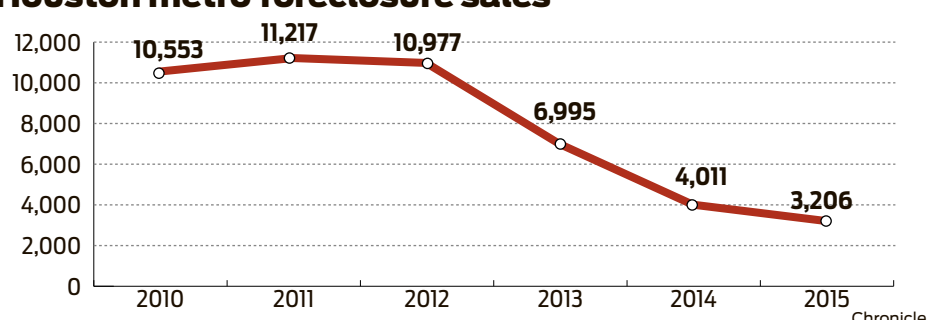
Data provided by the Houston Association of Realtors



Houston metro price per square foot

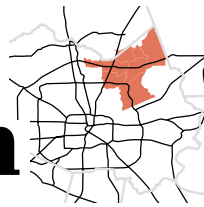


Houston metro foreclosure sales



HOME PRICE SURVEY

Harris County Northeast region



Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Atasca Woods	Atascocita S	909	2,213	2003	\$170,141	\$58.11	\$77.04	\$80.16	4.0%	37.9%
Atascocita										
Atascocita Forest(77346)	Atascocita S	762	2,567	2005	\$164,998	\$50.61	\$59.09	\$72.24	22.3%	42.7%
Atascocita Forest(77396)	Atascocita S	1,108	1,770	1982	\$124,188	\$47.53	\$66.99	\$71.99	7.5%	51.5%
Atascocita Meadows	Humble East	190	2,007	2003	\$137,587	\$51.43	\$72.53	\$71.62	-1.3%	39.3%
Atascocita N	Atascocita N	748	1,609	1980	\$100,627	\$37.47	\$61.10	\$68.36	11.9%	82.4%
Atascocita Park	Atascocita S	156	1,879	1999	\$126,324	\$58.45	\$63.60	\$75.21	18.3%	28.7%
Atascocita Shores	Atascocita S	397	2,960	1985	\$300,000	\$98.46	\$86.85	\$107.23	23.5%	8.9%
Atascocita S	Atascocita S	1,488	1,998	1992	\$142,302	\$53.97	\$68.51	\$77.27	12.8%	43.2%
Atascocita Timbers	Atascocita N	238	2,223	1997	\$151,421	\$53.66	\$71.69	\$73.69	2.8%	37.3%
Atascocita Trace	Humble East	300	1,620	n/a	\$121,456	\$41.24	\$75.39	\$71.99	-4.5%	74.6%
Atascocita Trails	Atascocita S	773	1,781	1983	\$127,000	\$55.33	\$69.06	\$73.59	6.6%	33.0%
Atascocita West	Atascocita N	275	1,538	1977	\$100,752	\$45.99	\$56.27	\$59.50	5.7%	29.4%
Audubon Park	Humble East	823	2,529	1978	\$93,568	\$35.25	\$62.65	\$72.49	15.7%	105.6%
Barrington	Kingwood NW	198	3,881	2013	\$475,413	\$93.83	\$115.42	\$113.77	-1.4%	21.3%
Belleau Wood East	Summerwood	143	1,949	1983	\$139,774	\$48.23	\$68.23	\$83.54	22.4%	73.2%
Benders	Humble East	171	1,313	1940	\$90,746	\$52.10	\$76.16	\$60.09	-21.1%	15.3%
Blackstone Creek	Humble East	182	1,864	2012	\$147,110	\$55.00	\$73.82	\$73.26	-0.8%	33.2%
Canyon Gate Park Lakes	Humble East	751	3,105	2010	\$248,226	\$63.94	\$85.74	\$85.71	0.0%	61.9%
Canyon Vill. Park Lakes	Humble East	790	2,229	2006	\$162,199	\$48.92	\$71.08	\$78.99	11.0%	34.3%
Claytons Corner	Atascocita S	413	2,123	2004	\$140,128	\$49.82	\$65.38	\$68.33	4.5%	37.2%
Claytons Park	Atascocita S	438	2,390	2009	\$154,028	\$53.17	\$65.03	\$75.18	15.6%	41.4%
Commons Of Lake Hou	Huffman Area	753	2,979	2002	\$343,541	\$99.10	\$116.62	\$129.75	11.3%	30.9%
Commons Waterway	Huffman Area	82	3,161	2012	\$340,000	n/a	\$128.06	\$129.69	1.3%	n/a
Cypress Point U/R	Huffman Area	209	1,600	1992	\$57,823	\$32.67	\$79.85	\$88.59	11.0%	171.2%
Cypresswood Point	Humble East	380	2,761	2008	\$161,812	\$42.71	\$52.36	\$60.70	15.9%	42.1%
Deerbrook Estates	Humble West	1,059	1,869	2007	\$141,952	\$50.96	\$75.92	\$76.25	0.4%	49.6%
Eagle Creek	Fall Creek Area	85	2,526	2012	\$231,853	n/a	\$90.24	\$97.89	8.5%	n/a
Eagle Springs	Atascocita S	3,904	2,743	2007	\$236,933	\$73.37	\$89.88	\$93.49	4.0%	27.4%
East Oaks Village	Humble South	379	1,391	n/a	\$80,845	\$39.40	\$67.41	\$62.11	-7.9%	57.6%
Elm Grove Village T/H	Kingwood W	34	1,408	1984	\$103,462	n/a	\$75.09	\$85.91	14.4%	n/a
Fairway Crossing Lk Hou	Huffman Area	201	2,655	2005	\$282,189	\$145.90	\$107.83	\$120.76	12.0%	19%
Fall Creek	Kingwood W	2,219	3,298	1998	\$302,881	\$75.10	\$92.59	\$98.29	6.2%	30.9%
Forest Cove Cc Estates	Kingwood W	522	2,250	1975	\$184,016	\$65.07	\$84.59	\$75.66	-10.6%	16.3%
Forest Cove T/H/R/P U/R	Kingwood W	80	2,058	1978	\$66,928	n/a	\$42.25	\$47.45	12.3%	n/a
Forest Cove U/R	Kingwood W	411	2,618	1970	\$106,819	\$68.88	\$106.89	\$103.89	-2.8%	50.8%
Foxwood	Humble West	1,536	1,714	1984	\$105,219	\$42.43	\$59.13	\$66.54	12.5%	56.8%
Glen Lee Place	Humble West	326	1,120	1962	\$69,199	\$58.45	\$38.81	\$71.32	83.8%	22.0%
Golf Villas Of Atascocita	Atascocita N	58	1,831	1990	\$141,511	n/a	\$62.97	\$68.30	8.5%	n/a
Happy Hide A Way U/R	Huffman Area	300	1,266	1974	\$56,815	\$41.14	\$82.86	\$68.64	-17.2%	66.8%
Heather Ridge Village	Humble West	265	1,524	1984	\$99,443	\$37.89	\$59.72	\$66.30	11.0%	75.0%
Ideloch	Huffman Area	146	1,396	1978	\$82,849	\$54.64	\$73.56	\$85.27	15.9%	56.1%
Intercontinental Vill. T/H	Humble East	158	1,250	1982	\$55,314	n/a	\$42.80	\$45.49	6.3%	n/a
Kenswick Forest	Humble West	1,332	1,527	1982	\$105,634	\$35.99	\$59.39	\$66.43	13.8%	84.6%
Kenswick Meadows	Humble West	753	1,904	2005	\$120,322	\$36.70	\$63.29	\$63.76	0.7%	76.3%
Kenswick Trace	Humble West	399	1,577	2006	\$103,492	\$41.02	\$63.44	\$74.53	17.5%	81.7%
Kenswick Trace	Humble West	94	1,962	2011	\$154,755	\$71.96	\$69.67	\$79.06	13.5%	9.9%
Kings Crossing T/H	Kingwood E	n/a	1,042	1984	\$98,727	\$76.78	\$76.39	\$89.71	17.4%	16.8%
Kings Forest	Kingwood W	264	3,658	1978	\$402,000	\$97.63	\$113.57	\$112.10	-1.3%	14.8%
Kings Manor Patio	Kingwood W	387	2,249	2004	\$173,118	\$72.35	\$90.07	\$90.45	0.4%	25.0%
Kingspoint Village	Kingwood E	317	3,932	1998	\$451,465	\$104.79	\$112.91	\$118.98	5.4%	13.5%
Kingwood										
Bear Branch Village	Kingwood W	1,090	2,758	1978	\$220,243	\$64.30	\$78.98	\$87.79	11.2%	36.5%
Elm Grove Village	Kingwood W	1,418	1,887	1982	\$143,360	\$63.28	\$75.73	\$84.50	11.6%	33.5%
Kingwood Estates	Kingwood E	71	2,803	2013	\$286,849	n/a	\$111.63	\$122.29	9.5%	n/a
Fosters Mill Village	Kingwood E	547	3,297	1982	\$320,000	\$99.86	\$100.42	\$102.59	2.2%	14.2%
Glen	Atascocita N	350	2,314	1993	\$175,530	\$65.70	\$75.49	\$81.40	7.8%	23.9%
Glen Village	Atascocita N	171	1,704	2003	\$129,433	\$66.42	\$74.16	\$79.48	7.2%	19.7%
Greens Village	Kingwood W	215	4,106	1999	\$642,083	\$124.06	\$152.77	\$176.51	15.5%	42.3%
Greentree Village	Kingwood E	1,763	2,778	1988	\$248,647	\$69.57	\$88.28	\$94.76	7.3%	36.2%
Hunters Ridge Village	Kingwood E	1,029	2,188	1983	\$169,667	\$63.48	\$78.46	\$82.99	5.8%	30.7%
Kings Crossing	Kingwood E	422	2,226	1989	\$234,270	\$92.00	\$102.63	\$113.55	10.6%	23.4%
Kings Point Village	Kingwood E	1,275	3,817	1991	\$420,000	\$94.77	\$109.20	\$113.50	3.9%	19.8%
Kings River Village	Atascocita N	1,153	2,462	1998	\$212,020	\$72.77	\$83.63	\$93.82	12.2%	28.9%
Lake Village U/R	Kingwood W	211	3,383	1979	\$359,736	\$91.30	\$109.05	\$141.68	29.9%	55.2%
Lakes South	Kingwood W	29	2,702	2001	\$347,238	n/a	\$150.78	\$142.60	-5.4%	n/a
Mills Branch Village	Kingwood E	1,213	2,327	1991	\$191,900	\$67.70	\$82.32	\$91.27	10.9%	34.8%
Mills Creek Village	Kingwood E	695	2,964	1999	\$266,304	\$73.39	\$87.50	\$93.08	6.4%	26.8%
Place	Kingwood W	62	1,804	1996	\$145,190	\$72.43	\$80.35	\$94.19	17.2%	30.0%
Place Village	Kingwood W	340	2,164	1997	\$185,055	\$72.69	\$81.61	\$93.68	15.4%	28.0%
Sand Creek Village	Kingwood E	1,104	3,021	1985	\$279,966	\$75.29	\$92.34	\$98.30	6.4%	30.6%
Sherwood Trails Village	Kingwood W	934	1,487	1983	\$129,817	\$73.91	\$87.45	\$96.09	9.9%	30.0%
Trailwood Village	Kingwood W	790	2,562	1974	\$198,786	\$61.87	\$79.57	\$86.63	8.9%	40.0%
Village Estates Condo	Kingwood E	n/a	1,173	n/a	n/a	\$67.45	\$98.89	\$98.04	-0.9%	45.4%
Woodland Hills Village	Kingwood W	1,603	2,111	n/a	\$154,307	\$59.79	\$72.32	\$81.52	12.7%	36.3%
Lake Forest Village	Summerwood	415	2,488	2003	\$208,905	\$63.71	\$85.79	\$91.21	6.3%	43.2%
Lake Houston Forest	Huffman Area	176	1,735	1977	\$124,024	\$55.94	\$98.40	\$100.09	1.7%	78.9%
Lakeland	Humble East	176	1,588	1965	\$145,547	n/a	\$68.76	\$78.99	14.9%	n/a
Lakewood Cove	Kingwood W	244	1,756	2006	\$136,848	\$51.44	\$77.45	\$76.66	-1.0%	49.0%
Lakewood Heights	Huffman Area	690	1,616	1971	\$106,731	\$52.52	\$70.64	\$79.13	12.0%	50.7%
Lakewood Village Est	Huffman Area	87	1,305	2004	\$105,148	\$69.73	\$82.89	\$86.61	4.5%	24.2%
Laurel Place	Huffman Area	288	2,135	2008	\$142,279	\$67.33	\$81.40	\$91.24	16.1%	63.0%
Lochshire	Huffman Area	99	2,672	1973	\$157,266	\$65.16	\$55.39	\$67.82	22.5%	4.1%
Mill Creek	Humble West	280	1,570	1980	\$104,209	\$40.65	\$63.40	\$65.46	3.2%	61.1%
North Bell Forest	Humble East	838	1,064	1985	\$14,048	\$25.43	\$36.90	\$45.21	22.5%	77.8%
North Hollow Estates	Humble East	183	2,099	1979	\$139,667	n/a	\$70.30	\$78.76	12.0%	n/a
North Kingwood Forest	Kingwood W	185	2,092	2011	\$167,534	\$71.61	\$75.14	\$84.96	13.1%	18.6%
Northshire	Humble West	454	1,985	1978	\$137,253	\$51.83	\$67.40	\$77.63	15.2%	49.8%
Oaks Atascocita	Atascocita N	992	2,540	1981	\$164,412	\$46.98	\$61.81	\$67.18	8.7%	43.0%
Park At Atascocita For.	Atascocita S	205	2,478	2000	\$166,270	\$51.67	\$63.30	\$77.50	22.4%	50.0%
Parkside Kingwood Glen	Atascocita N	142	1,593	2001	\$126,546	\$57.33	\$83.56	\$89.42	7.0%	56.0%
Pinehurst Of Atascocita	Atascocita N	1,537	2,804	1982	\$205,440	\$62.77	\$69.12	\$79.74	15.4%	27.0%
Pines Of Atascocita	Atascocita N	436	1,962	1992	\$144,846	\$62.30	\$73.36	\$78.32	6.8%	25.7%
Ramblewood U/R	Humble East	143	2,304	1982	\$168,621	\$78.00	\$64.00	\$94.05	47.0%	20.6%
Reserve Of Lake Houston	Huffman Area	68	3,106	1986	\$356,526	\$107.28	\$114.34	\$159.82	12.8%	32.5%
Riverchase	Kingwood E	467	3,498	1998	\$366,436	\$86.28	\$104.48	\$110.66	5.9%	28.3%
Royal Shores	Kingwood E	231	4,237	2008	\$595,955	\$133.42	\$146.12	\$143.86	-1.5%	7.8%
Saddle Ridge	Humble West	369	2,000	2007	\$135,156	\$42.08	\$68.43	\$69.71	1.9%	65.7%
Spanish Cove	Huffman Area	216	2,147	1995	\$235,000	\$95.26	\$128.26	\$121.20	-5.5%	27.2%
Summer Lake Ranch	Summerwood	143	4,639	2006	\$472,801	\$86.31	\$104.85	\$96.45	-8.0%	11.7%

HOME PRICE SURVEY

Central Region from page N12

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft 2011	Median price sq.ft 2014	Median price sq.ft 2015	Pct. chg. 2014-2015	Pct. chg 2011-2015	Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft 2011	Median price sq.ft 2014	Median price sq.ft 2015	Pct. chg. 2014-2015	Pct. chg 2011-2015
Cedar Oaks	Bellaire Area	76	3,752	1990	\$764,496	n/a	\$263.32	\$262.61	-0.3%	n/a	Garden Oaks Plaza	Garden Oaks	66	1,831	1955	\$360,216	n/a	\$230.63	\$234.11	1.5%	n/a
Center Street Plaza	Rice Military	54	1,775	2004	\$326,891	n/a	\$207.44	\$216.62	4.4%	n/a	Garden Villas	Hobby Area	1,034	1,698	1945	\$118,968	\$33.84	\$74.61	\$66.65	-10.7%	96.9%
Central Park	East End	1,203	1,151	1936	\$59,515	n/a	\$47.73	\$60.23	26.2%	n/a	Genoa	Hobby Area	148	1,560	1999	\$110,032	n/a	\$79.82	\$50.43	-36.8%	n/a
Chenevert Street T/H	Midtown	24	1,915	1999	\$307,405	n/a	\$173.07	\$163.10	-5.8%	n/a	George Kuhman	University Area	85	906	1938	\$60,469	n/a	\$20.35	\$19.05	-6.4%	n/a
Cherryhurst	Montrose	177	1,716	1935	\$416,169	\$218.10	\$326.78	\$208.58	-36.2%	-4.4%	Gessport Patio Homes	Brays Oaks	227	1,467	1982	\$92,725	\$48.93	\$58.42	\$66.87	14.5%	36.7%
Chevy Chase	Rice/Museum	126	2,250	1938	\$779,852	\$244.71	\$339.53	\$360.73	6.2%	47.4%	Glen Cove	Memorial Park	176	3,903	1999	\$1,353,224	\$280.41	\$378.70	\$361.08	-4.7%	28.8%
Chocolate Bayou Estates	Med Center S.	332	1,208	1952	\$377,14	\$22.05	\$42.99	\$47.59	94.9%	94.9%	Glen Iris	Five Corners	1,291	1,214	1982	\$71,075	\$28.31	\$51.55	\$53.33	3.5%	88.4%
Churchill T/H Condo	Galleria	n/a	1,134	1977	\$138,147	n/a	\$125.40	\$138.55	10.5%	n/a	Northside	Northside	81	1,231	1925	\$118,359	n/a	\$142.02	\$135.27	-4.8%	n/a
Cielo	Five Corners	131	1,910	2002	\$100,451	\$40.28	\$55.75	\$71.39	28.1%	77.2%	Glenbrook Valley	Hobby Area	1,256	1,964	1959	\$135,573	\$47.60	\$68.46	\$67.33	-1.7%	41.5%
City Park	Five Corners	650	1,594	2006	\$127,235	\$53.38	\$81.99	\$87.80	7.1%	64.5%	Glenshire	Hobby Area	1,329	2,045	n/a	\$148,810	\$61.05	\$72.98	\$84.17	15.3%	37.9%
City Park West	Five Corners	654	1,989	2009	\$177,584	\$72.91	\$83.69	\$89.94	7.5%	23.4%	Golfcrest	Hobby Area	527	1,324	1950	\$68,605	\$51.43	\$52.64	\$69.33	31.7%	34.8%
City Place	Med Center	124	1,556	1980	\$172,992	\$86.76	\$127.25	\$123.39	-3.0%	42.2%	Gostick	Greater Heights	77	1,242	1928	\$343,231	n/a	\$232.72	\$289.23	-1.2%	n/a
City Plaza Condo	Med Center	n/a	790	1995	\$160,748	n/a	\$183.20	\$204.11	11.4%	n/a	Grand Park	University Area	191	1,092	1950	\$45,442	n/a	\$23.36	\$8.78	151.6%	n/a
Cline Street Place	Denver Harbor	52	1,880	2005	\$252,729	\$102.42	\$133.20	\$142.47	7.0%	39.1%	Green Park	Five Corners	780	1,570	2003	\$112,626	\$46.39	\$69.15	\$81.96	18.5%	76.7%
Clinton Park	Denver Harbor	505	1,041	n/a	\$34,909	\$16.09	\$22.72	\$26.35	16.0%	63.8%	Green Ridge North	Aldine Area	1,186	1,310	1970	\$87,224	\$39.77	\$60.36	\$63.86	5.8%	60.6%
Cloverland	Med Center S.	464	1,252	n/a	\$44,695	\$21.58	\$31.01	\$34.35	10.8%	59.2%	Greenbriar Colony Town.	Aldine Area	386	1,564	1981	\$54,823	\$17.90	\$42.21	\$32.93	-22.0%	84.0%
College Court Place	West U/South.	520	2,620	1992	\$573,282	\$162.53	\$273.45	\$269.25	-1.5%	65.7%	Greenbriar North	Aldine Area	292	1,648	2005	\$109,183	\$40.65	\$55.36	\$68.56	23.8%	68.7%
Collegewill	West U/South.	714	3,253	1991	\$1,046,548	\$260.72	\$318.49	\$340.02	6.8%	30.4%	Greenway	Hobby Area	476	1,224	1950	\$67,290	\$28.68	\$42.55	\$52.75	24.0%	83.9%
Colonial Terrace	West U/South.	558	3,199	1990	\$1,019,200	\$335.56	\$297.33	\$335.56	12.9%	34.6%	Greenwood Village	Aldine Area	931	1,100	1955	\$49,959	\$37.59	\$46.94	\$67.44	43.7%	79.4%
Columbus	Montrose	52	2,078	1999	\$385,681	\$129.67	\$170.19	\$187.68	10.3%	44.7%	Groewood Condo	Galleria	n/a	698	1977	\$93,759	n/a	\$141.30	\$164.61	16.5%	n/a
Commerce Ave Twnhms	East End	74	2,020	2012	\$303,381	n/a	\$145.17	\$161.78	11.4%	n/a	Gulf Freeway Oaks	Hobby Area	303	1,274	1956	\$94,000	\$51.89	\$74.84	\$69.18	-7.6%	33.3%
Commonwealth Condo	Montrose	n/a	1,070	1969	\$110,470	n/a	\$109.10	\$134.57	23.3%	n/a	Gulf Meadows	Hobby Area	814	1,663	1965	\$96,707	\$41.96	\$56.06	\$63.18	12.7%	50.6%
Contemporary Heights	Greater Heights	109	2,053	2006	\$343,726	\$107.75	\$161.47	\$164.38	1.8%	52.6%	Gulftway Terrace	Hobby Area	568	1,285	1955	\$76,993	\$45.87	\$66.95	\$82.43	23.1%	79.7%
Contemporary Main	Med Center	119	1,976	2012	\$229,099	n/a	\$108.32	\$120.12	10.9%	n/a	Haden Terrace	University Area	113	1,910	1950	\$171,648	\$28.39	\$88.53	\$93.92	6.1%	230.8%
Contemporary Park	Cottage Grove	87	2,161	2004	\$316,982	\$108.99	\$153.73	\$161.22	4.9%	47.9%	Harding Heights	Greater Heights	90	1,182	1932	\$267,267	\$101.05	\$145.26	\$249.47	71.7%	146.9%
Contemporary Plaza	Med Center	221	2,251	2004	\$251,697	\$85.44	\$111.77	\$119.46	6.9%	39.8%	Hearthwood Condo	Med Center	n/a	1,000	1979	n/a	\$32.05	\$38.29	\$45.33	18.4%	41.4%
Contemporary South	University Area	32	1,030	2007	\$103,856	\$106.80	\$99.86	\$113.10	13.3%	5.9%	Heights/Madison Park	Greater Heights	n/a	893	2003	\$178,895	n/a	\$195.97	\$212.07	8.2%	n/a
Corinthian Pointe	Five Corners	462	1,592	2002	\$124,654	\$73.07	\$76.74	\$82.26	7.2%	12.6%	Helena Park	Midtown	26	2,534	2003	\$456,900	\$129.03	\$180.96	\$177.39	-2.0%	37.5%
Cottage Grove	Cottage Grove	1,113	2,259	2006	\$367,435	\$121.18	\$162.99	\$166.80	2.3%	37.6%	Heritage Park(77546)	Friendswood	3,541	1,930	1990	\$165,639	\$71.38	\$81.70	\$91.14	11.6%	27.7%
Cottage Oaks	Cottage Grove	60	1,124	1955	\$230,204	n/a	\$201.88	\$289.72	43.5%	n/a	Heritage Park(77598)	Friendswood	723	1,508	1977	\$126,545	\$50.73	\$82.41	\$92.36	12.1%	82.1%
Cottages At Shady Acres	Greater Heights	47	1,380	2005	\$284,795	\$158.70	\$202.90	\$207.01	2.0%	30.4%	Hermann Lake	Med Center	98	3,238	2004	\$560,700	\$134.67	\$156.06	\$183.86	17.8%	36.5%
Court At Museums Gate	Montrose	n/a	1,278	1985	\$236,524	\$131.85	\$178.83	\$212.16	18.6%	60.9%	Herrmann Park Lofts T H	Med Center	46	1,272	2004	\$282,259	\$90.64	\$139.17	\$142.09	2.1%	56.8%
Courtyards 03 Fountains	Galleria	n/a	675	1968	\$66,484	\$61.81	\$88.10	\$114.27	29.7%	84.9%	Hidden Lake	Timbergrove	n/a	1,271	1979	\$180,157	\$106.22	\$129.34	\$170.30	31.7%	60.3%
Covered Bridge Condo	Oak Forest W.	n/a	1,424	1974	\$98,454	n/a	\$69.34	\$70.86	2.2%	n/a	High Meadows	Aldine Area	1,939	1,338	1971	\$83,708	\$39.87	\$55.46	\$60.71	9.5%	52.3%
Crestmont	Med Center S.	404	1,249	1956	\$55,392	\$21.38	\$42.45	\$34.18	-19.5%	59.9%	Highland Village	Highland Vil.	85	2,527	1950	\$712,000	n/a	\$292.00	\$190.20	-34.9%	n/a
Crestmont Park	Med Center S.	1,196	1,383	n/a	\$54,873	\$20.04	\$32.15	\$33.85	6.8%	68.9%	Holly Hall T/H Condo	Med Center	n/a	1,600	1984	\$154,134	\$75.00	\$91.25	\$96.25	5.5%	28.3%
Crestwood	Memorial Park	129	4,036	1994	\$1,450,000	\$288.99	\$389.79	\$260.61	-33.1%	33.1%	Holly Park	Timbergrove	116	1,380	1960	\$298,526	\$168.97	\$247.77	\$234.72	-5.3%	38.9%
Cullen Estates	Med Center S.	134	1,583	2004	\$85,302	\$44.37	\$67.54	\$71.52	5.9%	61.2%	Holman Outlot	Midtown	353	1,401	1946	\$95,608	\$102.80	\$138.32	\$129.12	-6.7%	25.6%
Cummings Lane Condo	Greenway Plaza	n/a	696	1969	\$97,863	\$120.97	\$157.40	\$171.18	8.8%	41.5%	Houston Cc Place	East End	161	1,768	1947	\$148,790	\$63.42	\$116.28	\$130.24	12.0%	105.4%
Cypress Terrace	Aldine Area	296	1,729	2006	\$112,792	\$38.07	\$65.05	\$79.68	22.5%	109.3%	Houston City St Rwy	East End	91	1,298	1939	\$151,010	n/a	\$105.82	\$97.31	-8.0%	n/a
Dearborn Place	Montrose	73	1,806	1930	\$473,000	\$186.47	\$244.91	\$104.88	-57.2%	94.8%	Houston Harbor	Denver Harbor	1,070	1,080	1948	\$48,396	\$23.31	\$49.72	\$43.51	-12.5%	86.7%
Del Monte	Galleria	109	3,025	1957	\$770,000	\$191.12	\$321.22	\$297.92	-7.3%	55.9%	Houston Heights	Greater Heights	3,901	1,823	1930	\$475,000	\$204.00	\$264.58	\$288.28	9.0%	41.3%
Denver	Denver Harbor	1,247	1,104	1947	\$59,117	\$40.84	\$50.81	\$83.48	64.3%	104.4%	Houston Heights Annex	Cottage Grove	523	1,918	2005	\$382,462	\$144.91	\$197.44	\$197.59	0.1%	36.4%
Detering H E	Rice Military	107	2,141	1998	\$408,082	\$165.94	\$191.08	\$204.93	7.2%	23.5%	Houston Skyscraper	Hobby Area	1,413	1,600	1982	\$112,800	\$54.21	\$75.06	\$71.82	-4.3%	32.5%
Dumbarton Oaks	Five Corners	300	1,701	n/a	\$56,447	\$21.80	\$33.70	\$43.15	28.0%	97.9%	Huntleigh	Memorial Close	72	3,696	1960	\$1,115,000	\$243.63	\$349.65	\$350.15	0.1%	43.7%
Dumbarton Village	Five Corners	271	1,394	1965	\$67,592	n/a	\$36.03	\$53.43	48.3%	n/a	Hyde Park	Montrose	170	2,040	1973	\$440,133	\$170.60	\$243.63	\$216.40	-21.9%	26.8%
East Norhill	Greater Heights	259	1,289	1924	\$420,000	\$327.59	\$319.31	\$368.04	15.3%	54.9%	Hyde Park Main	River Oaks Area	401	2,478	1994	\$523,577	\$192.53	\$251.76	\$221.65	-12.0%	15.1%
Easthaven	Hobby Area	758	1,303	1974	\$95,109	\$48.81	\$63.25	\$72.47	14.6%	48.5%	Hydewood	East End	317	1,608	1940	\$240,659	\$116.67	\$160.70	\$184.10	14.6%	57.8%
Eastwood	East End	573	1,484	1936	\$182,349	\$107.15	\$132.81	\$136.38	2.7%	27.3%	Imperial Garden	Aldine Area	234	1,860	2008	\$123,000	\$49.10	\$55.70	\$57.89	3.9%	17.9%
Edgewood	Med Center S.	1,188	1,310	1952	\$43,833	\$17.60	\$32.66	\$33.41	2.3%	89.9%	Imperial Green	Aldine Area	204	2,087	2006	\$125,726	\$41.30	\$54.62	\$66.36	21.5%	60.7%
Edgewood Terrace	Med Center S.	650	1,392	1959	\$58,423	\$27.46	\$33.11	\$43.24	30.6%	57.5%	Imperial Ridge	Aldine Area	346	1,888	2004	\$119,337	\$37.00	\$59.00	\$71.21	20.7%	92.4%
Ellie Square Twnhms	Midtown	35	1,895	2004	\$281,282	n/a															

HOME PRICE SURVEY

Central Region from page N13

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq. ft. 2011	Median price sq. ft. 2014	Median price sq. ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015	
Maison Deville Condo	Brays Oaks	1,069	1962	\$44,648	\$23.93	\$33.68	\$53.70	59.4%	156.6%	n/a	
Mandel Plaza	Brays Oaks	123	1935	\$295,200	\$240.21	\$289.59	\$292.35	12.0%	34.2%	n/a	
Mangum Manor	Oak Forest W.	412	1959	\$213,644	\$101.27	\$146.45	\$166.95	14.4%	64.9%	n/a	
Maple Ridge Place	Aldine Area	418	2008	\$140,025	\$40.98	\$51.85	\$60.86	17.4%	48.5%	n/a	
Maplewood North	Brays Oaks	523	1960	\$324,591	\$119.67	\$177.12	\$175.08	-1.2%	46.3%	n/a	
Maplewood South	Brays Oaks	183	2041	\$298,419	\$129.50	\$162.02	\$192.22	18.6%	48.4%	n/a	
Maplewood Sq. Condo	Brays Oaks	1,203	2,283	n/a	\$34,871	\$96.61	\$153.10	\$151.05	5.3%	66.7%	n/a
Maplewood Terrace	Brays Oaks	246	2002	\$239,000	\$73.46	\$87.75	\$98.10	11.0%	33.5%	n/a	
Marble Arch Condo	Winrock	n/a	1916	\$88,637	\$51.95	\$79.03	\$90.91	15.0%	75.0%	n/a	
Marilyn Estates	West U./South.	438	2,320	\$380,198	\$130.31	\$165.34	\$189.12	11.5%	45.1%	n/a	
Mathews Place	West U./South.	58	2,670	\$45,746	n/a	\$35.34	\$379.43	6.8%	n/a	n/a	
Maxroy Mews	Timbergrove	61	1,980	\$1,201	\$365.01	\$129.33	\$166.67	\$176.04	5.6%	36.1%	n/a
Mayfair Park	Brays Oaks	207	1,980	\$233,000	\$28.46	\$33.07	\$37.88	13.3%	150.0%	n/a	
Meadowbark T/H Condo	Brays Oaks	n/a	1,452	1974	\$55,821	n/a	\$37.38	\$41.67	11.5%	n/a	n/a
Meadowbrook	Hobby Area	1,219	1,212	\$75,905	\$37.90	\$64.80	\$65.07	0.4%	71.7%	n/a	
Meadowbrook Freeway	Hobby Area	494	2,017	\$134,980	\$40.88	\$66.08	\$62.23	-5.8%	52.2%	n/a	
Meadowcreek Village	Hobby Area	1,379	1,604	\$112,900	\$60.44	\$68.85	\$73.20	3.3%	21.1%	n/a	
Meadows of NW Park	Aldine Area	518	1,887	\$109,298	\$41.34	\$60.98	\$65.73	7.8%	59.0%	n/a	
Meadowview Farms	Brays Oaks	659	1,969	\$114,207	\$42.47	\$75.69	\$75.69	0.0%	78.8%	n/a	
Med Center Condo Arden	Med Center	n/a	1968	n/a	n/a	\$114.04	\$124.27	9.0%	9.0%	n/a	
Memorial Heights	Rice Military	297	2,354	\$471,900	\$137.22	\$210.22	\$198.78	-9.7%	37.8%	n/a	
Memorial Hills	Aldine Area	276	1,857	\$114,266	\$49.70	\$60.12	\$68.62	14.1%	38.1%	n/a	
Memorial Park Village	Rice Military	98	1,663	\$335,241	\$146.06	\$193.24	\$208.65	8.0%	42.8%	n/a	
Memorial Village T/H	Memorial Close	146	1,508	\$273,362	\$127.11	\$206.96	\$212.66	2.8%	67.3%	n/a	
Meredith Manor	Five Corners	52	1,952	\$174,242	\$336.44	\$168.71	\$172.60	2.3%	125.8%	n/a	
Merfish Silver Dart	Washington E.	40	2,105	\$408,845	n/a	\$168.71	\$176.89	4.8%	n/a	n/a	
Myerland	Bellaire Area	2,298	2,512	\$460,195	\$138.83	\$184.85	\$169.83	-8.1%	22.3%	n/a	
Midtown Lofts	Midtown	68	1,928	\$203,192	n/a	\$155.08	\$160.69	3.6%	n/a	n/a	
Midtown Village	East End	120	1,516	\$256,503	\$103.71	\$173.91	\$199.75	14.9%	89.0%	n/a	
Millennium at Birdsell	Rice Military	42	2,171	\$437,432	\$145.33	\$207.69	\$198.01	-4.7%	38.1%	n/a	
Millway Place	Greater Heights	11	1,840	\$234,000	\$213.63	\$234.00	\$234.00	0.0%	57.2%	n/a	
Montclair	West U./South.	105	2,394	\$758,409	\$193.66	\$299.70	\$298.72	-0.3%	54.2%	n/a	
Monticello	West U./South.	44	2,769	\$909,197	\$276.45	\$320.68	\$370.84	15.6%	34.1%	n/a	
Montreal Place Condo	Med Center	n/a	1948	n/a	\$85.37	\$100.19	\$111.57	11.4%	30.7%	n/a	
Nantucket Condo	Midtown	456	1,990	\$452,082	\$163.22	\$254.52	\$221.94	-12.8%	36.0%	n/a	
Naomi Place	Galleria	n/a	692	\$86,830	n/a	\$84.12	\$97.12	15.4%	n/a	n/a	
New Castle-Town Plaza	Med Center	n/a	2006	\$209,913	n/a	\$54.21	\$174.83	14.0%	n/a	n/a	
Norhill	Bellaire Area	n/a	1,066	\$27,271	\$7.02	\$10.23	\$84.75	10.8%	56.6%	n/a	
Normandy Place	Greater Heights	349	1,500	\$503,437	\$235.75	\$322.38	\$337.97	4.8%	43.4%	n/a	
Normandy Park	River Oaks Area	36	3,060	\$779,344	\$279.57	\$283.63	\$259.57	-8.5%	-7.2%	n/a	
North	Greater Heights	531	1,182	\$382,842	\$241.29	\$332.71	\$352.97	6.1%	46.3%	n/a	
North Village	Aldine Area	497	1,632	\$119,273	\$34.84	\$62.50	\$78.11	25.0%	124.2%	n/a	
North West	Aldine Area	341	1,757	\$113,223	\$38.36	\$65.01	\$72.87	12.1%	90.0%	n/a	
Northwest Terrace	Aldine Area	975	1,968	\$123,438	\$27.43	\$42.76	\$49.25	14.0%	44.3%	n/a	
Northridge Park	Aldine Area	228	2,107	\$129,338	\$43.97	\$59.73	\$62.47	4.6%	42.1%	n/a	
Northridge Park West	Aldine Area	362	2,107	\$127,896	\$43.15	\$58.94	\$69.02	17.1%	60.0%	n/a	
Northview Park	Aldine Area	137	2,730	\$142,094	n/a	\$55.96	\$60.57	8.2%	n/a	n/a	
Northview Plaza	Aldine Area	582	2,309	\$134,000	\$35.34	\$57.03	\$59.22	3.8%	67.6%	n/a	
Northwest Park	Aldine Area	1,872	1,627	\$103,204	\$33.51	\$59.94	\$65.22	12.7%	94.6%	n/a	
Northwest Park Place	Aldine Area	310	2,350	\$127,889	\$28.36	\$42.72	\$47.00	12.7%	66.0%	n/a	
Northwood Manor	Northside	1,848	1,917	\$49,194	\$21.72	\$43.99	\$58.20	32.3%	168.0%	n/a	
Oak Estates	River Oaks Area	139	3,813	\$1,181,448	\$238.54	\$356.84	\$337.32	-5.5%	41.4%	n/a	
Oak Forest (East)	Oak Forest E.	3,783	1,465	\$334,802	\$150.99	\$217.67	\$224.29	3.0%	48.5%	n/a	
Oak Forest (West)	Oak Forest W.	1,651	1,929	\$195,726	\$102.34	\$151.00	\$169.23	12.1%	65.4%	n/a	
Oak Lane Condos	Upper Kirby	n/a	1905	\$200,394	\$169.07	\$126.70	\$196.20	-9.5%	16.0%	n/a	
Oak Meadows	Hobby Area	1,449	1,254	\$80,167	\$30.33	\$38.17	\$55.64	4.3%	83.4%	n/a	
Oak Place Court	Midtown	49	2,307	\$447,200	n/a	\$196.73	\$197.43	0.4%	n/a	n/a	
Oaks At West University	West U./South.	n/a	1982	\$156,931	\$155.86	\$228.07	\$218.20	-4.8%	40.0%	n/a	
Oakwilde	Aldine Area	1,000	1,819	\$86,909	\$39.29	\$66.29	\$60.44	-8.3%	53.8%	n/a	
Oakwood Gardens	Oak Forest W.	n/a	1,027	\$15,764	n/a	\$24.39	\$19.96	-18.2%	n/a	n/a	
One Montreal Condo	Med Center	n/a	1981	\$86,130	\$84.28	\$93.86	\$112.24	19.6%	33.2%	n/a	
Ormond Plaza	Brays Oaks	80	1,444	\$139,000	\$171.63	\$169.63	\$159.49	-6.0%	31.9%	n/a	
Overbrook	Hobby Area	798	1,333	\$63,974	\$41.29	\$47.66	\$50.34	5.6%	21.9%	n/a	
Pamela Heights	Five Corners	406	1,931	\$57,078	n/a	\$50.36	\$53.86	6.9%	n/a	n/a	
Park At Clearview	Knollwood Area	125	1,760	\$270,041	\$117.91	\$151.73	\$152.48	0.5%	29.3%	n/a	
Park At Jackson Square	Rice Military	27	2,234	\$394,462	n/a	\$179.96	\$186.51	3.6%	n/a	n/a	
Park At Prince	Timbergrove	47	1,917	\$340,716	\$128.49	\$175.13	\$179.06	2.2%	50.4%	n/a	
Park Regency Condo	West U./South.	n/a	1983	\$180,802	\$180.80	\$180.80	\$180.80	0.0%	39.4%	n/a	
Park St John Condo	Greenway Plaza	n/a	1,167	\$190,000	n/a	\$175.70	\$184.35	4.9%	9.9%	n/a	
Parkwest	Brays Oaks	955	2,207	\$292,752	\$94.07	\$130.72	\$156.21	19.5%	66.1%	n/a	
Part/Braeswood Condo	Brays Oaks	n/a	1976	\$31,889	\$28.18	\$34.00	\$34.76	2.2%	23.4%	n/a	
Peaceful Valley	Bellaire Area	235	3,848	\$940,052	\$193.38	\$238.07	\$258.93	8.8%	33.9%	n/a	
Pecan Park	East End	758	1,232	\$80,000	\$39.94	\$61.92	\$68.91	11.3%	72.9%	n/a	
Pemberton	West U./South.	171	1,940	\$119,400	\$69.85	\$109.40	\$119.40	0.0%	71.0%	n/a	
Pemberton Crescent	Knollwood Area	66	2,493	\$419,078	\$137.98	\$154.43	\$172.08	11.4%	24.7%	n/a	
Pemberton Park T/H	Knollwood Area	39	2,664	\$472,574	n/a	\$150.51	\$156.78	4.2%	n/a	n/a	
Pine Ridge Terrace	Myerland Area	35	3,427	\$595,474	n/a	\$170.39	\$162.95	-4.4%	n/a	n/a	
Pine Village North T/H	Aldine Area	486	1,496	\$46,730	\$10.44	\$20.45	\$25.38	24.1%	143.1%	n/a	
Pinecrest Cir	Denver Harbor	210	1,152	\$46,851	n/a	\$55.87	\$38.64	-30.8%	n/a	n/a	
Pineblawn	Greater Heights	115	1,248	\$253,389	\$223.87	\$242.21	\$242.21	0.0%	62.4%	n/a	
Pinepoint Square	Oak Forest W.	55	1,787	\$217,742	\$98.36	\$119.89	\$134.28	12.0%	36.5%	n/a	
Pineridge	Greater Heights	55	1,168	\$268,012	n/a	\$192.29	\$183.33	-4.9%	106.9%	n/a	
Pipers Crossing Condo	Brays Oaks	n/a	1966	\$21,017	\$12.72	\$17.54	\$26.32	50.1%	106.9%	n/a	
Plainview	River Oaks Area	147	2,301	\$493,503	\$156.44	\$248.90	\$198.51	-20.2%	26.9%	n/a	
Plantation Oaks	Five Corners	213	1,362	\$66,744	n/a	\$50.57	\$40.12	-20.7%	n/a	n/a	
Plaza Center	Rice Military	91	1,277	\$205,111	\$227.11	\$205.11	\$188.23	-6.4%	37.2%	n/a	
Plaza Del Sol	Med Center	49	2,000	\$215,195	\$88.20	\$142.76	\$158.59	6.9%	60.3%	n/a	
Plaza Plaza Condo	Med Center	n/a	1,030	\$127,001	\$82.72	\$115.74	\$120.86	4.4%	46.1%	n/a	
Pleasant View	Denver Harbor	315	1,264	\$48,254	\$27.12	\$44.49	\$36.45	-18.2%	34.4%	n/a	
Pleasantville	Denver Harbor	722	1,228	\$45,195	\$25.97	\$32.06	\$35.97	12.1%	38.5%	n/a	
Plum Creek Terrace	Hobby Area	47	1,896	\$157,959	\$99.69	\$92.15	\$89.33	-3.1%	49.6%	n/a	
Post Oak Court	Bellaire Area	53	2,333	\$641,000	n/a	\$234.46	\$273.71	16.3%	n/a	n/a	
Post Oak Lane Condo	Memorial Close	n/a	1970	\$92,118	\$92.18	\$138.61	\$138.61	0.0%	50.4%	n/a	
Post Oak Manor	Willow Mdwvs	504	1,573	\$220,976	\$118.36	\$160.14	\$165.74	3.5%	40.0%	n/a	
Post Oak Place	Five Corners	613	1,611	\$121,910	\$57.23	\$80.85	\$87.44	8.2%	52.8%	n/a	
Post Oak Terrace	Bellaire Area	298	1,324	\$161,891	\$200.38	\$228.32	\$266.06	19.1%	32.8%	n/a	
Post Oak Village	Five Corners	272	1,316	\$64,738	n/a	\$53.08	\$56.62	-2.5%	n/a	n/a	
Prospect Street T/H	Rice/Museum	34	1,945	\$323,349	\$110.67	\$156.93	\$163.14	4.0%	38.6%	n/a	
Reata/River Oaks Area	Med Center S.	680	1,893	\$241,887	\$171.50	\$241.87	\$251.50	4.3%	47.2%	n/a	
Reedwood	Med Center S.	511	1,231	\$49,999	\$11.77	\$44.12	\$42.46	-3.8%	100.6%	n/a	
Regal Oaks	Five Corners	635	1,630	\$125,978	\$52.30	\$68.97	\$75.26	9.1%	43.9%	n/a	
Remington Ranch	Aldine Area	2103	1,918	\$117,821	\$38.15	\$59.59	\$66.88	12.2%	75.3%	n/a	
Renaissance River Oaks	River Oaks Area	n/a	1,244	\$254,478	\$204.16	\$207.91	\$207.91	0.0%	34.6%	n/a	
Rice Court	West U./South.	346	2,749	\$943,782	\$295.77	\$347.01	\$397.97	14.7%	34.6%	n/a	
Rice Military	Rice Military	936	1,999	\$192,566	\$181.95	\$192.76	\$192.76	0.0%	6.2%	n/a	
Rice Military Addl	Rice Military	72	2,457	\$457,568	n/a	\$215.60	\$176.19	-18.3%	n/a	n/a	
Richmond Manor Condo	Med Center	n/a	1980	\$82,761	\$65.40	\$85.80	\$106.76	24.4%	63.1%	n/a	
Richmond Place	Montrose	125	1,849	\$428,209	\$170.68	\$197.28	\$223.56	13.3%	31.0%	n/a	
Richmond Plaza	Bellaire Area	211	1,856	\$447,545	\$166.93	\$238.20	\$222.09	-6.8%	33.0%	n/a	
Ridgewood	Greater Heights	134	1,284	\$365,209	\$273.53	\$325.70	\$359.49	10.4%	58.0%	n/a	
River Oaks Area	River Oaks Area	870	1,850	\$488,616	\$248.48	\$391.04	\$391.04	0.0%	55.9%	n/a	
River Oaks Gardens	River Oaks Area	n/a	1,905	\$194,000	n/a	\$208.02	\$204.48	-1.7%	n/a	n/a	
River Oaks Place Condo	River Oaks Area	n/a	1,490	\$285,916	n/a	\$208.06	\$205.00	-1.5%	n/a	n/a	
River Oaks Tall Timbers	River Oaks Area	92	8,040	\$5,869,253	n/a	\$608.08	\$568.08	-6.6%	n/a	n/a	
Riverside Terrace	Riverside	1,353	2,290	\$196,999	\$68.90	\$106.15	\$107.62	14.4%	56.2%	n/a	
Riverwalk Condo	Med Center	n/a	1								

HOME PRICE SURVEY

Northwest Region from page N14

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Fountainhead	1960/Cy Creek S	525	2,296	n/a	\$147,926	\$38.86	\$63.27	\$66.43	5.0%	70.9%
Fox Hollow	Spring/Klein	112	1,757	2005	\$111,989	\$56.83	\$66.34	\$76.98	8.6%	35.5%
Foxhollow South	Spring/Klein	209	2,258	n/a	\$101,920	\$36.51	\$76.26	\$85.99	12.8%	135.6%
Gates/Canyon Lakes W	Cypress South	295	1,573	2008	\$245,156	\$66.99	\$86.17	\$93.21	8.2%	43.4%
Georgetown Colony	Eldridge North	224	2,274	1990	\$151,346	\$46.65	\$66.07	\$77.11	16.7%	58.5%
Gettysburg	Tomball South	225	2,814	1986	\$230,000	\$56.15	\$69.82	\$90.58	29.7%	61.3%
Gleannloch Farms	Spring/Klein	124	2,704	1986	\$199,252	\$48.82	\$67.17	\$77.17	12.6%	55.7%
Glen Abbey	1960/Cy Creek S	452	1,854	2008	\$137,100	\$42.46	\$70.97	\$74.71	5.3%	75.9%
Glenburnie	NW Houston	325	1,364	1955	\$71,073	\$42.55	\$56.50	\$57.76	2.2%	40.0%
Glenloch	Champions Area	451	1,789	1973	\$131,476	\$53.36	\$72.42	\$74.96	3.5%	40.5%
Glenn Haven Estates	Champions Area	181	3,778	n/a	\$331,668	\$77.69	\$97.12	\$103.98	7.1%	33.8%
Gosling Pines	Spring/Klein	385	2,141	2007	\$185,094	\$60.96	\$76.95	\$83.34	8.0%	36.4%
Grant Meadows	Champions Area	208	2,012	2012	\$208,208	\$61.61	\$81.23	\$88.26	5.6%	69.9%
Grants Trace	Willowbrook S	166	2,121	n/a	\$165,107	\$52.31	\$88.41	\$88.86	0.5%	69.9%
Green Creek Estates	Willowbrook S	172	1,908	2003	\$118,798	n/a	\$56.81	\$72.41	27.5%	n/a
Green Oak Park	1960/Cy Creek S	388	2,280	2003	\$134,929	\$33.89	\$60.00	\$57.99	-3.5%	71.1%
Greenfield Village	1960/Cy Creek S	558	1,835	1982	\$88,949	\$28.22	\$47.61	\$54.12	13.7%	91.8%
Greengate Acres U/R	Spring/Klein	108	1,919	1970	\$148,764	\$36.96	\$85.76	\$74.71	-12.9%	-11.0%
Greengate Place	Spring/Klein	198	1,918	1988	\$199,252	\$56.17	\$70.22	\$70.22	0.0%	102.7%
Greenwood Forest	1960/Cy Creek S	1,592	2,732	n/a	\$164,109	\$47.10	\$61.80	\$67.66	9.5%	43.7%
Hambleton	1960/Cy Creek S	324	2,307	1993	\$141,319	\$38.10	\$66.67	\$65.65	-1.5%	72.3%
Hannover Estates	Spring/Klein	138	2,328	1998	\$185,855	\$70.04	\$77.76	\$87.62	12.7%	25.1%
Hannover Forest	Spring/Klein	193	2,285	2000	\$183,562	\$61.72	\$80.00	\$83.15	3.9%	34.7%
Hannover Springs	Spring/Klein	173	1,889	2006	\$148,446	\$59.97	\$73.67	\$86.55	17.5%	44.3%
Hannover Village	Spring/Klein	168	1,960	2004	\$185,656	\$69.40	\$81.26	\$86.55	6.6%	34.6%
Hannover	Copperfield	148	1,760	2007	\$132,917	\$43.70	\$77.42	\$75.46	-2.5%	72.7%
Harvest Bend	Willowbrook S	1,190	1,829	1981	\$126,460	\$51.45	\$64.43	\$73.06	13.4%	42.0%
Harvest The Meadow	Willowbrook S	297	1,821	1986	\$135,661	\$55.36	\$77.06	\$83.07	7.8%	50.1%
Harvest Bend-Village	Willowbrook S	848	1,255	1983	\$96,480	\$49.98	\$75.00	\$84.89	13.2%	69.9%
Hastings Green	1960/Cy Creek S	332	1,618	1981	\$103,550	\$38.49	\$66.34	\$78.95	19.0%	105.1%
Hawthorn	Sp/KI/Tom	116	1,996	2012	\$158,729	\$58.19	\$74.77	\$85.22	12.7%	54.8%
Hawthorne Place	NW Houston	976	1,187	1950	\$58,925	\$32.83	\$66.68	\$62.21	-2.2%	98.6%
Heartstone	Copperfield	497	2,516	1982	\$206,345	\$74.15	\$80.54	\$88.13	9.4%	18.9%
Heartstone Green	Copperfield	291	2,684	1983	\$244,000	\$71.05	\$94.41	\$95.60	1.3%	34.6%
Heartstone Place	Eldridge North	266	2,040	1997	\$158,211	\$54.41	\$81.24	\$82.83	2.0%	52.2%
Heather Glen	NW Houston	952	1,307	1975	\$85,414	\$34.56	\$56.26	\$66.05	31.4%	91.1%
Heatherwood Village	Cypress North	148	1,919	1978	\$156,724	\$64.10	\$70.69	\$85.22	12.7%	55.8%
Hidalejo Village	1960/Cy Creek S	830	1,961	1998	\$127,000	\$37.49	\$61.80	\$74.01	12.4%	70.7%
Heron Lakes Estates	Willowbrook S	147	3,418	2003	\$225,310	\$47.40	\$63.17	\$70.54	11.7%	48.8%
Heron Lakes T/H	Willowbrook S	83	1,874	2001	\$148,773	n/a	\$79.72	\$81.38	2.1%	n/a
Heron Nest	Willowbrook S	203	2,545	2003	\$174,970	\$61.25	\$63.04	\$67.84	7.6%	10.8%
Hidden Valley	NW Houston	786	1,590	1967	\$106,768	\$35.01	\$58.37	\$76.85	31.7%	119.5%
Hidden Valley West	NW Houston	420	1,360	n/a	\$105,201	\$48.33	\$75.21	\$88.37	17.5%	82.9%
Highland Acre Home	NW Houston	144	1,852	1982	\$40,286	\$44.86	\$68.86	\$74.46	46.6%	74.4%
Highland Glen	Spring East	198	1,754	2005	\$127,030	\$46.80	\$70.92	\$79.44	12.0%	69.7%
Highland Heights Annex	NW Houston	1,058	1,512	1950	\$46,886	\$33.96	\$71.24	\$81.52	14.4%	140.1%
Highland Timbers	Champions Area	183	2,679	2002	\$244,893	\$75.57	\$94.42	\$92.85	-1.7%	22.9%
Hunterwood Forest	Cypress North	581	2,609	1982	\$199,899	\$69.82	\$79.90	\$84.92	6.3%	37.4%
Huntwick Forest	Champions Area	832	3,011	1976	\$229,918	\$61.84	\$82.45	\$85.70	3.9%	23.5%
Huntwick Parc	Champions Area	41	1,681	1995	\$233,079	\$56.21	\$80.31	\$88.86	-3.0%	61.9%
Independence Heights	NW Houston	128	1,074	1940	\$64,977	n/a	\$51.17	\$107.73	233.7%	n/a
Independence Heights Park	NW Houston	187	1,056	1950	\$40,253	\$31.07	\$94.50	\$70.92	-25.0%	128.3%
Inverness Estates	Sp/KI/Tom	503	3,040	2009	\$272,914	\$74.50	\$94.91	\$100.25	5.6%	34.6%
Inwood Forest	NW Houston	1,172	2,111	n/a	\$128,494	\$41.80	\$57.11	\$65.01	13.8%	55.5%
Inwood Forest Village	NW Houston	454	1,890	1996	\$95,072	\$33.44	\$53.10	\$65.18	22.7%	94.9%
Inwood North	NW Houston	1,945	1,805	1979	\$106,565	\$32.58	\$57.87	\$64.66	11.7%	98.5%
Inwood Northwest	NW Houston	351	1,672	1995	\$104,171	\$36.52	\$59.08	\$61.45	4.0%	68.3%
Inwood Pines	NW Houston	634	1,703	1975	\$98,373	\$31.25	\$49.18	\$62.20	26.5%	99.0%
Inwood West	NW Houston	419	1,810	1979	\$115,900	\$35.58	\$60.92	\$60.46	-0.8%	69.9%
Jamestown Colony	Eldridge North	388	2,271	1990	\$166,506	\$47.78	\$73.85	\$78.91	6.9%	65.2%
Jersey Acres	Eldridge North	221	1,586	1972	\$116,701	n/a	\$81.00	\$76.45	-5.6%	n/a
Jersey Village	Jersey Village	623	1,974	1974	\$200,000	\$62.23	\$82.07	\$82.07	0.0%	29.0%
Jersey Village Cb Estates	Jersey Village	182	2,535	1974	\$211,773	\$65.33	\$104.77	\$83.24	-20.5%	27.4%
Joseph House Abs	Tomball	177	1,777	1977	\$193,682	\$68.61	\$107.70	\$87.65	-18.6%	27.8%
Joseph Miller Abs	Tomball	158	1,834	1985	\$163,259	\$76.14	\$109.35	\$133.95	22.5%	-24.0%
Kings Village North	Spring/Klein	23	1,856	2013	\$121,195	n/a	\$116.59	\$113.22	-2.9%	n/a
Klein Meadows	Sp/KI/Tom	133	2,172	2006	\$166,000	\$40.31	\$71.21	\$76.82	7.9%	90.6%
Kleinwood	1960/Cy Creek S	158	1,985	1985	\$158,068	\$58.09	\$78.88	\$81.14	2.9%	45.2%
Kleinwood	Champions Area	447	1,912	n/a	\$163,500	\$54.74	\$72.02	\$79.47	10.4%	45.2%
Kluge Lake	Cypress North	36	4,698	2012	\$697,570	n/a	\$139.36	\$147.32	5.7%	34.1%
Lakeland Heights	Cypress South	163	2,225	2012	\$282,050	\$93.31	\$126.00	\$125.15	-0.7%	34.1%
Lakes At Avalon Village	Champions Area	360	3,107	2010	\$265,523	\$65.23	\$82.93	\$89.31	7.7%	36.9%
Lakes At Northpointe	Tomball South	279	2,796	2007	\$240,000	\$67.60	\$88.82	\$95.85	7.9%	41.8%
Lakes Of Cypress Forest	Spring/Klein	318	2,710	2011	\$210,000	\$66.03	\$82.04	\$89.48	9.4%	42.0%
Lakes Of Fairfield	Cypress North	152	3,622	1999	\$344,094	\$74.40	\$96.28	\$104.70	8.7%	40.7%
Lakes Of Fairhaven	Cypress North	483	4,373	2008	\$546,293	\$107.10	\$135.48	\$128.59	-5.1%	20.1%
Lakes Of Jersey Village	Jersey Village	193	2,701	2005	\$310,823	\$107.11	\$118.12	\$121.43	2.8%	13.4%
Lakes Of Rosehill	Cypress North	397	3,958	2001	\$466,395	\$99.49	\$118.78	\$126.86	6.8%	27.5%
Lakes On Eldridge	Eldridge North	749	3,909	1997	\$473,738	\$106.96	\$143.22	\$138.72	-3.1%	29.7%
Lakes On Eldridge North	Eldridge North	1,081	3,523	1983	\$522,581	\$121.01	\$158.49	\$158.49	0.0%	35.6%
Lakewood Crossing	Cypress North	1,989	3,199	1998	\$255,780	\$80.40	\$82.49	\$104.99	27.3%	30.6%
Lakewood Forest	Cypress North	1,558	2,956	1978	\$212,607	\$59.88	\$74.97	\$81.75	9.0%	36.5%
Lakewood Forest	Cypress North	467	2,843	1982	\$230,644	\$61.87	\$75.76	\$82.86	9.4%	33.9%
Lakewood Forest (7377)	Tomball South	486	2,839	1991	\$244,905	\$70.78	\$85.63	\$88.10	2.9%	24.5%
Lakewood Glen	Cypress North	350	3,114	1988	\$288,572	\$76.98	\$89.14	\$94.05	5.5%	22.2%
Lakewood Glen Trails	Cypress North	166	2,801	1987	\$251,722	\$75.12	\$91.17	\$103.02	13.0%	66.9%
Lakewood Grove	Tomball South	181	2,001	2000	\$230,057	\$72.95	\$87.75	\$95.88	5.4%	26.8%
Lakewood Hills	Tomball South	84	3,003	1997	\$230,057	\$59.48	\$74.97	\$85.88	14.6%	44.4%
Lakewood Oaks Estates	Cypress North	256	4,156	1997	\$414,096	\$90.60	\$97.83	\$99.04	1.2%	9.3%
Lakewood Oaks	Tomball South	203	2,480	1990	\$199,056	\$61.63	\$79.43	\$83.97	5.4%	36.2%
Lakewood Park	Tomball South	213	1,658	2010	\$143,538	\$69.21	\$85.05	\$90.08	8.1%	32.9%
Lakewood Trails	Cypress North	124	3,401	2001	\$255,430	n/a	\$80.20	\$80.00	-0.4%	n/a
Lakewood Village	Tomball South	94	2,400	1984	\$185,566	\$59.69	\$69.09	\$75.39	9.5%	63.7%
Lakewood West	Cypress North	86	1,975	1981	\$152,706	n/a	\$68.40	\$72.50	6.0%	n/a
Lancaster	Cypress South	576	1,305	n/a	\$89,967	\$40.99	\$72.12	\$77.78	7.8%	89.7%
Laurel Creek	NW Houston	314	2,596	1999	\$258,069	\$76.66	\$94.22	\$100.87	7.1%	31.6%
Laurel Oaks	1960/Cy Creek S	593	2,418	1998	\$142,628	\$43.13	\$54.15	\$61.29	13.2%	42.1%
Lexington Park	Spring East	54	2,113	2010	\$164,413	n/a	\$70.95	\$81.39	14.7%	n/a
Lexington Woods	Spring East	1,081	1,896	1982	\$128,434	\$52.19	\$73.14	\$79.34	7.9%	51.0%
Lexington Woods North	Spring East	412	1,864	1982	\$128,434	\$55.69	\$67.56	\$67.91	0.5%	21.9%
Lincoln City	NW Houston	842	1,152	1950	\$39,904	\$21.08	\$50.18	\$52.97	5.6%	15.3%
Lincoln Green East	1960/Cy Creek S	600	1,584	1981	\$97,711	\$30.33	\$57.68	\$62.44	8.3%	105.9%
Lincoln Green Estates	1960/Cy Creek S	251	1,698	1996	\$104,473	\$30.82	\$54.92	\$73.46	-33.8%	138.4%
Lincoln Green Place	1960/Cy Creek S	193	2,069	2002	\$120,886	\$34.29	\$55.06	\$55.02	-0.1%	60.5%
Linfield	Willowbrook S	124	2,134	2004	\$170,294	\$57.42	\$73.14	\$79.42	8.7%	51.0%
Londonderry	Spring/Klein	442	2,153	1983	\$159,211	\$47.85	\$72.66	\$80.25	10.4%	67.7%
Lone Oak Village	Cypress South	372	2,721	2005	\$205,312	\$60.22	\$78.23	\$82.26	5.2%	36.6%
Longwood Village	Cypress North	1,435	2,556	1997	\$273,232	\$83.83	\$98.01	\$108.33	10.5%	29.2%
Louetta Glen	Spring/Klein	167	2,511	2006	\$184,721	\$51.76	\$76.09	\$71.74	-5.7%	38.6%
Louetta Lakes	Spring/Klein	400	2,571	n/a	\$215,000	\$63.16	\$85.62	\$86.57	1.1%	37.1%
Luxury Wood	Spring/Klein	140	2,463	1977	\$140,320	\$48.20	\$69.23	\$74.20	7.2%	44.6%
Lynhurst Village	Champions Area	65	1,996	2008	\$166,000	n/a	\$75.31	\$93.94	14.8%	n/a

HOME PRICE SURVEY

West/Southwest Region from page N15

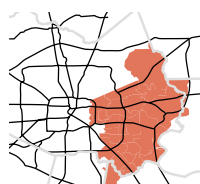
Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home value	Median price sq. ft. 2011	Median price sq. ft. 2014	Median price sq. ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015	Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home value	Median price sq. ft. 2011	Median price sq. ft. 2014	Median price sq. ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Northglen	Bear Creek S	1767	1,411	1981	\$96,675	\$43.27	\$66.55	\$74.41	11.8%	72.0%	Northglen	Bear Creek S	1767	1,411	1981	\$96,675	\$43.27	\$66.55	\$74.41	11.8%	72.0%
Nottingham	Memorial West	473	2,534	1965	\$251,620	\$181.53	\$251.62	\$250.41	-0.5%	37.9%	Nottingham	Memorial West	473	2,534	1965	\$251,620	\$181.53	\$251.62	\$250.41	-0.5%	37.9%
Nottingham Country	Katy SE	2,536	2,724	1981	\$274,302	\$73.34	\$99.41	\$104.91	5.5%	43.0%	Nottingham Country	Katy SE	2,536	2,724	1981	\$274,302	\$73.34	\$99.41	\$104.91	5.5%	43.0%
Nottinghamham	Memorial West	934	2,831	1967	\$568,647	\$140.78	\$208.62	\$207.63	-0.5%	47.5%	Nottinghamham	Memorial West	934	2,831	1967	\$568,647	\$140.78	\$208.62	\$207.63	-0.5%	47.5%
Oak Harbor	Memorial West	144	1,896	1965	\$412,000	\$136.12	\$215.99	\$237.83	10.1%	74.7%	Oak Harbor	Memorial West	144	1,896	1965	\$412,000	\$136.12	\$215.99	\$237.83	10.1%	74.7%
Oak Park Ridge	Mission Bend	223	2,360	2002	\$162,529	\$56.36	\$68.96	\$72.14	4.6%	28.0%	Oak Park Ridge	Mission Bend	223	2,360	2002	\$162,529	\$56.36	\$68.96	\$72.14	4.6%	28.0%
Oak Park Trails	Katy SE	891	2,538	2001	\$255,549	\$64.80	\$88.65	\$92.70	4.6%	43.1%	Oak Park Trails	Katy SE	891	2,538	2001	\$255,549	\$64.80	\$88.65	\$92.70	4.6%	43.1%
Oak Ridge Place	Katy North	435	3,133	2004	\$212,803	\$53.72	\$70.34	\$72.21	2.7%	34.4%	Oak Ridge Place	Katy North	435	3,133	2004	\$212,803	\$53.72	\$70.34	\$72.21	2.7%	34.4%
Oaks Of Parkway	Energy Corridor	78	4,390	1989	\$694,991	n/a	\$168.71	\$152.33	-9.7%	n/a	Oaks Of Parkway	Energy Corridor	78	4,390	1989	\$694,991	n/a	\$168.71	\$152.33	-9.7%	n/a
Oaks Wood Condo	Energy Corridor	961	1,534	1999	\$85,122	n/a	\$8.26	\$9.20	13.6%	n/a	Oaks Wood Condo	Energy Corridor	961	1,534	1999	\$85,122	n/a	\$8.26	\$9.20	13.6%	n/a
Oaks Woodlake Condo	Memorial West	n/a	1,033	1969	n/a	n/a	\$84.06	\$87.71	4.3%	n/a	Oaks Woodlake Condo	Memorial West	n/a	1,033	1969	n/a	n/a	\$84.06	\$87.71	4.3%	n/a
Olive Hill Court	Energy Corridor	57	2,716	2008	\$403,977	\$69.87	\$142.67	\$148.06	3.8%	64.7%	Olive Hill Court	Energy Corridor	57	2,716	2008	\$403,977	\$69.87	\$142.67	\$148.06	3.8%	64.7%
Olympia	Alief	136	2,088	1981	\$115,142	n/a	\$51.96	\$63.60	22.4%	n/a	Olympia	Alief	136	2,088	1981	\$115,142	n/a	\$51.96	\$63.60	22.4%	n/a
One Ashford Pl Condo	Energy Corridor	n/a	975	1983	\$66,420	n/a	\$71.99	\$82.82	11.6%	n/a	One Ashford Pl Condo	Energy Corridor	n/a	975	1983	\$66,420	n/a	\$71.99	\$82.82	11.6%	n/a
One Orleans Pl Condo	Tanglewilde	n/a	750	1979	\$52,764	\$48.02	\$73.35	\$78.42	6.9%	63.3%	One Orleans Pl Condo	Tanglewilde	n/a	750	1979	\$52,764	\$48.02	\$73.35	\$78.42	6.9%	63.3%
Outpost Estates	Spring Branch	245	1,862	1958	\$252,000	\$71.43	\$128.31	\$97.28	-24.2%	36.2%	Outpost Estates	Spring Branch	245	1,862	1958	\$252,000	\$71.43	\$128.31	\$97.28	-24.2%	36.2%
Oxford Court T/H	Sharpstown	101	1,332	1980	\$63,374	\$32.72	\$48.94	\$62.59	27.9%	91.3%	Oxford Court T/H	Sharpstown	101	1,332	1980	\$63,374	\$32.72	\$48.94	\$62.59	27.9%	91.3%
Park At Shady Villa	Spring Branch	89	2,464	2004	\$409,990	\$122.58	\$153.81	\$167.02	8.6%	36.3%	Park At Shady Villa	Spring Branch	89	2,464	2004	\$409,990	\$122.58	\$153.81	\$167.02	8.6%	36.3%
Park Harbor Estates	Katy North	150	2,797	2000	\$207,619	\$60.17	\$73.13	\$85.23	16.6%	41.6%	Park Harbor Estates	Katy North	150	2,797	2000	\$207,619	\$60.17	\$73.13	\$85.23	16.6%	41.6%
Park Meadows T/H U/R	Starford Area	88	1,816	1975	\$102,536	\$42.60	\$54.40	\$63.77	17.2%	49.7%	Park Meadows T/H U/R	Starford Area	88	1,816	1975	\$102,536	\$42.60	\$54.40	\$63.77	17.2%	49.7%
Park On Enclave	Energy Corridor	56	2,070	2000	\$320,265	\$107.76	\$153.51	\$159.86	4.1%	48.3%	Park On Enclave	Energy Corridor	56	2,070	2000	\$320,265	\$107.76	\$153.51	\$159.86	4.1%	48.3%
Parkway	Energy Corridor	91	1,632	1999	\$147,827	\$74.23	\$92.25	\$97.65	5.7%	21.8%	Parkway	Energy Corridor	91	1,632	1999	\$147,827	\$74.23	\$92.25	\$97.65	5.7%	21.8%
Parkway West	Starford Area	724	1,544	1972	\$108,501	\$46.98	\$67.51	\$72.00	16.6%	64.7%	Parkway West	Starford Area	724	1,544	1972	\$108,501	\$46.98	\$67.51	\$72.00	16.6%	64.7%
Parkway Village	Alief	515	2,242	1982	\$131,380	\$49.88	\$54.98	\$63.22	15.0%	26.7%	Parkway Village	Alief	515	2,242	1982	\$131,380	\$49.88	\$54.98	\$63.22	15.0%	26.7%
Parklake Village	Katy SE	108	4,609	2003	\$67,898	\$104.39	\$125.78	\$152.39	21.2%	46.0%	Parklake Village	Katy SE	108	4,609	2003	\$67,898	\$104.39	\$125.78	\$152.39	21.2%	46.0%
Parkridge	Alief	386	1,759	1981	\$120,643	\$58.32	\$65.38	\$81.83	25.2%	40.3%	Parkridge	Alief	386	1,759	1981	\$120,643	\$58.32	\$65.38	\$81.83	25.2%	40.3%
Parkway Villages	Energy Corridor	576	2,768	1997	\$500,191	\$127.45	\$180.78	\$186.59	3.2%	46.4%	Parkway Villages	Energy Corridor	576	2,768	1997	\$500,191	\$127.45	\$180.78	\$186.59	3.2%	46.4%
Parkway West	Katy North	258	1,160	1983	\$98,913	\$51.44	\$80.76	\$97.32	20.5%	89.2%	Parkway West	Katy North	258	1,160	1983	\$98,913	\$51.44	\$80.76	\$97.32	20.5%	89.2%
Parkwest T/H	Alief	74	1,664	2001	\$99,340	\$35.33	\$54.09	\$61.77	14.2%	74.9%	Parkwest T/H	Alief	74	1,664	2001	\$99,340	\$35.33	\$54.09	\$61.77	14.2%	74.9%
Part/Piney Point Place	Memorial West	n/a	858	2003	\$151,050	\$122.38	\$148.46	\$182.32	22.8%	49.0%	Part/Piney Point Place	Memorial West	n/a	858	2003	\$151,050	\$122.38	\$148.46	\$182.32	22.8%	49.0%
Pheasant Run	Alief	541	1,837	1981	\$129,415	\$50.85	\$65.92	\$64.79	-1.7%	27.4%	Pheasant Run	Alief	541	1,837	1981	\$129,415	\$50.85	\$65.92	\$64.79	-1.7%	27.4%
Pheasant Run Village	Alief	262	1,835	1983	\$118,390	\$50.12	\$65.14	\$63.12	-3.1%	25.9%	Pheasant Run Village	Alief	262	1,835	1983	\$118,390	\$50.12	\$65.14	\$63.12	-3.1%	25.9%
Pheasant Trace Village	Alief	346	2,120	1991	\$131,266	n/a	\$58.82	\$74.53	26.7%	n/a	Pheasant Trace Village	Alief	346	2,120	1991	\$131,266	n/a	\$58.82	\$74.53	26.7%	n/a
Pine Forest	Katy OldTowne	145	2,679	1981	\$276,376	\$84.23	\$104.78	\$105.27	0.5%	29.8%	Pine Forest	Katy OldTowne	145	2,679	1981	\$276,376	\$84.23	\$104.78	\$105.27	0.5%	29.8%
Pine Lakes	Energy Corridor	168	2,995	2007	\$78,891	\$68.61	\$90.78	\$94.26	20.1%	39.6%	Pine Lakes	Energy Corridor	168	2,995	2007	\$78,891	\$68.61	\$90.78	\$94.26	20.1%	39.6%
Pine Lakes	Katy OldTowne	163	2,229	2005	\$221,096	\$69.06	\$96.52	\$107.93	11.8%	56.3%	Pine Lakes	Katy OldTowne	163	2,229	2005	\$221,096	\$69.06	\$96.52	\$107.93	11.8%	56.3%
Pine Terrace	Spring Branch	386	1,271	1951	\$243,921	n/a	\$153.57	\$178.38	16.2%	n/a	Pine Terrace	Spring Branch	386	1,271	1951	\$243,921	n/a	\$153.57	\$178.38	16.2%	n/a
Pines	Katy SE	54	1,480	2010	\$167,561	n/a	\$117.13	\$133.58	14.0%	n/a	Pines	Katy SE	54	1,480	2010	\$167,561	n/a	\$117.13	\$133.58	14.0%	n/a
Pines Condo	Memorial West	n/a	1,246	1969	\$170,062	\$80.53	\$145.38	\$168.54	15.9%	109.3%	Pines Condo	Memorial West	n/a	1,246	1969	\$170,062	\$80.53	\$145.38	\$168.54	15.9%	109.3%
Piping Rock Place T/H	Energy Corridor	22	2,208	2006	\$263,042	n/a	\$142.76	\$150.44	5.4%	n/a	Piping Rock Place T/H	Energy Corridor	22	2,208	2006	\$263,042	n/a	\$142.76	\$150.44	5.4%	n/a
Plantation Lakes	Bear Creek S	1,065	1,956	2007	\$147,387	\$49.82	\$77.03	\$79.79	3.6%	60.1%	Plantation Lakes	Bear Creek S	1,065	1,956	2007	\$147,387	\$49.82	\$77.03	\$79.79	3.6%	60.1%
Post Oak Green	Spring Branch	14	3,698	2012	\$72,999	\$165.26	\$185.39	\$196.44	6.0%	18.9%	Post Oak Green	Spring Branch	14	3,698	2012	\$72,999	\$165.26	\$185.39	\$196.44	6.0%	18.9%
Preserve/Highland Glen	Pearland	231	2,690	2013	\$264,820	n/a	\$92.53	\$108.16	16.9%	n/a	Preserve/Highland Glen	Pearland	231	2,690	2013	\$264,820	n/a	\$92.53	\$108.16	16.9%	n/a
Raintree Place	Briar Hollow	79	2,974	1978	\$582,027	n/a	\$186.59	\$183.08	-1.9%	n/a	Raintree Place	Briar Hollow	79	2,974	1978	\$582,027	n/a	\$186.59	\$183.08	-1.9%	n/a
Raintree Village	Katy North	1347	1,877	2001	\$150,287	\$53.35	\$80.24	\$85.02	6.0%	59.4%	Raintree Village	Katy North	1347	1,877	2001	\$150,287	\$53.35	\$80.24	\$85.02	6.0%	59.4%
Reflections Condo	Energy Corridor	190	2,633	1982	\$290,532	\$88.83	\$117.55	\$135.34	15.1%	52.4%	Reflections Condo	Energy Corridor	190	2,633	1982	\$290,532	\$88.83	\$117.55	\$135.34	15.1%	52.4%
Regency Court T/H	Sharpstown	n/a	1,470	1982	\$95,103	\$49.40	\$59.86	\$72.11	20.5%	46.0%	Regency Court T/H	Sharpstown	n/a	1,470	1982	\$95,103	\$49.40	\$59.86	\$72.11	20.5%	46.0%
Riceland Terrace	Katy OldTowne	68	1,967	1977	\$205,007	\$78.20	\$91.88	\$128.74	40.1%	64.6%	Riceland Terrace	Katy OldTowne	68	1,967	1977	\$205,007	\$78.20	\$91.88	\$128.74	40.1%	64.6%
Ricewood Village	Bear Creek S	725	2,500	2009	\$165,478	\$46.21	\$68.76	\$71.34	3.8%	54.4%	Ricewood Village	Bear Creek S	725	2,500	2009	\$165,478	\$46.21	\$68.76	\$71.34	3.8%	54.4%
Ridgecrest	Memorial Vill.	621	1,407	1952	\$157,411	\$54.27	\$96.69	\$117.73	21.8%	116.9%	Ridgecrest	Memorial Vill.	621	1,407	1952	\$157,411	\$54.27	\$96.69	\$117.73	21.8%	116.9%
Ridgeley Place	Memorial Vill.	70	3,596	1968	\$903,355	n/a	\$357.89	\$329.06	-8.1%	n/a	Ridgeley Place	Memorial Vill.	70	3,596	1968	\$903,355	n/a	\$357.89	\$329.06	-8.1%	n/a
Ridgemont	Missouri City	228	1,348	n/a	\$90,459	\$37.16	\$57.18	\$70.35	2												

HOME PRICE SURVEY

West/Southwest from page N16

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq. ft. 2011	Median price sq. ft. 2014	Median price sq. ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Williamschase	Katy North	255	2,100	1994	\$153,380	\$50.35	\$74.34	\$78.71	5.9%	56.3%
Windmill Villas	Alhambra	70	1,627	2006	\$129,074	\$47.58	\$98.78	\$98.78	14.4%	62.4%
Windsong	Bear Creek S	1134	1,722	1985	\$193,223	\$50.18	\$72.02	\$81.49	13.1%	62.4%
Windsong Park	Katy SE	166	2,199	2005	\$137,229	n/a	\$64.35	\$75.94	18.0%	n/a
Windsor Park Estates	Bear Creek S	120	4,351	1992	\$76,262	\$108.48	\$162.29	\$166.85	2.8%	53.8%
Windsor Park Lakes	Katy SE	345	4,417	2005	\$820,000	\$149.25	\$194.27	\$188.22	-3.1%	26.1%
Winstone Colony	Bear Creek S	1,079	2,041	2004	\$155,676	\$52.63	\$75.52	\$83.92	11.1%	59.5%
Windwater VII-Regency	Sharpstown	101	2,300	2000	\$254,125	\$160.89	\$116.24	\$171.65	4.7%	45.2%
Wingate	Mission Bend	41	1,634	1980	\$74,603	\$22.97	\$63.57	\$75.20	20.3%	132.0%
Woodbend Village	Spring Branch	39	1,460	2006	\$257,554	\$166.47	\$166.44	\$171.35	3.0%	47.1%
Woodchase VII. Condo	Westchase	n/a	1,080	1979	\$63,882	n/a	\$55.56	\$60.19	8.3%	n/a
Woodhollow T/H/R/P	Biartogrove Pk	37	2,217	1979	\$310,000	\$96.93	\$143.88	\$158.78	10.4%	63.8%
Woodlake Forest	Memorial West	393	2,464	1979	\$362,000	\$116.96	\$152.39	\$154.37	1.3%	32.0%
Woodlake T/H	Memorial West	109	2,006	1973	\$235,862	n/a	\$137.50	\$136.60	-0.7%	n/a
Woods At Hudson	Mission Bend	41	1,634	1980	\$370,060	\$182.45	\$191.65	\$184.58	-3.7%	39.4%
Woods Of Lakeside	Energy Corridor	88	3,137	1982	\$498,407	n/a	\$153.99	\$158.33	2.8%	n/a
Woods On Memorial	Memorial West	n/a	1,904	1976	\$254,208	\$85.02	\$133.21	\$116.50	-12.5%	37.0%
Woodstone	Memorial West	209	2,688	1979	\$572,000	\$143.27	\$215.22	\$190.94	-11.3%	33.3%
Woodway Crescent	Biartogrove	47	3,283	1998	\$720,447	n/a	\$225.94	\$226.37	4.8%	n/a
Yorktown Villas	Bear Creek S	97	1,732	2005	\$118,935	\$45.30	\$69.70	\$73.45	5.4%	62.1%

Harris County East/SE region



Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq. ft. 2011	Median price sq. ft. 2014	Median price sq. ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Allenbrook	Baytown	255	1,603	1978	\$112,920	\$38.00	\$64.24	\$77.37	20.4%	103.6%
Apache Mdw	Baytown	58	1,843	2011	\$109,701	n/a	\$66.43	\$94.70	42.6%	n/a
Arland Gardens	Clear Lake Area	408	2,183	2007	\$245,712	\$25.32	\$42.02	\$25.68	-4.8%	-21.8%
Armandville Twnhms	Clear Lake Area	46	2,810	2006	\$285,000	n/a	\$97.38	\$116.29	20.9%	n/a
Ashley Pointe	Southwest	41	3,652	2007	\$285,011	\$68.74	\$70.11	\$90.64	23.9%	31.9%
Atkinson Twnhms	Southwest	35	1,462	2007	\$104,512	n/a	\$70.85	\$76.75	8.3%	n/a
Bar Harbor Cove	Clear Lake Area	238	2,610	1978	\$215,361	\$94.87	\$86.77	\$106.35	22.6%	12.1%
Battleground Estates	Lomax Area	185	1,358	1987	\$107,121	\$84.18	\$73.72	\$89.50	21.4%	6.3%
Bay Forest	Clear Lake Area	836	2,192	1995	\$232,999	\$55.88	\$72.57	\$119.58	63.9%	117.6%
Bay Front To La Porte	La Porte Area	527	1,965	1970	\$80,387	\$38.94	\$65.03	\$64.63	-0.6%	66.0%
Bay Glen	Clear Lake Area	1,389	2,017	1988	\$179,961	\$78.52	\$89.21	\$97.92	9.8%	24.7%
Bay Knoll	Clear Lake Area	669	2,454	1989	\$207,351	\$75.49	\$84.38	\$97.40	15.4%	29.0%
Bay Oaks	Clear Lake Area	446	3,385	n/a	\$380,955	\$102.56	\$112.56	\$109.20	-2.5%	7.0%
Bay Oaks (Clear Lake)	Clear Lake Area	704	4,211	1997	\$540,000	\$121.55	\$135.10	\$130.24	-3.6%	7.1%
Bay Points	Clear Lake Area	561	1,921	1995	\$210,000	\$35.26	\$131.27	\$126.28	4.9%	24.7%
Bay River Colony	Baytown	258	2,220	2011	\$155,473	\$51.82	\$75.47	\$74.43	-1.3%	36.1%
Baybrook	Clear Lake Area	562	1,978	1990	\$144,116	\$60.27	\$72.12	\$83.81	16.2%	19.1%
Baybrook Condo	Clear Lake Area	n/a	636	1980	\$31,317	n/a	\$49.82	\$51.02	2.4%	n/a
Baybrook Place	Clear Lake Area	146	2,133	2003	\$139,156	\$42.60	\$61.32	\$79.33	29.4%	86.2%
Bayfront Towers Condo	Clear Lake Area	n/a	1,060	1978	\$142,914	n/a	\$122.11	\$146.73	19.6%	32.1%
Bayou Bend	Clear Lake Area	182	1,814	1989	\$152,598	\$60.04	\$73.02	\$73.12	-0.1%	17.7%
Bayou Forest	La Porte Area	54	1,887	1996	\$210,000	\$98.88	\$98.88	\$92.71	-6.2%	39.4%
Bayshore T/H Condo	Pasadena	n/a	812	1969	n/a	\$35.28	\$43.10	\$51.73	20.0%	46.6%
Bayside Terrace	La Porte Area	130	1,698	1963	\$112,384	\$39.04	\$84.59	\$73.89	-12.6%	89.3%
Baywind Condo	Clear Lake Area	n/a	904	n/a	\$40,599	\$40.93	\$46.46	\$57.25	23.2%	39.9%
Baywood Oaks	Pasadena	283	2,547	1995	\$241,155	\$64.85	\$100.08	\$92.03	-8.0%	41.9%
Baywood Oaks Village	Pasadena	242	1,968	n/a	\$218,046	\$70.07	\$88.78	\$96.24	8.4%	37.3%
Baywood Oaks West	Pasadena	379	2,196	2003	\$177,447	\$72.86	\$82.77	\$82.77	0.0%	18.2%
Baywood Shadown	Pasadena	231	2,588	1983	\$177,147	\$80.82	\$100.47	\$101.29	0.8%	22.2%
Beaumont Place	North Channel	640	1,210	1966	\$41,611	\$40.35	\$52.10	\$55.54	10.5%	42.6%
Bennett Estates	Pasadena	694	1,259	1959	\$84,264	\$41.31	\$62.59	\$71.43	14.1%	72.9%
Berkshire Village	Pasadena	478	1,416	1955	\$93,816	\$41.21	\$66.74	\$69.41	4.0%	68.4%
Beverly Hills	Southwest	956	1,311	1961	\$85,864	\$45.95	\$56.54	\$73.71	31.0%	60.4%
Birnam Woods	North Channel	106	1,040	1960	\$81,299	\$61.29	\$62.99	\$68.69	8.6%	43.5%
Bliss Meadows	Pasadena	192	1,577	1977	\$132,614	\$71.44	\$66.41	\$83.03	25.0%	16.2%
Bowie	Pasadena	159	1,752	1964	\$108,858	\$50.65	\$66.20	\$66.22	4.8%	30.7%
Bowling Green	Pasadena	193	1,444	1972	\$118,169	\$63.09	\$78.19	\$80.68	3.2%	27.9%
Brillcreek Of Baytown	Baytown	167	1,448	1984	\$101,908	\$44.89	\$67.07	\$83.94	25.2%	87.0%
Bridgegate	Southwest	609	2,040	2000	\$144,523	\$53.50	\$66.95	\$75.36	12.6%	40.9%
Britton Cravens	Baytown	395	1,958	1948	\$59,767	\$22.20	\$57.69	\$47.03	-16.9%	46.1%
Brook Forest	Clear Lake Area	940	2,551	1977	\$206,909	\$77.83	\$83.17	\$92.86	11.7%	19.3%
Brookgreen	La Porte Area	610	1,648	1981	\$119,539	\$64.51	\$71.70	\$86.47	20.6%	34.0%
Brookwood	Clear Lake Area	904	3,092	1991	\$306,569	\$86.86	\$97.89	\$102.32	4.5%	17.8%
Browning	Pasadena	157	1,875	1976	\$159,373	n/a	\$93.59	\$102.75	14.1%	39.4%
Burke Meadow	Pasadena	376	1,279	1975	\$156,397	\$80.94	\$86.58	\$96.62	7.0%	14.4%
Burn Smith Tr 314 330 33E & 33W	Baytown	93	1,932	1981	\$73,611	\$62.64	\$72.32	\$76.28	5.3%	17.7%
Camino Park	Webster	17	2,081	1993	\$141,499	n/a	\$68.56	\$72.12	5.2%	n/a
Caminio South	Clear Lake Area	870	1,700	1969	\$136,332	\$69.46	\$79.62	\$89.45	12.4%	28.8%
Carpenters Landing	North Channel	371	1,801	2009	\$140,032	\$79.50	\$81.20	\$86.02	5.9%	8.2%
Cary Creek Estates	Baytown	78	1,510	2007	\$99,364	\$48.93	\$61.41	\$60.02	-2.3%	22.7%
Cedar Bayou Park West	Baytown	101	1,942	1970	\$156,681	n/a	\$72.25	\$83.28	14.0%	125.3%
Channelwood	North Channel	101	1,841	1981	\$129,611	\$61.41	\$62.42	\$62.42	0.0%	29.0%
Chaparral Village	Baytown	486	1,558	1976	\$99,764	\$47.68	\$62.50	\$69.75	11.6%	46.3%
Chatwood Place	NE Houston	922	1,174	1955	\$45,784	\$22.64	\$41.88	\$59.28	41.6%	161.8%
Christian Smith Abs	Baytown	123	1,584	1963	\$101,252	\$54.66	\$85.25	\$80.47	-5.6%	47.2%
Clairmont Place	NE Houston	302	1,130	1950	\$32,074	\$20.68	\$30.22	\$29.32	-3.0%	41.8%
Clear Brook Crossing	Southwest	649	2,121	2002	\$159,362	\$58.74	\$79.36	\$86.13	8.5%	46.6%
Clear Brook Landing	Southwest	192	1,932	2005	\$129,627	\$71.81	\$82.42	\$82.42	0.0%	43.5%
Clear Lake City	Clear Lake Area	1140	1,991	1965	\$151,822	\$58.03	\$76.76	\$83.05	8.2%	43.1%
Clear Lake City Core B	Clear Lake Area	128	2,159	1966	\$155,776	\$67.69	\$79.96	\$78.26	-2.1%	15.6%
Clear Lake City Core D	Clear Lake Area	353	1,685	1968	\$132,719	\$69.65	\$76.53	\$87.21	14.0%	25.2%
Clear Lake Forest	Clear Lake Area	800	2,530	1972	\$207,080	\$67.91	\$81.66	\$90.91	11.3%	33.9%
Clearview Village	Southwest	477	1,885	2009	\$169,143	\$73.03	\$88.21	\$94.19	6.8%	29.0%
Clearwood Crossing	Southwest	701	1,904	2006	\$165,034	\$61.41	\$82.78	\$76.85	-7.2%	21.5%
Clearwood Landing	Southwest	101	1,884	2009	\$157,925	n/a	\$92.78	\$76.85	-17.2%	n/a
Clearwood Xing South	Southwest	125	1,951	2012	\$160,600	n/a	\$92.37	\$91.84	-0.6%	n/a
Clover Leaf	North Channel	1,880	1,091	n/a	\$49,147	\$26.79	\$68.84	\$42.86	-37.7%	60.0%
College Park	Deer Park	526	1,622	1967	\$123,543	\$65.92	\$79.61	\$81.37	2.5%	23.4%
College Place	Southwest	359	2,003	2007	\$178,746	\$77.36	\$87.87	\$101.48	17.9%	31.2%
Concord Trace	Deer Park	126	1,795	1975	\$135,581	\$66.30	\$73.00	\$81.69	11.6%	41.1%
Country Briar	Pasadena	472	1,922	1981	\$165,292	\$69.93	\$91.39	\$87.60	-4.3%	24.7%
Country Club Cove	Pasadena	186	2,259	2002	\$165,854	\$63.39	\$72.58	\$83.67	12.4%	24.7%
Country Club Oaks	Baytown	273	2,299	2005	\$151,059	\$56.39	\$65.91	\$81.27	23.3%	44.1%
Country Club Manor	Baytown	660	2,435	1978	\$153,991	\$47.87	\$61.22	\$70.39	15.0%	47.0%
Country Terrace	Baytown	239	1,378	1982	\$91,736	\$37.50	\$65.92	\$73.67	11.7%	96.4%
Creekmont	La Porte Area	476	1,588	1972	\$129,627	\$60.03	\$72.47	\$81.06	11.6%	49.2%
Creekside Estates	Baytown	193	1,584	1985	\$108,000	\$73.61	\$78.41	\$78.91	0.6%	41.0%
Crestwood - (Deer Park)	Deer Park	116	2,208	2006	\$196,538	\$79.58	\$88.89	\$87.14	-2.0%	9.5%
Crockett Park	Baytown	125	2,348	2007	\$148,739	\$46.68	\$67.21	\$76.21	9.7%	44.0%
Crosby Village	Crosby Area	126	1,668	2008	\$131,459	\$56.60	\$75.83	\$89.58	18.1%	58.3%
Danubian Acres	Crosby Area	149	1,763	1950	\$98,935	\$49.15	\$52.19	\$62.02	18.8%	26.2%
Deepwater	Pasadena	368	1,111	1960	\$47,649	\$34.26	\$60.34	\$99.37	64.7%	187.6%
Deer Creek Terrace	Pasadena	296	1,407	1954	\$101,811	\$47.77	\$84.73	\$88.29	4.2%	47.8%
Deer Creek	Pasadena	133	1,807	2005	\$129,712	\$53.88	\$80.88	\$85.50	5.2%	58.7%
Deer Meadows	Deer Park	405	1,888	1975	\$136,690	\$60.22	\$78.15	\$80.59	3.1%	33.8%
Deer Park	Deer Park	135	1,252	1960	\$95,818	n/a	\$76.08	\$78.87	3.7%	n/a
Deer Park Gardens	Deer Park	105	1,799	1971	\$131,785	\$65.94	\$70.47	\$82.48	17.0%	25.1%
Deer Park Manor	Deer Park	103	1,484	1968	\$117,980	n/a	\$67.42	\$98.70	46.0%	n/a
Deer Park Outlets	Deer Park	168	1,607	1981	\$126,439	\$61.41	\$65.07	\$72.12	10.4%	14.3%
Deer Park Terrace	Deer Park	175	1,244	1955	\$89,431	n/a	\$64.52	\$75.28	16.7%	n/a
Durham Park										

HOME PRICE SURVEY

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Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Northwood Estates	Other	199	2,927	2005	\$347,270	\$107.57	\$119.26	\$126.78	6.3%	17.9%
Oak Bend Estates	Alvin South	61	1,796	1965	\$116,870	n/a	\$65.52	\$104.56	56.6%	n/a
Oak Forest	Other	34	2,238	1980	\$157,325	\$71.46	\$83.27	\$91.21	9.5%	27.6%
Oak Manor Estates	Alvin South	99	1,816	1977	\$137,560	n/a	\$81.84	\$88.87	8.6%	n/a
Oakbrook	Pearland	332	2,343	1993	\$173,200	\$60.59	\$87.40	\$92.32	5.6%	52.4%
Oakbrook Estates	Pearland	552	2,223	2004	\$183,460	\$76.69	\$85.76	\$93.57	9.1%	22.0%
Palm Crest	Alvin North	47	2,755	2005	\$242,640	n/a	\$90.23	\$95.28	5.6%	n/a
Park Village Estates	Pearland	362	1,630	1997	\$158,255	\$72.00	\$83.59	\$89.45	7.1%	23.9%
Parks At Walnut Bend	Pearland	250	2,097	2004	\$177,440	\$72.01	\$85.42	\$89.39	4.6%	24.1%
Parkview	Pearland	350	1,708	1983	\$134,545	\$72.01	\$81.71	\$88.84	8.7%	22.7%
Parkwood Terrace	Other	325	1,351	1956	\$101,160	\$61.76	\$77.88	\$82.86	6.4%	34.2%
Pearland	Pearland	364	1,142	1960	\$82,575	\$47.91	\$66.24	\$84.57	27.7%	76.5%
Pearland Farms	Pearland	77	2,790	2006	\$224,410	\$73.17	\$89.59	\$92.05	2.7%	25.8%
Pearland Park Estates	Pearland	136	1,630	1997	\$128,288	\$72.00	\$83.59	\$89.45	7.1%	23.9%
Pecan Lake Estates	Other	218	2,197	1989	\$193,255	\$84.62	\$90.23	\$103.66	14.9%	22.5%
Pine Hollow	Pearland	456	3,077	2000	\$224,540	\$67.66	\$77.44	\$84.42	9.0%	24.8%
Pine Hollow Estates	Pearland	63	3,494	2000	\$373,160	\$88.94	\$123.26	\$108.93	-11.6%	22.5%
Plantation Oaks	Other	151	1,569	1979	\$117,600	\$74.05	\$88.73	\$82.72	-6.8%	11.7%
Plantation Oaks	Other	162	1,569	1995	\$238,560	\$85.69	\$90.51	\$92.54	2.2%	8.0%
Plantation Village	Pearland	460	1,630	1991	\$127,440	\$69.84	\$81.66	\$89.69	8.6%	31.9%
Rancho Isabella	Other	460	1,504	1984	\$122,130	\$72.45	\$79.76	\$95.57	19.8%	39.9%
Remington Community	Alvin South	46	1,751	2002	\$136,340	n/a	\$88.51	\$89.15	0.7%	n/a
River Mist	Pearland	246	1,854	2001	\$137,080	\$72.95	\$81.66	\$83.47	2.2%	14.4%
Riverwalk	Pearland	124	1,733	1988	\$117,995	\$72.95	\$95.15	\$98.37	3.4%	30.5%
Rodeo Palms										
Palm Court	Alvin North	138	2,218	2007	\$164,555	\$47.57	\$77.21	\$78.73	2.0%	65.5%
Palm Lakes	Alvin North	118	3,176	2006	\$202,450	\$84.44	\$73.99	\$78.48	6.1%	62.0%
Palm Shore	Alvin North	246	1,879	2007	\$137,140	\$55.09	\$79.25	\$94.29	19.0%	71.2%
Palm Villas	Alvin North	140	2,276	2006	\$168,860	\$48.34	\$73.09	\$83.14	13.8%	72.0%
The Colony	Alvin North	294	1,842	2008	\$141,570	\$73.89	\$84.40	\$93.48	10.8%	26.5%
Royal Ridge	Other	12	1,581	1976	\$112,965	n/a	\$72.92	\$93.83	28.7%	n/a
Savannah Bend	Alvin North	273	2,822	2013	\$232,830	\$79.33	\$84.53	\$92.62	6.4%	23.1%
Savannah Cove	Alvin South	130	2,999	2010	\$231,610	\$77.02	\$76.46	\$85.43	11.7%	10.9%
Savannah Landing	Alvin North	147	3,808	2006	\$267,920	\$62.97	\$86.94	\$78.40	-9.8%	24.5%
Savannah Meadows	Alvin North	599	2,802	2006	\$160,020	\$65.01	\$85.85	\$87.42	6.8%	34.5%
Savannah Plantation	Alvin North	90	2,789	2003	\$188,900	n/a	\$85.71	\$96.13	12.2%	n/a
Savannah Ridge	Alvin North	228	2,332	2003	\$161,960	\$61.58	\$78.13	\$80.01	2.4%	29.9%
Savannah Trace	Alvin North	231	2,303	2005	\$220,240	\$47.68	\$73.44	\$78.46	6.6%	57.0%
Sawyer's Pond	Pearland	216	2,303	2002	\$235,940	\$67.02	\$87.07	\$101.15	16.5%	23.0%
Scuffedfield	Pearland	113	3,146	2000	\$287,080	\$75.64	\$91.49	\$93.34	2.0%	23.4%
Scotfield At Silverlake	Pearland	387	2,052	1999	\$173,110	\$78.75	\$92.96	\$102.92	10.7%	30.7%
Sedona Lakes	Alvin North	435	3,607	2002	\$337,990	\$91.39	\$103.75	\$108.20	4.3%	18.4%
Shadow Creek Ranch	Pearland	4,474	2,825	2015	\$239,365	\$75.43	\$89.18	\$97.94	9.8%	29.8%
Shady Acres	Other	77	1,828	1965	\$128,500	n/a	\$60.99	\$68.18	9.9%	29.5%
Shadybrook	Pearland	142	1,828	1965	\$149,665	\$69.86	\$75.99	\$81.66	7.5%	36.7%
Shywood	Other	318	1,782	1984	\$145,415	\$77.59	\$90.56	\$90.68	-1.0%	16.9%
Silvercreek	Pearland	746	3,058	n/a	\$298,525	\$83.51	\$99.10	\$108.27	9.3%	29.7%
Silverlake										
Ashford Cove	Pearland	110	2,398	1997	\$198,005	\$75.13	\$86.81	\$102.57	18.1%	36.5%
Creekstone	Pearland	88	3,146	2002	\$292,690	\$72.48	\$93.13	\$103.73	11.4%	38.0%
Creekstone	Pearland	88	3,146	2002	\$292,690	\$72.48	\$93.13	\$103.73	11.4%	38.0%
Fairway Village	Pearland	247	2,409	1998	\$205,000	\$71.31	\$90.97	\$97.82	7.5%	37.2%
Fieldstone Village	Pearland	253	2,690	2001	\$229,380	\$75.49	\$89.12	\$98.30	10.3%	30.2%
Lakepointe	Pearland	142	3,593	1996	\$362,415	\$82.00	\$98.88	\$96.06	-2.8%	17.2%
Parkside	Pearland	89	3,000	1995	\$259,300	\$80.97	\$81.24	\$100.41	23.6%	24.0%
Springbrook	Pearland	179	3,595	2002	\$320,600	\$72.69	\$97.95	\$101.57	3.7%	39.7%
Stonebridge	Pearland	295	2,409	2003	\$304,000	\$103.53	\$97.46	\$102.68	4.9%	29.9%
The Gardens	Pearland	83	2,498	n/a	\$218,260	\$71.67	\$98.49	\$106.13	7.8%	48.1%
Windfield	Pearland	63	1,822	1997	\$180,960	\$89.20	\$85.60	\$105.10	22.8%	17.8%
Woodend	Pearland	163	3,546	1999	\$342,900	\$79.18	\$94.91	\$101.84	7.5%	28.6%
Silverlake Townhomes	Pearland	57	2,041	2004	\$193,400	\$80.87	\$99.91	\$107.64	7.7%	33.1%
Sleepy Hollow	Other	90	1,907	1966	\$136,250	n/a	\$65.25	\$50.38	-22.8%	n/a
Sleepy Hollow	Other	65	1,907	1977	\$173,730	\$79.02	\$91.26	\$92.02	0.8%	35.5%
Somerset Place	Alvin South	161	1,624	1979	\$114,630	\$54.10	\$81.91	\$91.64	11.9%	69.4%
South Country	Alvin North	91	1,848	2003	\$97,510	\$30.43	\$36.65	\$77.57	111.7%	154.9%
South Hampton	Pearland	178	2,278	2001	\$165,405	\$55.03	\$87.87	\$87.86	0.0%	59.6%
South Park	Other	275	1,798	1966	\$135,360	\$51.70	\$77.93	\$84.17	8.0%	62.8%
Southdown S/D	Pearland	1,500	1,910	n/a	\$153,740	\$65.43	\$84.27	\$98.31	16.7%	50.2%
Southern Trails	Pearland	360	2,409	2000	\$184,640	\$64.60	\$84.68	\$91.74	7.4%	23.7%
Southern Trails West	Pearland	352	2,335	2010	\$214,610	\$83.89	\$99.35	\$97.95	-1.4%	16.8%
Southfork	Alvin North	811	2,808	2009	\$219,940	\$64.19	\$84.98	\$91.32	7.5%	42.3%
Southgate	Pearland	442	3,088	2006	\$240,820	\$71.45	\$83.12	\$91.06	9.5%	27.4%
Southway	Pearland	1,663	2,240	1994	\$167,030	\$68.97	\$82.21	\$90.64	10.2%	31.4%
Spring Meadow Sub	Pearland	138	2,399	2013	\$165,605	\$66.76	\$83.04	\$87.84	5.8%	31.6%
Springfield	Pearland	300	2,006	1990	\$147,415	\$57.79	\$71.91	\$82.47	10.1%	42.7%
Sterling Lks-Iowa Colony	Alvin North	1,044	2,087	2012	\$154,240	\$84.77	\$86.56	\$91.62	5.8%	8.1%
Stonebridge	Pearland	225	3,970	2010	\$318,880	\$76.10	\$85.51	\$88.80	3.8%	16.7%
Stonebridge Ranch	Other	47	1,790	2006	\$133,550	\$75.03	\$91.74	\$105.58	15.1%	40.7%
Suncrest Lakes	Other	10	3,216	2004	\$337,690	n/a	\$111.09	\$104.09	-6.3%	n/a
Sunrise Lakes	Pearland	702	2,731	2002	\$206,000	\$68.82	\$81.28	\$89.23	9.8%	29.7%
Sunset Lakes	Pearland	226	2,350	1999	\$190,700	\$73.63	\$86.08	\$91.84	6.7%	21.6%
Sunset Meadows-Nasawood	Pearland	261	2,477	1990	\$175,470	\$66.82	\$82.82	\$83.69	1.1%	21.6%
Surfside	Other	290	880	1965	\$104,010	\$100.69	\$140.81	\$120.53	-12.5%	19.7%
Surfside Shores	Other	121	1,173	1980	\$109,950	\$133.57	\$139.63	\$176.23	26.2%	31.9%
Surfside Townsite	Other	113	1,080	1965	\$157,440	\$166.67	\$177.94	\$189.86	6.7%	13.9%
Tanglewood	Other	430	1,877	1980	\$174,540	\$79.95	\$85.17	\$93.36	9.6%	16.8%
The Lakes Countryplace	Pearland	486	2,968	n/a	\$246,310	\$72.77	\$94.01	\$97.45	3.7%	33.9%
The Lakes Highland Glen	Pearland	834	2,489	2006	\$241,690	\$79.89	\$89.79	\$98.36	9.5%	23.1%
The Villages Mary's Crk	Pearland	292	3,458	2007	\$316,625	\$177.89	\$103.92	\$99.08	-4.7%	27.2%
Timbercreek	Other	219	3,325	1991	\$341,950	\$95.98	\$114.24	\$121.72	6.5%	26.8%
Towne Lake Estates	Pearland	213	3,159	2004	\$246,750	\$67.26	\$78.61	\$83.11	5.7%	23.6%
Treasure Island	Treasure Island	324	1,294	1985	\$188,755	\$179.07	\$196.79	\$188.97	-4.0%	5.5%
Twin Creek Woods	Pearland	131	1,755	1994	\$140,780	\$66.72	\$76.39	\$91.52	21.1%	47.9%
Twin Lakes	Pearland	129	2,609	2006	\$167,290	\$71.57	\$86.73	\$92.46	6.2%	32.5%
Velasco	Other	994	1,205	1954	\$51,415	\$28.67	\$44.02	\$38.30	-13.0%	33.6%
Village Grove	Pearland	261	2,276	2008	\$184,270	\$68.84	\$87.90	\$89.40	1.7%	29.9%
Village Trace	Alvin North	149	1,185	1996	\$67,890	n/a	\$84.55	\$97.79	15.7%	n/a
Villages Edgewater Est	Pearland	426	2,949	2000	\$228,295	\$72.08	\$86.76	\$95.27	9.8%	32.2%
Waterbury Estates	Pearland	100	4,028	2000	\$369,660	\$99.82	\$111.09	\$116.62	0.5%	11.8%
West Friendswood	Pearland	301	2,750	2003	\$243,240	\$80.83	\$92.46	\$103.02	6.5%	26.9%
West Oaks	Pearland	387	2,750	1998	\$211,150	\$70.91	\$79.47	\$88.07	10.8%	24.2%
West Oaks Village	Pearland	457	2,279	2000	\$173,600	\$69.93	\$82.58	\$91.40	10.7%	34.6%
Westchester Estates	Alvin South	114	1,661	1976	\$67,630	\$60.63	\$80.66	\$86.82	7.6%	32.1%
Westglen	Alvin South	123	1,617	1992	\$132,000	\$75.33	\$84.33	\$102.96	22.1%	36.7%
Westwood Village	Pearland	283	2,256	1992	\$153,000	\$63.78	\$78.98	\$77.54	-1.8%	21.6%
Willow Lake Estates	Pearland	106	2,075	1992	\$138,580	\$75.89	\$89.17	\$99.70	12.0%	33.7%
Willowcrest	Pearland	269	1,523	1969	\$121,480	\$64.43	\$86.64	\$78.58	-9.3%	22.0%
Willowick	Pearland	222	1,946	1992	\$138,070	\$63.65	\$74.51	\$83.52	12.1%	31.2%
Woodland	Pearland	478	1,728	1978	\$138,520	\$70.57	\$89.19	\$103.37	18.6%	46.5%
Woodland Park	Other	119	1,577	1981	\$125,200	n/a	\$80.25	\$91.79	14.2%	n/a
Yaupon Place	Other	152	2,272	1988	\$194,915	n/a	\$82.63	\$100.37	21.5%	n/a

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Fairways At Kelliwood	Katy SE	89	2,205	1998	\$260,730	\$94.77	\$124.50	\$123.26	-1.0%	30.9%
Katy Landing	Katy SW	613	2,401	1999	\$240,980	\$80.98	\$103.85	\$105.		

HOME PRICE SURVEY

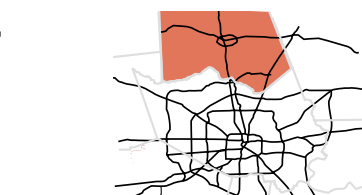
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Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Sugar Grove	Sugar Land N.	396	2,251	n/a	\$172,790	\$59.34	\$84.41	\$87.53	3.7%	47.5%
Sugar Lakes	Sugar Land S.	446	2,275	1987	\$379,700	\$92.05	\$111.95	\$138.04	23.3%	50.0%
Sugarland	Sugar Land N.	161	1,961	2005	\$185,450	\$67.10	\$82.20	\$87.20	2.9%	29.2%
Sugarmill	Sugar Land N.	1,044	2,423	1984	\$255,120	\$84.72	\$102.38	\$109.21	6.7%	28.9%
Sugarwood R/P	Sugar Land E.	264	3,098	1982	\$290,675	\$89.49	\$96.71	\$99.35	2.7%	11.0%
Summer Lakes	Fort Bend S.	578	2,569	2010	\$66,133	\$81.68	\$91.84	\$12.4%	38.9%	10.4%
Summerfield	Sugar Land N.	481	2,186	1997	\$178,740	\$68.98	\$77.48	\$91.26	17.8%	32.3%
Summer Meadow	Fort Bend S.	1,008	1,429	2009	\$127,330	\$51.56	\$86.96	\$100.56	15.6%	95.0%
Sutton Forest	Sugar Land S.	560	4,082	1993	\$392,355	\$104.50	\$124.04	\$136.46	10.9%	40.2%
Sutton Park	Sugar Land S.	169	3,672	1992	\$463,690	\$103.28	\$129.76	\$133.24	2.7%	29.0%
Sweetwater	Sugar Land S.	569	3,013	1990	\$770,310	\$124.39	\$172.88	\$191.78	10.9%	54.2%
Tara	Fort Bend S.	1,293	1,528	1983	\$113,090	\$52.22	\$69.48	\$83.51	20.2%	59.9%
Teal Run	Missouri City	1,786	2,132	2001	\$142,815	\$44.27	\$65.34	\$70.60	8.0%	59.5%
Teal Run Meadows	Missouri City	296	1,914	2002	\$136,715	\$46.02	\$71.58	\$67.93	-5.1%	47.6%
Tealview	Sugar Land N.	153	1,952	1992	\$191,160	\$65.43	\$83.33	\$89.46	3.6%	n/a
Tejas Lakes	Other	2	2,817	2012	\$306,975	n/a	\$107.80	\$122.47	13.6%	n/a
Telfair	Sugar Land S.	2,900	3,528	2009	\$485,915	\$105.53	\$142.40	\$150.70	5.8%	42.8%
Texana Plantation	Fort Bend N.	208	4,372	2003	\$602,450	\$118.93	\$133.17	\$146.18	9.8%	22.9%
The Enclave Lake Pointe	Sugar Land N.	86	3,339	2013	\$547,385	\$202.00	\$183.22	\$191.98	4.8%	-5.0%
The Grove	Fort Bend N.	1,800	2,003	1984	\$164,265	\$64.91	\$80.42	\$89.36	11.1%	37.7%
The Highlands	Sugar Land E.	910	1,923	1981	\$182,990	\$71.69	\$104.18	\$108.58	4.0%	45.5%
The Lakes	Sugar Land W.	164	1,151	1996	\$330,680	\$88.03	\$104.50	\$112.56	7.7%	27.9%
The Meadows	Stafford Area	1,127	1,921	1973	\$153,790	\$63.70	\$73.54	\$85.03	15.6%	33.5%
The Oaks Of Rosenberg	Fort Bend S.	299	2,510	2009	\$209,510	\$76.89	\$79.80	\$86.40	8.3%	12.4%
The Reserve Brazos TC	Fort Bend S.	920	3,293	2012	\$290,185	\$74.42	\$93.75	\$90.25	-3.7%	21.3%
The Towns Grants Lake	Sugar Land S.	252	1,152	1986	\$142,480	\$102.43	\$131.70	\$151.52	15.0%	47.9%
Townwest	Sugar Land N.	1,991	1,383	1999	\$109,090	\$43.64	\$73.66	\$84.01	14.1%	92.2%
Trcek Creek Estates	Macomb Bend	1,438	2,066	2004	\$197,270	\$59.25	\$81.70	\$12.9%	67.2%	67.2%
Vaccaro Manor	Stafford Area	227	1,712	1978	\$133,170	\$70.09	\$71.85	\$72.81	0.0%	2.5%
Veneta Estates	Sugar Land N.	229	2,794	1969	\$551,800	\$163.57	\$173.28	\$173.27	34.9%	42.9%

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Victoria	Missouri City	307	2,565	1990	\$175,400	\$47.45	\$64.44	\$74.28	15.3%	56.5%
Vicksburg	Missouri City	203	2,920	1990	\$204,670	\$51.13	\$71.54	\$67.63	-5.5%	32.3%
Village Of Oak Lake	Sugar Land W.	888	2,424	1993	\$183,440	\$63.47	\$82.05	\$88.19	7.5%	39.0%
Villages Of Town Center	Fort Bend S.	641	1,999	n/a	\$142,080	\$52.45	\$67.63	\$75.58	11.8%	44.1%
Villas Westheimer Lakes	Fort Bend N.	130	2,159	2007	\$165,890	\$51.43	\$79.53	\$81.52	2.5%	58.5%
Vistas Of Greatwood	Sugar Land W.	75	1,822	2004	\$198,080	\$91.36	\$106.29	\$113.41	25.5%	46.0%
Walker's Station	Sugar Land W.	128	3,011	1990	\$316,820	\$94.67	\$111.48	\$124.75	11.9%	31.8%
Walnut Creek	Fort Bend S.	191	2,120	2013	\$155,220	n/a	\$93.21	\$99.54	6.8%	n/a
Waterford	Sugar Land W.	142	3,301	1989	\$222,875	\$37.32	\$68.31	\$77.79	13.9%	108.4%
Waterside Estates	Fort Bend N.	969	2,976	2003	\$262,920	\$75.27	\$91.84	\$95.61	4.1%	27.0%
Waterside Village	Fort Bend N.	341	2,141	2002	\$180,320	\$68.84	\$86.58	\$92.08	6.4%	33.8%
Waterview Estates	Fort Bend N.	1,124	2,284	2008	\$186,640	\$70.76	\$86.00	\$91.14	6.0%	28.8%
West Oaks Village	Fort Bend N.	665	2,165	1997	\$167,820	\$62.90	\$78.21	\$85.06	8.8%	35.2%
Westbury Village	Missouri City	160	1,343	1995	\$69,360	\$35.25	\$67.78	\$61.51	-9.2%	74.7%
Westwood Subdivision	Missouri City	410	4,400	2007	\$1,400,000	\$340.00	\$466.81	\$566.81	21.9%	62.9%
Westheimer Lakes North	Katy SW	1,111	2,509	n/a	\$228,660	\$71.49	\$90.61	\$99.96	3.5%	39.8%

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Weston Lakes	Fulshear area	809	3,576	2004	\$471,630	\$108.11	\$130.92	\$132.95	1.5%	23.0%
Weston Lakes	Fulshear area	242	3,884	2006	\$527,035	\$105.96	\$129.59	\$152.33	17.5%	43.8%
Westpark Lakes	Fort Bend N.	190	2,246	2000	\$153,160	\$53.15	\$76.04	\$88.44	16.3%	66.4%
Wilkins Crossing	Sugar Land W.	105	2,715	1991	\$311,270	\$98.06	\$113.19	\$117.01	3.4%	19.3%
Williams Grant	Sugar Land S.	187	2,654	1980	\$288,740	\$83.88	\$115.78	\$116.42	0.6%	38.8%
Willow Park	Missouri City	593	1,944	1976	\$95,530	\$29.56	\$46.39	\$41.21	-11.2%	39.4%
Willow Park Greens	Katy SE	118	2,396	2002	\$264,185	\$91.41	\$103.40	\$117.30	13.4%	28.3%
Winfield Lakes	Missouri City	1,277	2,251	2006	\$155,380	\$45.56	\$69.71	\$73.68	5.7%	61.7%
Winston Terrace	Fort Bend S.	141	1,635	1995	\$99,370	n/a	\$76.99	\$95.11	23.5%	n/a
Withers Ridge	Mission Bend	260	2,110	2006	\$149,140	\$54.00	\$69.36	\$74.10	6.8%	39.2%
Woodbridge Estates	Sugar Land W.	139	4,264	2002	\$361,980	\$72.06	\$97.26	\$90.84	-6.6%	26.1%
Woodbridge Of Fbc	Sugar Land N.	1,135	2,075	2001	\$236,170	\$71.77	\$89.66	\$95.88	6.9%	33.6%
Woodcreek Reserve	Katy SW	414	3,700	2011	\$395,880	\$97.72	\$105.97	\$111.33	5.1%	13.9%
Woodland West	Missouri City	271	1,656	1971	\$91,080	\$42.59	\$47.36	\$52.77	11.4%	23.9%
Woods Edge	Fort Bend N.	207	3,459	1992	\$425,650	\$119.24	\$128.66	\$140.11	8.9%	17.5%
Woodstream	Sugar Land S.	435	2,821	1983	\$245,220	\$89.30	\$123.51	\$126.89	15.9%	42.1%
Wyndehaven Lake Est	Katy SW	79	4,215	2011	\$535,890	n/a	\$131.52	\$141.58	15.0%	n/a

Montgomery County



Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2014-2015	Pct. chg. 2011-2015
Mcrae Lake	Conroe NE	70	1,296	1970	\$69,605	n/a	\$132.52	\$132.52	0.0%	0.0%
Mill Creek Landing	Mag./I488 W	63	2,046	1996	\$238,130	\$132.52	\$143.67	\$172.59	18.2%	31.3%
Montgomery Crk Ranch	Mag./I488 E	873	2,372	2010	\$162,750	\$46.02	\$68.24	\$74.33	8.9%	61.9%
Montgomery Park	Mag./I488 E	59	2,448	1991	\$259,120	n/a	\$116.40	\$109.96	-5.5%	n/a
Montgomery Trace	Conroe SE	296	3,004	2004	\$340,210	\$97.28	\$126.69	\$129.87	2.5%	33.5%
Montgomery Trace	Conroe SW	135	2,876	1999	\$332,040	\$118.53	\$133.89	\$133.89	0.0%	57.6%
Mosswood	Conroe SE	118	1,788	1978	\$109,935	\$36.08	\$78.62	\$61.84	-21.3%	71.4%
Mostyn Manor	Mag./I488 E	305	2,307	2011	\$274,900	\$62.50	\$96.72	\$121.68	5.5%	26.0%
North Forest	Conroe NE	226	1,124	1994	\$31,820	\$58.30	\$57.23	\$62.74	9.6%	7.6%
North Woods	Cleveland Area	225	1,328	1995	\$48,080	n/a	\$85.59	\$97.16	13.5%	n/a
Northcrest Ranch	Porter/NC West	361	2,800	2003	\$314,960	\$106.09	\$122.66	\$128.39	4.7%	21.0%
Oak East Jacobs Reserve	Conroe SW	34	4,335	2013	\$662,005	n/a	\$165.09	\$172.45	4.5%	n/a
Oak Ridge North	Spring NE	675	2,389	1970	\$175,560	\$73.78	\$82.10	\$91.13	11.0%	23.5%
Oak Ridge North	Spring NE	563	2,036	1970	\$156,010	\$62.50	\$86.70	\$86.35	-0.4%	38.2%
Oakhurst Fairways	Kingwood NW	144	3,099	2006	\$260,180	\$83.45	\$89.30	\$89.30	0.0%	7.0%
Oakhurst Greens	Kingwood NW	219	3,752	2009	\$347,970	\$81.01	\$94.94	\$101.50	6.9%	25.3%
Oakhurst Terrace	Kingwood NW	52	3,231	2010	\$299,025	\$76.83	\$96.55	\$92.60	-4.1%	20.5%
Oakridge Forest	Spring NE	221	2,147	2001	\$172,800	\$57.89	\$86.93	\$77.04	-11.4%	33.1%
Oasis Pointe Town.	Spring/Klein	58	2,738	2012	\$575,865	n/a	\$223.64	\$261.44	16.9%	n/a
Old Mill Lake	Mag./I488 W	102	3,989	2001	\$487,540	\$99.87	\$134.78	\$143.58	6.5%	43.8%
Old Oaks	Conroe NE	166	1,700	2006	\$148,820	\$52.21	\$75.52	\$83.45	9.0%	n/a
Panorama-Cherry Hills	Lake Conroe	75	2,242	1981	\$167,990	n/a	\$90.10	\$82.47	-8.5%	n/a
Panorama-Hiwon	Lake Conroe	214	2,124	1982	\$166,640	\$64.85	\$90.10	\$82.92	-8.0%	27.9%
Panorama-Oval Creek	Lake Conroe	179	1,838	1976	\$146,970	\$62.99	\$81.06	\$84.64	4.4%	34.4%
Panorama-Westchester	Lake Conroe	82	2,554	1996	\$213,630	\$99.24	\$95.66	\$95.66	0.0%	20.1%
Paradise Point Condo	Lake Conroe	n/a	n/a	n/a	\$195,090	\$69.26	\$170.95	\$173.16	1.3%	2.3%
Park At Kings Manor	Kingwood W	93	1,568	2004	\$122,100	n/a	\$73.56	\$84.25	14.9%	n/a
Park Kings Manor Condo	Kingwood W	n/a	1,407	2004	\$116,780	\$63.17	\$85.88	\$92.71	8.0%	46.8%
Park At Oakhurst	Kingwood NW	335	2,313	2007	\$202,120	\$72.07	\$87.33	\$94.64	8.4%	31.3%
Park At White Oak	Lake Conroe	66	2,328	2013	\$190,015	n/a	\$87.54	\$97.39	11.3%	n/a
Park Place	Conroe SW	63	1,812	2000	\$177,040	\$79.84	\$105.26	\$104.04	-1.2%	30.3%
Peach Creek Forest	Porter/NC East	68	1,715	2003	\$155,285	\$73.35	\$92.74	\$104.19	12.3%	42.0%
Pebble Glen On The Lake	Lake Conroe	607	1,664	1982	\$118,820	\$52.21	\$51.16	\$49.54	-3.2%	-5.1%
Pin Oak	Lake Conroe	271	1,344	2001	\$47,000	\$25.07	\$44.95	\$44.64	-0.7%	78.1%
Pines At Jacobs Reserve	Conroe SW	77	2,515	n/a	\$269,890	n/a	\$114.33	\$119.04	4.1%	n/a
Pinewood Forest	Conroe SW	189	1,696	2010	\$135,500	\$63.38	\$57.01	\$102.96	80.6%	62.4%
Piney Point	Conroe SE	105	1,448	1973	\$89,580	n/a	\$67.38	\$94.72	40.6%	n/a
Point Aquarius	Kingwood NW	144	3,000	2006	\$204,880	\$99.03	\$102.35	\$105.93	3.5%	19.0%
Point At Oakhurst	Kingwood NW	90	2,103	2006	\$172,280	n/a	\$83.83	\$92.01	9.8%	n/a
Ranch Crest	Mag./I488 W	538	1,772	n/a	\$47,165	\$71.65	\$86.58	\$102.25	18.1%	42.7%
Rancho Escondido	Lake Conroe	47	3,337	1990	\$633,000	n/a	\$184.38	\$200.74	8.9%	n/a
Rayford Ridge	Spring NE	187	2,284	2006	\$172,200	\$66.22	\$73.21	\$101.56	38.7%	53.4%
Regency Point	Lake Con									

HOME PRICE SURVEY

Gain an edge by fixing it up

By Katherine Feser

Homeowners know there's always a project that needs funding. But it doesn't have to be a big-ticket item to make a difference when it comes time to sell.

Something as simple as a coat of paint on the front door or pot of flowers on the porch can give your house an edge, which is becoming more important as the local market cools.

"Even though people look for homes online these days, people still do drive-by stalkings," said Leah Ingram, cost adviser to HomeAdvisor, a website for homeowners and service professionals.

Ingram suggests doing simple things such as making sure your lawn is cut, adding color to the landscaping, scrubbing the siding, clearing the gutters and washing windows.

piled a list of the most popular repairs and improvements in the Houston area, with routine items such as replacing faucets, handyman projects and electrical repairs coming in high.

When compared to the previous year, some repairs that moved up in the ranking of the most requested repairs involved air conditioners, appliances and roofing.

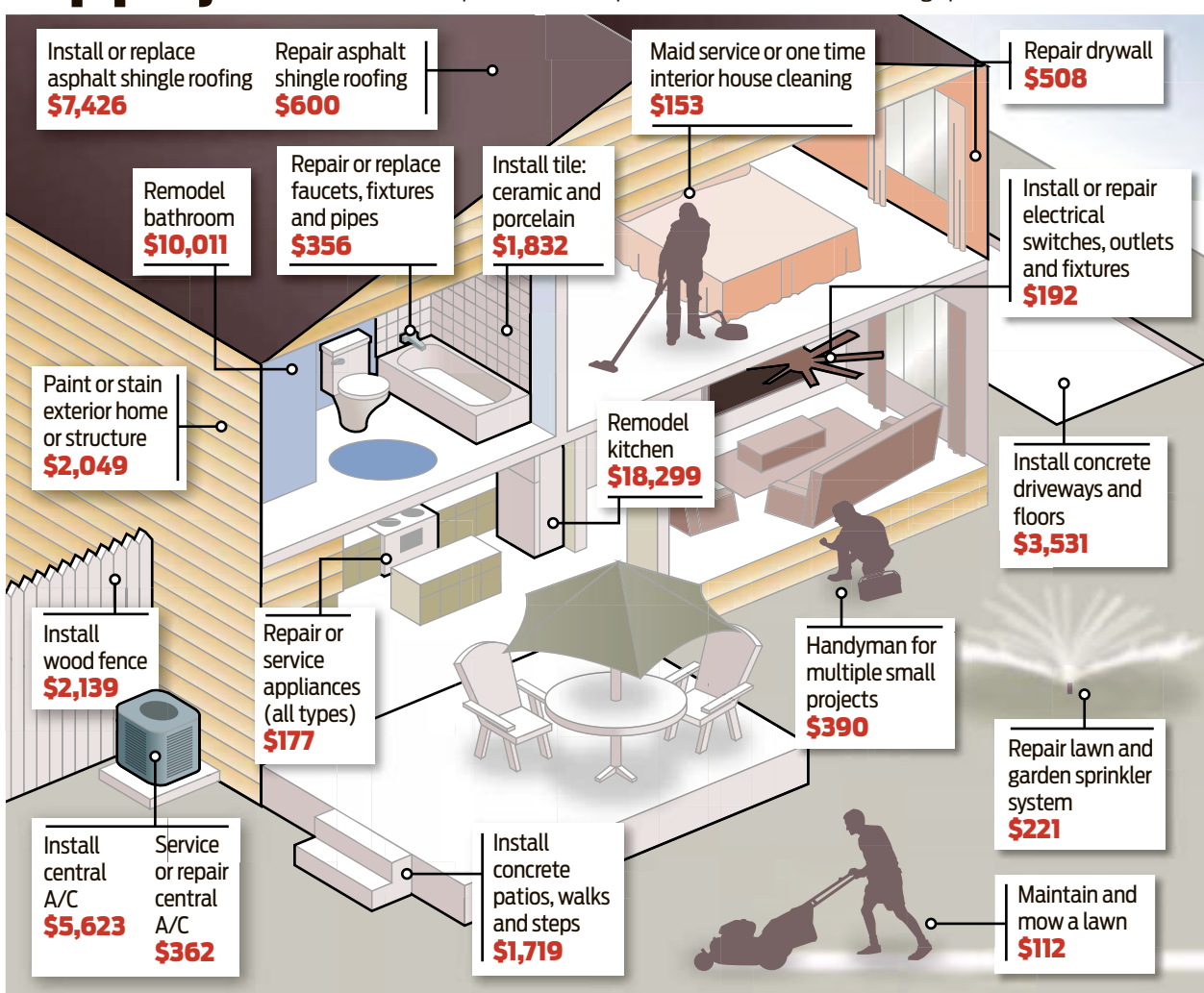
Some costly items such as kitchen remodels and house additions, meanwhile, moved down in the most requested ranking. That could suggest some homeowners are putting projects on the back burner until the economy improves.

Experts caution against over-improving a house, noting it's sometimes better to let the buyer do a renovation that suits his or her taste.

katherine.feser@chron.com
twitter.com/kfeser

Top projects

HomeAdvisors, a website for homeowners and service professionals, compiled a list of the most requested home repairs and renovations and average prices in the Houston area:



Source: HomeAdvisors True Cost Guide: www.homeadvisor.com/cost

Charles Apple / Houston Chronicle

Montgomery County from page N19

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2011-2015	Pct. chg. 2011-2015
Thousand Oaks	Mag./1488 E	324	3,589	2004	\$399,415	\$92.24	\$119.66	\$134.45	12.4%	45.8%
Timber Lakes	Spring/Klein	529	1,644	1970	\$110,150	\$51.65	\$80.09	\$81.56	1.8%	57.9%
Timber Line Estates	Willis/N.Wav	162	2,025	2006	\$260,425	\$106.72	\$133.22	\$134.50	1.0%	26.0%
Timber Ridge	Spring/Klein	531	1,420	1972	\$101,270	\$49.21	\$75.13	\$84.78	12.8%	71.9%
Timbergreen	Tomball	202	1,264	1998	\$31,825	\$91.73	\$104.05	\$113.73	9.3%	24.0%
Timberlane Acres	Kingwood NW	464	1,296	1975	\$51,600	n/a	\$84.38	\$66.09	-21.7%	n/a
Timberloch Estates	Tomball	242	1,568	2002	\$68,005	\$24.22	\$50.00	\$42.45	-15.1%	75.2%
Tri Lake Estate	Tomb. Co. NE	138	1,400	1979	\$71,380	\$46.45	\$71.98	\$85.39	18.6%	83.8%
Tuscany Woods	Spring NE	98	2,780	2011	\$368,155	\$103.14	\$132.49	\$136.38	2.9%	32.2%
Twin Shores	Lake Conroe	155	2,231	1991	\$194,420	n/a	\$143.06	\$92.66	-30.9%	n/a
Valley Ranch	Lake Conroe	516	1,911	2010	\$166,160	\$76.79	\$98.26	\$98.43	11.5%	28.2%
Vicksburg	Spring NE	157	2,296	1974	\$186,090	\$62.29	\$93.19	\$82.07	-11.9%	31.8%
Village Of Decker Oaks	Tomball	333	1,715	2004	\$142,500	\$58.62	\$80.81	\$88.76	9.8%	51.4%
Village Oak Ridge Grove	Spring NE	63	2,729	2007	\$281,020	\$70.80	\$99.48	\$127.61	28.3%	80.2%
Walden	Lake Conroe	2,936	2,091	2002	\$193,300	\$80.92	\$99.85	\$103.71	3.9%	28.2%
Walden Harbour Vill	Lake Conroe	n/a	917	1978	n/a	\$62.86	\$83.09	\$78.40	-5.6%	24.7%
Walden Lodge Bldg	Lake Conroe	n/a	680	1974	\$70,780	\$107.10	\$97.67	\$104.01	6.5%	-2.9%
Walden Marine Vistas	Lake Conroe	n/a	735	1979	\$45,110	\$49.79	\$61.93	\$68.98	11.4%	38.5%
Walnut Cove	Lake Conroe	742	980	1993	\$16,245	\$44.52	\$41.05	\$49.05	19.5%	10.2%
Waterford Estates	Lake Conroe	51	3,232	1995	\$598,260	n/a	\$177.04	\$157.16	-11.2%	n/a
Waterstone	Lake Conroe	32	3,449	2011	\$379,525	n/a	\$110.80	\$119.52	7.9%	n/a
Wldns Ashbury Sq.	The Woodlands	n/a	1,951	2003	\$282,050	n/a	\$143.36	\$155.73	8.6%	n/a
West Fork	Lake Conroe	205	2,052	2006	\$233,200	\$115.20	\$133.29	\$134.59	1.0%	26.0%
Westwood	Mag./1488 E	1,408	2,120	2002	\$221,525	\$90.34	\$110.19	\$118.42	7.5%	31.1%
White Oak Estates	Spring NE	292	3,138	2004	\$312,740	\$97.37	\$119.29	\$138.41	16.0%	42.2%
White Oak Forest	Porter/NC East	89	2,056	1982	\$135,730	\$87.82	\$96.88	\$104.33	7.7%	18.8%
White Oaks Hill	Willis/N.Wav	138	1,624	2002	\$64,930	\$22.90	\$42.48	\$40.59	-4.4%	77.2%
White Oak Plantation	Porter/NC East	198	1,611	1983	\$115,690	\$54.11	\$69.19	\$78.20	13.0%	44.5%
White Oak Ranch	Lake Conroe	58	2,425	2006	\$217,420	n/a	\$134.60	\$123.24	-8.7%	57.2%
Wiggins Village	Conroe NE	184	1,400	1970	\$89,515	\$47.24	\$74.41	\$76.85	3.3%	62.7%
Willow Bend Town.	The Woodlands	51	1,495	1984	\$137,590	\$63.16	\$95.83	\$102.03	6.5%	61.5%
Wilson Park	Conroe NE	11	1,991	1965	\$106,755	n/a	\$78.95	\$73.04	-7.5%	n/a
Windmill Estates	Mag./1488 W	96	1,924	1983	\$147,910	\$49.07	\$80.14	\$87.02	8.6%	77.3%
Wood Hollow	Porter/NC West	143	1,842	1982	\$104,680	n/a	\$80.30	\$74.61	-7.1%	n/a
Woodbranch	Porter/NC East	29	1,537	1970	\$123,270	\$68.47	\$75.08	\$84.67	13.3%	23.7%
Woodcreek Valley	Conroe SE	62	1,619	1995	\$136,820	n/a	\$106.50	\$90.01	-15.9%	60.4%
Woodcrest	Conroe SE	232	1,532	1981	\$109,145	\$51.86	\$70.48	\$83.20	18.1%	66.4%
Woodforest	Conroe SW	1,466	2,371	2013	\$334,805	\$89.04	\$112.22	\$112.88	0.6%	26.8%
Woodhaven Forest	Conroe SW	153	3,250	2012	\$189,750	\$76.39	\$85.21	\$93.44	9.7%	22.3%
Woodland Lakes	Mag./1488 W	212	1,478	1978	\$109,790	\$35.48	\$92.16	\$87.13	-5.5%	145.6%
Woodland Oaks	Mag./1488 E	493	2,169	2002	\$160,010	\$60.13	\$84.69	\$86.50	2.1%	41.9%
Woodlane Forest	Mag./1488 E	95	1,422	1998	\$388,960	\$125.94	\$184.20	\$184.60	22.9%	46.6%
Woodridge Forest	Porter/NC East	171	3,362	2014	\$260,970	n/a	\$91.13	\$98.72	8.3%	n/a
Wroxton Estates	Lake Conroe	72	2,525	1973	\$176,715	n/a	\$69.72	\$83.83	20.2%	n/a
Wyngate Terrace E.Shore	Spring/Klein	55	2,661	2006	\$428,900	\$115.40	\$162.40	\$169.75	4.5%	47.1%

Subdivision

Subdivision	HAR market area	Homes in sub-div.	Median sq. ft.	Median year built	Median home taxable value	Median price sq.ft. 2011	Median price sq.ft. 2014	Median price sq.ft. 2015	Pct. chg. 2011-2015	Pct. chg. 2011-2015
Harbor View	East End	85	2,415	1970	\$256,470	\$107.25	\$117.89	\$127.97	-8.4%	0.7%
Harborwalk	Harborwalk	85	3,424	2006	\$613,000	\$164.33	\$212.77	\$200.90	7.1%	38.7%
Harbour Park	League City	498	2,495	1990	\$213,020	\$66.65	\$84.11	\$91.17	8.4%	36.8%
Harbour Pointe	League City	185	2,839	1999	\$255,060	\$82.97	\$90.72	\$95.00	4.7%	14.5%
Harting	League City	21	2,552	1993	\$224,080	\$70.66	\$81.47	\$91.59	12.4%	29.6%
Havre Lafayette	Near West End	233	2,548	1975	\$252,620	\$97.61	\$85.15	\$87.79	3.1%	-10.1%
Havre Lafayette Lakefront	Near West End	45	2,176	1980	\$230,160	n/a	\$112.24	\$115.77	3.1%	n/a
Heights Annex	Texas City	123	1,186	2005	\$48,250	n/a	\$45.81	\$43.31	-5.5%	n/a
Hidden Cove Condo	Friendswood	608	1,410	1990	\$93,071	\$70.82	\$73.15	\$70.95	-3.0%	0.2%
Hidden Lakes	League City	109	3,341	n/a	\$333,940	n/a	\$103.25	\$108.96	5.5%	n/a
Hidder Lakes	League City	311	2,451	2014	\$239,500	n/a	\$113.32	\$120.55	6.4%	n/a
Hitchcock Townsite	Highland Bay	59	1,660	1978	\$58,160	n/a	\$27.49	\$60.79	52.1%	n/a
Holladay Beach	Crystal Beach	118	1,380	2010	\$231,815	n/a	\$195.67	\$196.39	0.4%	n/a
Holiday Heights	Near West End	119	1,132	1955	\$73,910	\$93.43	\$81.11	\$118.87	46.6%	27.2%
Indian Beach	West End	121	2,073	1999	\$400,000	\$232.61	\$169.56	\$215.76	27.3%	-7.2%
Inter City Place	La Marque	186	1,163	1960	\$54,955	n/a	\$53.83	\$31.86	-40.8%	n/a
Ira Del Sol	West End	180	1,618	1999	\$339,695	\$199.22	\$179.55	\$212.96	18.6%	53.0%
Jacksonville	Midtown-Galv	203	1,902	2011	\$85,521	\$85.52	\$81.92	\$102.87	25.6%	20.3%
Jamaica Beach	West End	1,189	1,214	1980	\$214,460	\$173.90	\$197.96	\$215.67	8.9%	56.6%
Jenna Oaks	League City	236	2,139	1996	\$168,000	\$58.39	\$82.86	\$97.09	17.2%	66.3%
Kemah Village (2005)	League City	85	1,316	2006	\$120,740	\$76.56	\$96.61	\$96.02	-0.6%	25.4%
Lakes & Falcon Ridge	Friendswood	176	2,546	2014	\$405,600	\$228.62	\$278.55	\$308.25	10.6%	22.2%
Lamar Addn	La Marque	76	1,477	1991	\$135,215	n/a	\$117.76	\$118.71	0.8%	39.2%
Lamar Addn	La Marque	76	1,110	1962	\$70,745	n/a	\$50.60	\$50.66	0.1%	n/a
League City	League City	242	1,792	1975	\$140,125	\$85.83	\$76.46	\$135.15	76.8%	57.5%
Leisure Lakes	League City	99	2,245	2007	\$205,480	\$71.24	\$79.15	\$84.81	7.2%	19.0%
Lindale Park	East End	214	1,370	1962	\$127,750	\$73.39	\$97.35	\$115.06	12.2%	56.8%
Lone Trail Village	La Marque	75	1,991	2007	\$143,760	\$55.97	\$62.50	\$71.93	15.0%	28.5%
Lynette	League City	46	1,968	1989	\$24,095	n/a	\$147.47	\$165.08	14.9%	n/a
Lyncrest Manor	East End	133	1,401	1965	\$136,690	\$77.47	\$104.30	\$106.96	5.4%	41.9%
Lynhurst	La Marque	84	1,693	1979	\$85,545	n/a	\$42.08	\$74.59	77.2%	n/a
Magnolia Court Sub	Near West End	17	1,884	2008	\$143,250	n/a	\$76.23	\$99.30	30.3%	n/a
Magnolia Creek	League City	757	3,107	2005	\$294,180	\$80.34	\$94.28	\$98.34	5.4%	23.6%
Magnolia Estates	League City	107	2,369	2005	\$210,420	\$69.73	\$87.40	\$98.09	12.2%	40.7%
Mainland Park	League City	1,099	1,744	1999	\$173,660	\$73.67	\$81.39	\$91.79	13.9%	57.0%
Mar Bella	League City	847	2,692	2011	\$266,380	\$88.58	\$110.03	\$111.02	9.9%	25.3%
Maravilla Condos	Near West End	608	521	n/a	\$90,620	\$49.24	\$53.55	\$20.10	30.3%	306.4%
Marina Bay Park	League City	355	3,008	1993	\$241,300	\$73.27	\$79.50	\$90.50	13.8%	23.5%
Marina Palms	League City	62	3,479	2002	\$333,235	\$83.11	\$88.27	\$91.81	4.0%	10.5%
Marina Pointe Condo	East End	608	1,178	1980	\$80,995	n/a	\$94.47	\$80.99	-14.3%	n/a
Marina Pointe Condo	League City	608	1,782	2002	\$405,200	\$145.53	\$193.99	\$203.99	10.8%	72.9%
Marina Pointe Condo	Crystal Beach	34	1,216	2011	\$223,740	n/a	\$195.83	\$203.99	4.2%	n/a
Mc Gregor	Santa Fe	141	1,869	1983	\$163,150	n/a	\$68.28	\$94.87	39.0%	n/a
Meadow Bend	League City	1,290	1,800	1984	\$161,900	\$75.11	\$92.80	\$100.75	8.6%	34.1%
Meadowcreek	League City	72	1,434	1968	\$100,040	\$53.56	\$73.24	\$85.01	16.1%	58.7%
Mission Estates	Friendswood	249	2,454	1991	\$194,220	\$67.55	\$85.40	\$92.97	8.9%	37.6%
Mission Estates	League City	608	1,742	1999	\$173,660	\$73.67	\$81.39	\$91.79	13.9%	57.0%
New Bayou Vista	Bayou Vista	1,081	1,432	1980	\$183,500	\$120.01	\$144.07	\$167.53	16.3%	39.6%
Newport	League City	631	1,614	1970	\$117,050	\$69.73	\$76.78	\$84.00	9.4%	49.5%
Nicholstone	Dickinson	830	1,324	1979	\$71,845	\$26.44	\$63.32	\$62.01	-2.1%	134.5%
Northside	Texas City	547	1,313	1994	\$75,490	n/a	\$69.30	\$71.57	3.3%	84.8%
Nottingham Country	League City	94	1,588	1984	\$133,790	n/a	\$90.71	\$97.89	7.9%	n/a
Oakland	League City	65	3,088	2002	\$218,050	\$83.65	\$92.48	\$107.43	16.2%	28.2%
Oak Forest	Dickinson	101	1,459	1960	\$81,680	\$37.21	\$54.81	\$77.49	41.6%	108.3%
Oak Park	La Marque	161	1,557	1965	\$71,470	\$36.59	\$30.19	\$44.35	46.9%	21.2%
Oak Ridge	Hitchcock	67	1,644	1970	\$88,330	n/a	\$			