

Rich Martin's Neighborhood Snapshots

Oak Forest



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If you like Oak Forest you will also like: Garden Oaks and maybe the surrounding smaller areas: Mangum Manor, Forest Pines, Shepherd Forest, Pinemont Park, Ella Lee Forest, and Candlelight Estates. Each has their own feel and quirks.

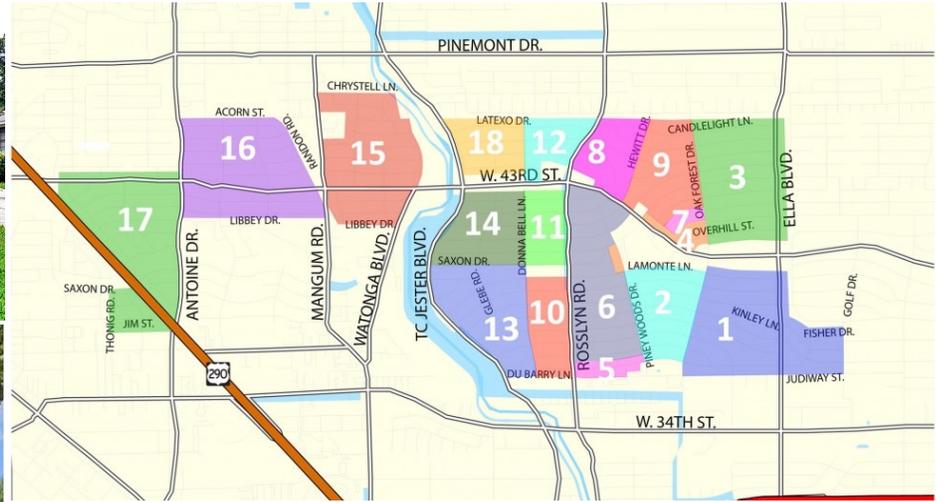
For more info on these & other neighborhoods, visit my blog www.RichMartinHomes.com

Would you like it here? This is a quiet, residential area. It is not trendy with lots of nearby bars. There are neighborhood watering holes though. Family-friendly, close to schools, lots of professionals.

Market Conditions:

Oak Forest is booming. Prices of homes are escalating rapidly as the area becomes more popular. New shops, grocery stores, restaurants are being built too. The reason for the popularity is many-fold:

- Oak Forest is in a great location. Just outside the loop, but easy access to 610 N Loop and 290. Easy access to downtown, Galleria, Med Center, etc. Lots of close restaurants and shopping.
- The homes built in the 1940's and 1950's were well made, and have a style still appealing today. They were built on slabs, but before the advent of cheap carpet, so the floors were typically pine or oak. These floors today can look as good as they did when first installed. The little quirks of telephone niches, odd little brick planters, drop-down ironing boards, etc., are still appreciated today.
- A lot of these homes have been remodeled; some simply by updating; some by removing walls and opening rooms to achieve open spaces. They become wonderful old homes with modern conveniences.
- New construction is very popular here. The big lots cannot be subdivided, so there are no townhomes. Big homes on big lots are the norm for new homes. It is new construction that pushes up the prices of tear-downs and thus pushes all prices up.



Oak Forest is a large extremely popular neighborhood of about 5500 homes; mostly 1950's ranch style homes on large lots. The face of the neighborhood is changing drastically though. Where most of the homes are affordable 1950's ranch style homes, the new construction is much larger and more expensive. The little houses are being replaced by big ones. Oak Forest lots though are fairly large, so the bigger homes don't overwhelm the lot like they do in nearby Heights, with its smaller lot sizes.

House Age and Style:

1940's and 1950's ranch style homes and cottages on big lots.

Price Range:

- **Resale Homes:** 1940's & 50's various conditions, low \$200's (needing remodel) to \$630K. Average Sales Price is \$328K for 1600 SF 3/2 home on an 8185 SF lot.
- **New Construction:** \$568K to \$962K. Average Sales Price is \$817K for 3754 SF, on a 7420 SF lot.

History:

A well known Houston developer, Frank Sharp, created several post WWII neighborhoods. Sharpstown is the best known of his developments, but he also created Oak Forest in 1946. He built the homes in section 1, but later developed 16 other sections which were built out by other builders. The initial homes sold for \$8000-\$10,000 in the late 1940's.

Misc:

- Deed Restrictions: Yes
- Civic Association: Oak Forest Homeowners Association
- Flood Zone: Yes. Look at flood maps before you buy a home. Those near the bayou may be in 100year flood plain
- Townhomes: Nope...not here
- Rentals: About 15 Single Family homes rent each month. Avg. is \$1800 for 1375 SF
- Subdivision Size: Large, ~5500 homes
- Zip Codes: 77018, 77092

Location: Oak Forest is just above the 610 N Loop, west of Ella. Boundaries are roughly: Just above W34th St. to a few blocks north of W43rd St. Mostly West of Ella to TC Jester, but a few sections extend all the way to Highway 290.

It is just west of Garden Oaks, a neighborhood of bigger homes and bigger lots. Some of the other neighborhoods surrounding Oak Forest: Mangum Manor, Forest Pines, Shepherd Forest, Pinemont Park, Ella Lee Forest, and Candlelight Estates.

Note: The photos of homes in this document are examples of homes in Oak Forest, not homes for sale.