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TECHNICAL
REPORT



TEXAS REAL ESTATE
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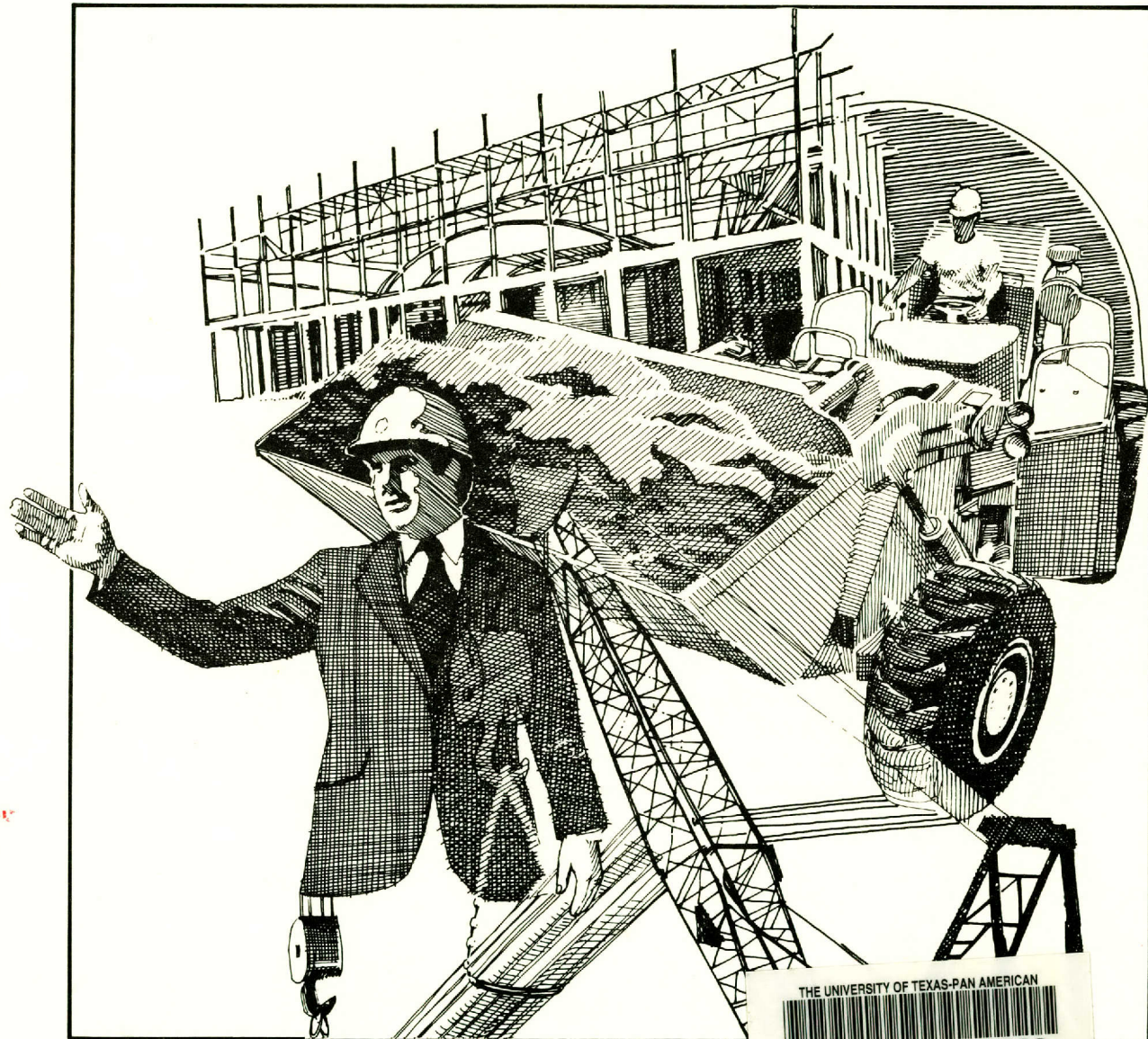
Annual Building Activity in Major Texas Cities: 1973-1985

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ANNUAL BUILDING ACTIVITY IN MAJOR TEXAS CITIES:

1973-1985

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REAL ESTATE CENTER

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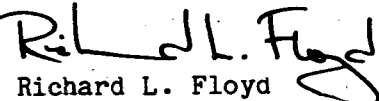
It is important for us to have your reaction to this report. By completing the questionnaire on the last page, you will provide valuable feedback for future research. Please keep in mind, however, that this is a technical report, and as such it may contain more detail than you expected.

The Center's staff uses research to find solutions to problems confronting Texans. Our research is available to anyone--real estate professionals, educators and the general public. The Center operates under the guidance of a 10-member advisory committee whose names are listed below. As your representatives appointed by the governor, they provide advice and counsel to the Center staff.

The Real Estate Center is a non-profit state agency mandated to conduct research related directly or indirectly to real estate and funded by real estate license fees.

If you have suggestions for improving this or any other Center product, we want to hear from you. We especially solicit your ideas for future research.

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Richard L. Floyd
Director

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INTRODUCTION

The growth of the Texas economy--and the state's construction activity in particular--is of considerable interest. The Real Estate Center has obtained construction data from the U.S. Bureau of the Census for several years. This report provides an overview of the various types of construction activity for each of the Texas metropolitan areas since 1973. More current information is available in the Center publication Trends.

The following definitions of terms may enhance the usefulness of the data.

Residential Authorizations: Authorizations by permit issuing cities in Texas for the construction of new site-built dwellings. They do not include mobile-home installations or the alterations and additions to existing dwellings.

Non-Residential Authorizations: Authorizations by permit issuing cities for all construction permits except residential dwellings. The six major categories are hotels, motels and cabins; industrial buildings; stores and other mercantile buildings; office, bank and other professional buildings; schools, hospitals and other public buildings; and all other non-residential construction.

Additions/Alterations: Authorizations issued for the modifications of existing residential, non-residential improvements or both.

Total Construction Authorizations: The sum of additions/alterations, residential and non-residential improvements.

Single-Family Dwelling Units: A building for a single family. Townhouses or rowhouses with a common wall would be included in this category so long as there are no dwelling units above another one.

Multi-Family Dwelling Units: All residences except single-family buildings; they include duplexes, fourplexes and apartments. Because condominiums represent a type of ownership rather than a type of structure, they could be considered as either single-family or multi-family dwelling units.



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TABLE 1
 Annual Value of Construction Authorized in Texas
 (in thousands of dollars)*

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Residential	1,448,727	1,229,968	1,319,322	1,989,860	3,245,144	4,952,699	4,807,018	4,788,666	5,294,123	6,486,211	9,673,806	8,640,164	6,606,900
Non-Residential	1,710,700	1,850,134	1,619,843	1,855,684	2,255,918	3,318,169	4,026,240	4,110,963	6,254,339	5,594,387	5,274,064	6,100,407	5,840,911
Add/Alter/Repairs	336,290	431,669	428,221	509,013	591,405	623,257	758,652	1,394,694	1,758,472	1,893,790	2,074,546	2,525,321	2,097,122
Total Construction	3,495,717	3,511,771	3,367,386	4,354,557	6,092,467	8,894,125	9,591,910	10,294,323	13,306,934	13,974,388	17,022,416	17,265,892	14,544,933

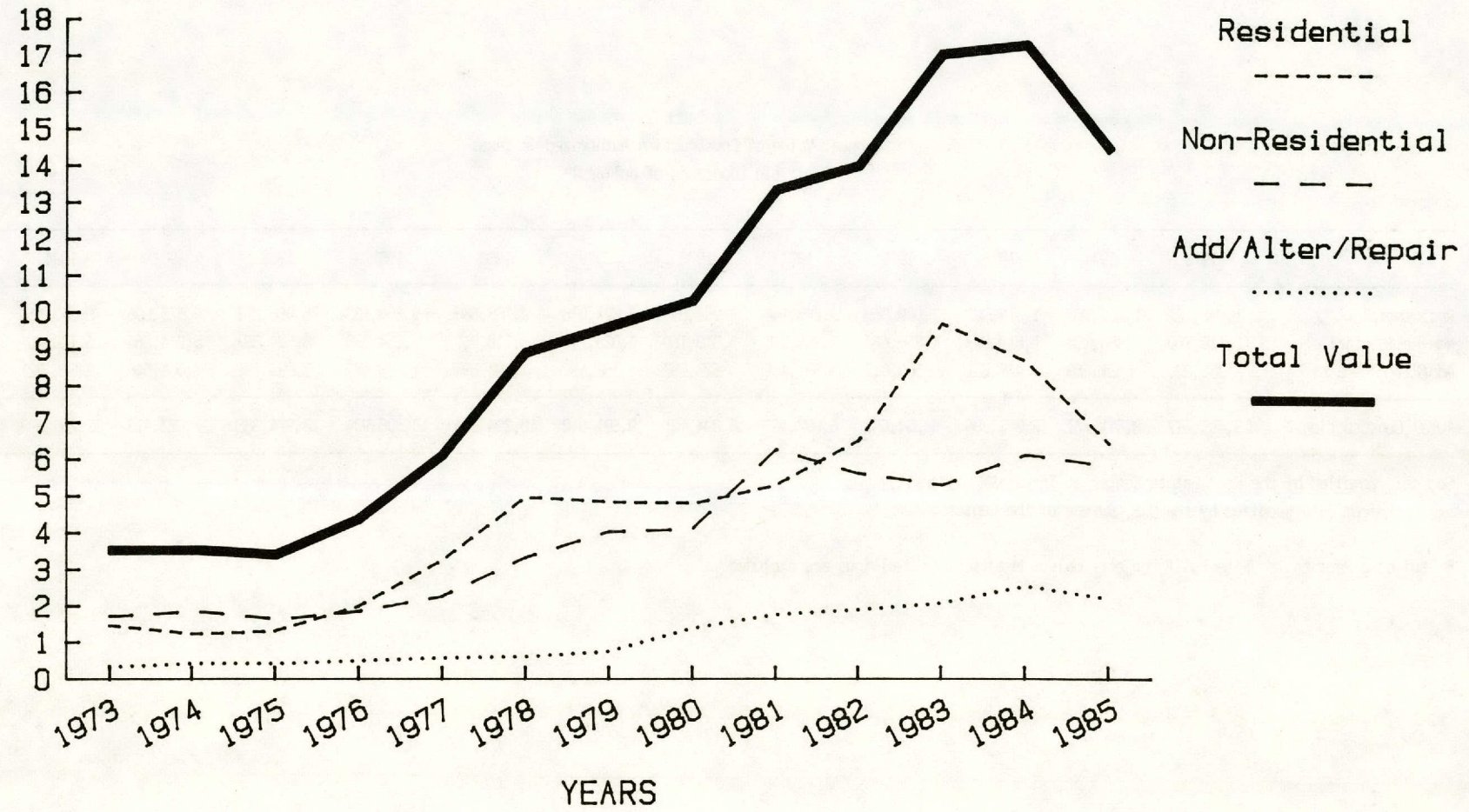
Source: Compiled by the Real Estate Center at Texas A&M University
 from data supplied by the U.S. Bureau of the Census.

* Building Permits for Site-Built Projects only. Manufactured dwellings are excluded.

CHART 1

Annual Value of Construction Authorized in Texas

DOLLAR VALUE (BILLIONS)



Source: Compiled by the Real Estate Center at Texas A&M University from data supplied by the U.S. Bureau of the Census.

TABLE 2-A
Number of Annual Housing Permits Authorized in Texas

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Site-Built Dwellings													
One-Family	36,794	33,834	36,924	47,916	66,225	94,296	75,331	66,472	66,161	71,675	91,703	84,565	64,409
Multi-Family	62,955	35,286	23,448	44,039	68,139	75,782	73,543	60,091	70,310	115,212	165,349	110,867	71,953
Manufactured Dwellings	35,353	20,894	16,694	22,519	22,132	26,559	27,489	28,074	36,367	45,707	45,896	39,411	27,131
Total Dwellings	135,102	90,014	77,066	114,474	156,496	196,637	176,363	154,637	172,838	232,594	302,948	234,843	163,493

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

TABLE 2-B
Share of Annual Housing Permits Authorized in Texas

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Site-Built Dwellings													
One-Family	27.2%	37.6%	47.9%	41.9%	42.3%	48.0%	42.7%	43.0%	38.3%	30.8%	30.3%	36.0%	39.4%
Multi-Family	46.6%	39.2%	30.4%	38.5%	43.5%	38.5%	41.7%	38.9%	40.7%	49.5%	54.6%	47.2%	44.0%
Manufactured Dwellings	26.2%	23.2%	21.7%	19.7%	14.1%	13.5%	15.6%	18.2%	21.0%	19.7%	15.1%	16.8%	16.6%
Total Dwellings	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Mfgd Units/1-Family Units	0.96	0.62	0.45	0.47	0.33	0.28	0.36	0.42	0.55	0.64	0.50	0.47	0.42

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

TABLE 3
Annual Number of Site-Built Single-Family Dwelling Units Authorized by MSA

MSA	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Abilene	177	207	330	436	523	632	493	523	504	748	1029	501	348
Amarillo	532	611	976	1157	1527	975	678	617	433	562	1152	849	412
Austin	2003	2033	1805	1928	2383	4802	4434	4160	3352	4504	7430	8566	5762
Beaumont-Port Arthur	600	643	995	1311	1463	2017	1518	1261	955	999	1440	1300	289
Brazoria	****	****	****	****	****	****	****	****	868	1091	1594	1707	1013
Brownsville-Harlingen	575	564	520	650	936	831	936	1541	1701	1091	1256	909	954
Bryan-College Station	297	245	319	507	750	747	667	578	719	896	894	245	227
Corpus Christi	711	640	803	1027	1615	2194	1692	1542	1584	1728	2259	1757	1413
Dallas	13445	12396	11608	14546	23142	26199	22730	17940	9254	12160	21581	20339	20055
El Paso	1721	1736	1978	2703	3459	3150	2608	2297	1099	1941	2865	2050	2272
Fort Worth-Arlington	****	****	****	****	****	****	****	****	4845	7078	12523	11911	11517
Galveston-Texas City	232	545	401	637	779	1597	1592	900	1251	2081	1972	1672	846
Houston	4113	3649	4966	7664	9458	31185	22992	20114	23560	20303	15120	14351	6943
Killeen-Temple	721	598	968	885	1210	1063	648	439	475	1122	1485	1132	1432
Laredo	139	101	360	432	528	488	377	376	295	270	272	406	495
Longview-Marshall	****	****	****	585	618	563	429	487	420	627	656	380	206
Lubbock	837	932	1026	1206	1789	1436	994	949	709	841	1299	972	684
McAllen-Ednbrg-Missn	957	783	996	1194	1684	1374	1151	1302	1756	1363	1371	1342	911
Midland	111	123	415	386	639	562	482	801	1642	1230	692	382	361
Odessa	151	181	354	531	658	349	232	562	541	416	150	68	87
San Angelo	275	170	287	482	503	440	325	522	599	425	555	363	254
San Antonio	3795	2664	1999	2624	3800	4135	3369	3608	3562	3618	5773	5954	5677
Sherman-Denison	161	106	128	153	199	329	228	134	53	72	194	202	128
Texarkana	83	73	94	85	84	123	68	107	52	82	182	150	85
Tyler	246	233	305	436	490	485	257	234	265	296	531	528	148
Victoria	****	****	****	****	****	****	****	****	508	439	415	223	251
Waco	219	335	319	557	791	669	601	243	275	291	602	692	271
Wichita Falls	356	248	403	562	590	577	649	400	296	408	607	499	341
Total Within MSA's	32457	29816	32355	42684	59618	86922	70150	61637	61573	66682	85899	79450	63382
Other Reported Areas	4337	4018	4569	5232	6607	7374	5181	4835	4588	4993	5804	5115	1027
Total Reported	36794	33834	36924	47916	66225	94296	75331	66472	66161	71675	91703	84565	64409

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

TABLE 4A
Annual Number of New Manufactured Homes Installed by MSA

MSA	1982*	1983	1984**	1985**
Abilene	242	559	512	242
Amarillo	224	487	356	224
Austin	1562	1507	1880	1562
Beaumont-Port Arthur	415	748	681	415
Brazoria	400	931	728	400
Brownsville-Harlingen	424	672	471	424
Bryan-College Station	227	367	343	227
Corpus Christi	488	478	559	488
Dallas	2890	3486	4297	2890
El Paso	408	525	455	408
Fort Worth-Arlington	1920	2648	2620	1920
Galveston-Texas City	177	520	421	177
Houston	2029	5903	4418	2029
Killeen-Temple	947	715	1026	947
Laredo	133	139	102	133
Longview-Marshall	309	780	528	309
Lubbock	275	503	387	275
McAllen-Ednrbg-Missn	945	1138	1033	945
Midland	193	440	238	193
Odessa	362	656	437	362
San Angelo	95	274	169	95
San Antonio	1318	1758	1852	1318
Sherman-Denison	269	279	294	269
Texarkana	287	304	379	287
Tyler	367	509	479	367
Victoria	136	145	147	136
Waco	203	299	259	203
Wichita Falls	155	190	133	155
Total Within MSA'S	17400	26960	25204	17400
Other Reported Areas	9742	12639	12847	9742
Total Reported	27142	39599	38051	27142

Source: Compiled by the Real Estate Center at Texas A&M University from data supplied by the U.S. Bureau of the Census.

Note: Data prior to 1982 is not available.

* Data for first three months of 1982 is not available.

** Data for 1984 and 1985 is preliminary.

TABLE 4B
Annual Number of Used Manufactured Homes Installed by MSA

MSA	1982*	1983	1984**	1985**
Abilene	326	334	325	326
Amarillo	448	521	536	448
Austin	1466	1089	1289	1466
Beaumont-Port Arthur	1133	1161	1235	1133
Brazoria	749	884	891	749
Brownsville-Harlingen	506	531	564	506
Bryan-College Station	422	335	364	422
Corpus Christi	460	484	432	460
Dallas	3379	2668	2900	3379
El Paso	786	528	567	786
Fort Worth-Arlington	2588	2197	2563	2588
Galveston-Texas City	405	523	528	405
Houston	3776	4419	4170	3776
Killeen-Temple	704	489	524	704
Laredo	201	138	134	201
Longview-Marshall	710	706	658	710
Lubbock	469	453	540	469
McAllen-Ednrbg-Missn	1250	1183	1214	1250
Midland	305	509	381	305
Odessa	626	839	711	626
San Angelo	197	230	222	197
San Antonio	1485	1292	1392	1485
Sherman-Denison	281	236	284	281
Texarkana	364	304	354	364
Tyler	728	610	613	728
Victoria	205	211	207	205
Waco	354	249	379	354
Wichita Falls	252	244	276	252
Total Within MSA'S	24575	23367	24253	24575
Other Reported Areas	15561	14038	15530	15561
Total Reported	40136	37405	39783	40136

Source: Compiled by the Real Estate Center at Texas A&M University from data supplied by the U.S. Bureau of the Census.

Note: Data prior to 1982 is not available.

* Data for first three months of 1982 is not available.

** Data for 1984 and 1985 is preliminary.

TABLE 5
Annual Number of Multi-Family Dwellings Authorized by MSA

MSA	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Abilene	662	74	32	410	587	512	42	384	330	1348	968	678	73
Amarillo	750	677	623	1092	234	706	308	656	365	1042	2550	689	294
Austin	6343	1888	286	1290	1896	4689	2994	4138	6939	7044	18883	15161	10383
Beaumont-Port Arthur	744	32	217	1293	1296	815	659	1172	859	461	803	841	312
Brazoria	*****	*****	*****	*****	*****	*****	*****	*****	811	383	751	388	607
Brownsville-Harlingen	3229	790	55	220	217	693	498	780	685	1185	831	737	220
Bryan-College Station	1194	828	546	1225	1692	516	599	1890	2610	2493	529	1180	148
Corpus Christi	1687	485	197	718	987	983	1399	1993	2095	2139	3746	1536	1262
Dallas	10727	11612	3812	8728	20897	21029	21129	16120	10670	25221	51896	30998	27635
El Paso	4082	2253	475	877	1092	856	1078	851	1202	2134	3608	1688	1670
Fort Worth-Arlington	*****	*****	*****	*****	*****	*****	*****	*****	4762	10549	25956	19807	14236
Galveston-Texas City	628	244	333	441	684	357	393	525	643	796	2595	2184	688
Houston	14119	6000	8583	17688	24788	30299	29270	18223	21292	34624	21421	12045	3263
Killeen-Temple	1142	1030	689	1280	786	1045	1618	233	354	668	2204	785	1169
Laredo	489	0	10	95	78	49	149	63	330	276	36	0	70
Longview-Marshall	*****	*****	*****	343	1054	719	1016	631	299	947	916	211	200
Lubbock	1064	847	715	834	1845	826	332	290	683	534	2857	625	275
McAllen-Ednbrg-Missn	1063	629	404	496	999	454	488	1115	1042	1276	547	290	160
Midland	125	70	246	752	475	557	1092	532	2009	2643	848	27	117
Odessa	198	204	1142	570	570	632	225	995	1567	1531	219	4	16
San Angelo	475	253	523	420	540	170	511	236	502	1122	538	252	16
San Antonio	8987	3908	1588	1371	2652	3934	6160	4693	4157	11457	10909	12694	5947
Sherman-Denison	222	176	31	12	10	26	655	258	80	114	50	520	618
Texarkana	158	230	6	198	30	208	26	68	46	176	210	378	374
Tyler	241	442	132	450	1056	934	393	145	232	240	2419	570	36
Victoria	*****	*****	*****	*****	*****	*****	*****	*****	1057	135	6	24	148
Waco	494	637	92	313	601	342	371	352	1087	605	2387	1491	501
Wichita Falls	237	240	198	298	16	769	1061	14	439	438	122	50	267
Total Within MSA'S	59060	33549	20935	41414	65082	72120	72466	56357	67147	111581	158805	105853	70705
Other Reported Areas	3895	1737	3113	2625	3057	3662	5181	4835	3163	3631	6544	5014	1248
Total Reported	62955	35286	24048	44039	68139	75782	77647	61192	70310	115212	165349	110867	71953

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

TABLE 6
Annual Number of Total Residential Dwellings Authorized by MSA

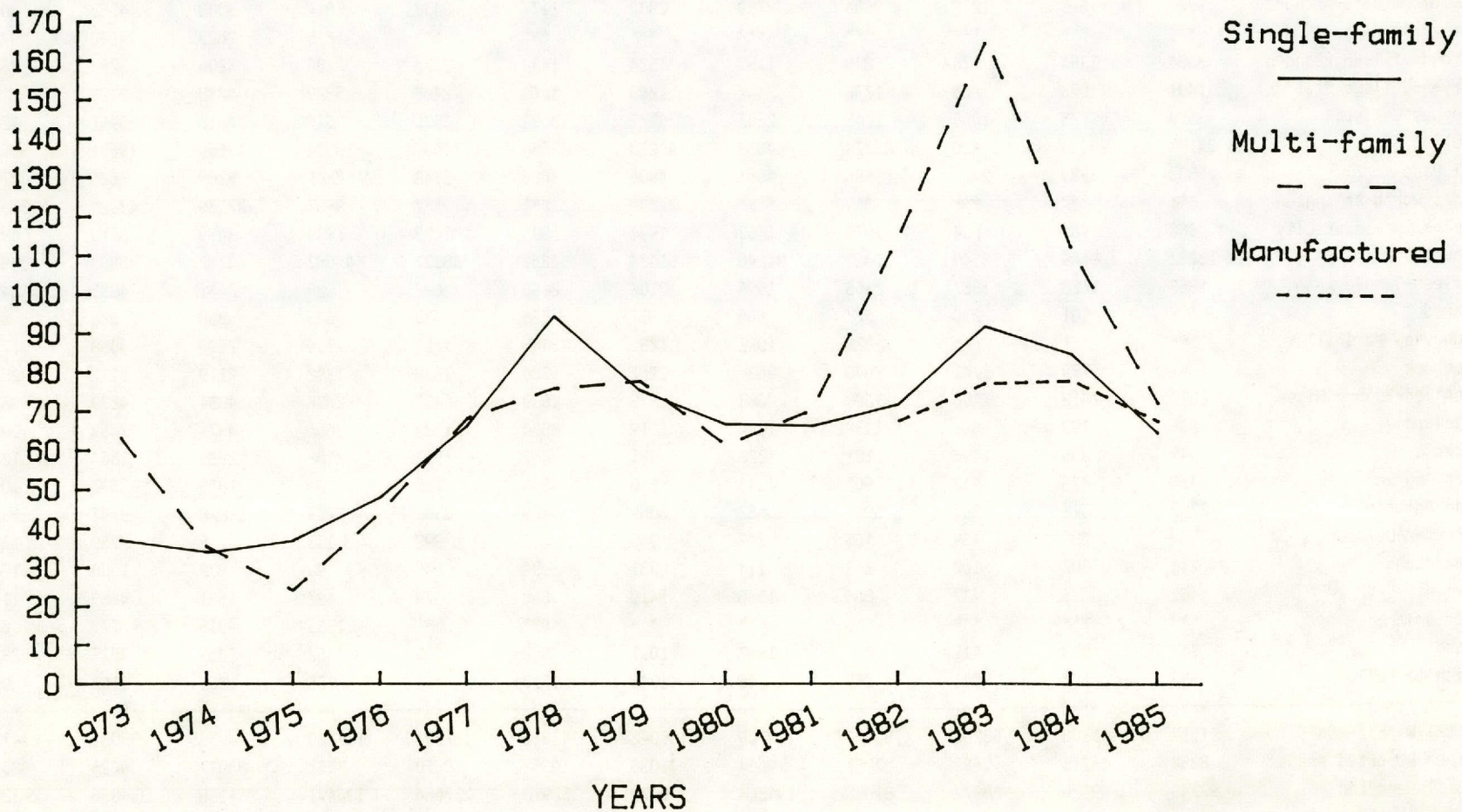
MSA	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982*	1983*	1984*	1985*
Abilene	839	281	362	846	1110	1144	535	907	834	2664	2890	2016	989
Amarillo	1282	1288	1599	2249	1761	1681	986	1273	798	2276	4710	2430	1378
Austin	8346	3921	2091	3218	4279	9491	7428	8298	10291	14576	28909	26896	19173
Beaumont-Port Arthur	1344	675	1212	2604	2759	2832	2177	2433	1814	3008	4152	4057	2149
Brazoria	***	***	***	***	***	***	***	***	1679	2623	4160	3714	2769
Brownsville-Harlingen	3804	1354	575	870	1153	1524	1434	2321	2386	3206	3290	2681	2104
Bryan-College Station	1491	1073	865	1732	2442	1263	1266	2468	3329	4038	2125	2132	1024
Corpus Christi	2398	1125	1000	1745	2602	3177	3091	3535	3679	4815	6967	4284	3623
Dallas	24172	24008	15420	23274	44039	47228	43859	34060	19924	43650	79631	58534	53959
El Paso	5803	3989	2453	3580	4551	4006	3686	3148	2301	5269	7526	4760	5136
Fort Worth-Arlington	***	***	***	***	***	***	***	***	9607	22135	43324	36901	30261
Galveston-Texas City	860	789	734	1078	1463	1954	1985	1425	1894	3459	5610	4805	2116
Houston	18232	9649	13549	25352	34246	61484	52262	38337	44852	60732	46863	34984	16011
Killeen-Temple	1863	1628	1657	2165	1996	2108	2266	672	829	3441	4893	3467	4252
Laredo	628	101	370	527	606	537	526	439	625	880	585	642	899
Longview-Marshall	***	***	***	928	1672	1282	1445	1118	719	2593	3058	1777	1425
Lubbock	1901	1779	1741	2040	3634	2262	1326	1239	1392	2119	5112	2524	1703
McAllen-Ednbrg-Missn	2020	1412	1400	1690	2683	1828	1639	2417	2798	4834	4239	3879	3266
Midland	236	193	661	1138	1114	1119	1574	1333	3651	4371	2489	1028	976
Odessa	349	385	1496	1101	1228	981	457	1557	2108	2935	1864	1220	1091
San Angelo	750	423	810	902	1043	610	836	758	1101	1839	1597	1006	562
San Antonio	12782	6572	3587	3995	6452	8069	9529	8301	7719	17878	19732	21892	14427
Sherman-Denison	383	282	159	165	209	355	883	392	133	736	759	1300	1296
Texarkana	241	303	100	283	114	331	94	175	98	909	1000	1261	1110
Tyler	487	675	437	886	1546	1419	650	379	497	1631	4069	2190	1279
Victoria	***	***	***	***	***	***	***	***	1565	915	777	601	740
Waco	713	972	411	870	1392	1011	972	595	1362	1453	3537	2821	1329
Wichita Falls	593	488	601	860	606	1346	1710	414	735	1253	1163	958	1015
Total Within MSA'S	91517	63365	53290	84098	124700	159042	142616	117994	128720	220238	295031	234760	176062
Other Reported Areas	8232	5755	7682	7857	9664	11036	10362	9670	7751	33927	39025	38506	27578
Total Reported	99749	69120	60972	91955	134364	170078	152978	127664	136471	254165	334056	273266	203640

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

* Includes Manufactured Housing Installed. Previously not available.

CHART 2 Annual Housing Permits Authorized in Texas

NUMBER (THOUSANDS)



Source: Compiled by the Real Estate Center at Texas A&M University from data supplied by the U.S. Bureau of the Census.

TABLE 7
Metropolitan Area's Share of Annual Site-Built Single-Family Dwelling Units Authorized

MSA	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Abilene	0.48%	0.61%	0.89%	0.91%	0.79%	0.67%	0.65%	0.78%	0.76%	1.04%	1.12%	0.59%	0.54%
Amarillo	1.45%	1.81%	2.64%	2.41%	2.31%	1.03%	0.90%	0.92%	0.65%	0.78%	1.26%	1.00%	0.64%
Austin	5.44%	6.01%	4.89%	4.02%	3.60%	5.09%	5.89%	6.23%	5.07%	6.28%	8.10%	10.13%	8.95%
Beaumont-Port Arthur	1.63%	1.90%	2.69%	2.74%	2.21%	2.14%	2.02%	1.89%	1.44%	1.39%	1.57%	1.54%	0.45%
Brazoria	*****	*****	*****	*****	*****	*****	*****	*****	1.31%	1.52%	1.74%	2.02%	1.57%
Brownsville-Harlingen	1.56%	1.67%	1.41%	1.36%	1.41%	0.88%	1.24%	2.31%	2.57%	1.52%	1.37%	1.07%	1.48%
Bryan-College Station	0.81%	0.72%	0.86%	1.06%	1.13%	0.79%	0.89%	0.87%	1.09%	1.25%	0.97%	0.29%	0.35%
Corpus Christi	1.93%	1.89%	2.17%	2.14%	2.44%	2.33%	2.25%	2.31%	2.39%	2.41%	2.46%	2.08%	2.19%
Dallas	36.54%	36.64%	31.44%	30.36%	34.94%	27.78%	30.17%	26.87%	13.99%	16.97%	23.53%	24.05%	31.14%
El Paso	*****	*****	*****	*****	*****	*****	3.46%	3.44%	1.66%	2.71%	3.12%	2.42%	3.53%
Fort Worth-Arlington	4.68%	5.13%	5.36%	5.64%	5.22%	3.34%	0.00%	0.00%	7.32%	9.88%	13.66%	14.09%	17.88%
Galveston-Texas City	0.63%	1.61%	1.09%	1.33%	1.18%	1.69%	2.11%	1.35%	1.89%	2.90%	2.15%	1.98%	1.31%
Houston	11.18%	10.79%	13.45%	15.99%	14.28%	33.07%	30.52%	30.12%	35.61%	28.33%	16.49%	16.97%	10.78%
Killeen-Temple	1.96%	1.77%	2.62%	1.85%	1.83%	1.13%	0.86%	0.66%	0.72%	1.57%	1.62%	1.34%	2.22%
Laredo	0.38%	0.30%	0.97%	0.90%	0.80%	0.52%	0.50%	0.56%	0.45%	0.38%	0.30%	0.48%	0.77%
Longview-Marshall	*****	*****	*****	1.22%	0.93%	0.60%	0.57%	0.73%	0.63%	0.87%	0.72%	0.45%	0.32%
Lubbock	2.27%	2.75%	2.78%	2.52%	2.70%	1.52%	1.32%	1.42%	1.07%	1.17%	1.42%	1.15%	1.06%
McAllen-Ednbrg-Missn	2.60%	2.31%	2.70%	2.49%	2.55%	1.46%	1.53%	1.95%	2.65%	1.90%	1.50%	1.59%	1.41%
Midland	0.30%	0.36%	1.12%	0.81%	0.96%	0.60%	0.64%	1.20%	2.48%	1.72%	0.75%	0.45%	0.56%
Odessa	0.41%	0.53%	0.96%	1.11%	0.99%	0.37%	0.31%	0.84%	0.82%	0.58%	0.16%	0.08%	0.14%
San Angelo	0.75%	0.50%	0.78%	1.01%	0.76%	0.47%	0.43%	0.78%	0.91%	0.59%	0.61%	0.43%	0.39%
San Antonio	10.31%	7.87%	5.41%	5.48%	5.74%	4.39%	4.47%	5.40%	5.38%	5.05%	6.30%	7.04%	8.81%
Sherman-Denison	0.44%	0.31%	0.35%	0.32%	0.30%	0.35%	0.30%	0.20%	0.08%	0.10%	0.21%	0.24%	0.20%
Texarkana	0.23%	0.22%	0.25%	0.18%	0.13%	0.13%	0.09%	0.16%	0.08%	0.11%	0.20%	0.18%	0.13%
Tyler	0.67%	0.69%	0.83%	0.91%	0.74%	0.51%	0.34%	0.35%	0.40%	0.41%	0.58%	0.62%	0.23%
Victoria	*****	*****	*****	*****	*****	*****	*****	*****	0.77%	0.61%	0.45%	0.26%	0.39%
Waco	0.60%	0.99%	0.86%	1.16%	1.19%	0.71%	0.80%	0.36%	0.42%	0.41%	0.66%	0.82%	0.42%
Wichita Falls	0.97%	0.73%	1.09%	1.17%	0.89%	0.61%	0.86%	0.60%	0.45%	0.57%	0.66%	0.59%	0.53%
Total Within MSA'S	88.22%	88.11%	87.61%	89.09%	90.02%	92.18%	93.12%	92.73%	93.07%	93.03%	93.67%	93.95%	98.41%
Other Reported Areas	11.78%	11.89%	12.39%	10.91%	9.98%	7.82%	6.88%	7.27%	6.93%	6.97%	6.33%	6.05%	1.59%
Total Reported	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

TABLE 8
Metropolitan Area's Share of Annual Multi-Family Dwelling Units Authorized

MSA	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Abilene	1.05%	0.21%	0.13%	0.93%	0.86%	0.68%	0.05%	0.63%	0.46%	0.83%	0.59%	0.61%	0.10%
Amarillo	1.19%	1.92%	2.59%	2.48%	0.34%	0.93%	0.40%	1.07%	0.51%	2.19%	1.55%	0.62%	0.41%
Austin	10.08%	5.35%	1.19%	2.93%	2.78%	6.19%	3.86%	6.76%	9.67%	16.20%	11.47%	13.66%	14.47%
Beaumont-Port Arthur	1.18%	0.09%	0.90%	2.94%	1.90%	1.08%	0.85%	1.92%	1.20%	0.69%	0.49%	0.76%	0.43%
Brazoria	****	****	****	****	****	****	****	****	1.13%	0.64%	0.46%	0.35%	0.85%
Brownsville-Harlingen	5.13%	2.24%	0.23%	0.50%	0.32%	0.91%	0.64%	1.27%	0.95%	0.71%	0.50%	0.66%	0.31%
Bryan-College Station	1.90%	2.35%	2.27%	2.78%	2.48%	0.68%	0.77%	3.09%	3.64%	0.45%	0.32%	1.06%	0.21%
Corpus Christi	2.68%	1.37%	0.82%	1.63%	1.45%	1.30%	1.80%	3.26%	2.92%	3.21%	2.28%	1.38%	1.76%
Dallas	17.04%	32.91%	15.85%	19.82%	30.67%	27.75%	27.21%	26.34%	14.87%	44.52%	31.53%	27.93%	38.53%
El Paso	6.48%	6.38%	1.98%	1.99%	1.60%	1.13%	1.39%	1.39%	1.68%	3.10%	2.19%	1.52%	2.33%
Fort Worth-Arlington	****	****	****	****	****	****	****	****	6.64%	22.27%	15.77%	17.85%	19.85%
Galveston-Texas City	1.00%	0.69%	1.38%	1.00%	1.00%	0.47%	0.51%	0.86%	0.90%	2.23%	1.58%	1.97%	0.96%
Houston	22.43%	17.00%	35.69%	40.16%	36.38%	39.98%	37.70%	29.78%	29.68%	18.38%	13.01%	10.85%	4.55%
Killeen-Temple	1.81%	2.92%	2.87%	2.91%	1.15%	1.38%	2.08%	0.38%	0.49%	1.89%	1.34%	0.71%	1.63%
Laredo	0.78%	****	0.04%	0.22%	0.11%	0.06%	0.19%	0.10%	0.46%	0.03%	0.02%	****	0.10%
Longview-Marshall	****	****	****	0.78%	1.55%	0.95%	1.31%	1.03%	0.42%	0.79%	0.56%	0.19%	0.28%
Lubbock	1.69%	2.40%	2.97%	1.89%	2.71%	1.09%	0.43%	0.47%	0.95%	2.45%	1.74%	0.56%	0.38%
McAllen-Ednbrg-Missn	1.69%	1.78%	1.68%	1.13%	1.47%	0.60%	0.63%	1.82%	1.45%	0.47%	0.33%	0.26%	0.22%
Midland	0.20%	0.20%	1.02%	1.71%	0.70%	0.74%	1.41%	0.87%	2.80%	0.73%	0.52%	0.02%	0.16%
Odessa	0.31%	0.58%	4.75%	1.29%	0.84%	0.83%	0.29%	1.63%	2.18%	0.19%	0.13%	****	0.02%
San Angelo	0.75%	0.72%	2.17%	0.95%	0.79%	0.22%	0.66%	0.39%	0.70%	0.46%	0.33%	0.23%	0.02%
San Antonio	14.28%	11.08%	6.60%	3.11%	3.89%	5.19%	7.93%	7.67%	5.79%	9.36%	6.63%	11.44%	8.29%
Sherman-Denison	0.35%	0.50%	0.13%	0.03%	0.01%	0.03%	0.84%	0.42%	0.11%	0.04%	0.03%	0.47%	0.86%
Texarkana	0.25%	0.65%	0.02%	0.45%	0.04%	0.27%	0.03%	0.11%	0.06%	0.18%	0.13%	0.34%	0.52%
Tyler	0.38%	1.25%	0.55%	1.02%	1.55%	1.23%	0.51%	0.24%	0.32%	2.08%	1.47%	0.51%	0.05%
Victoria	****	****	****	****	****	****	****	****	1.47%	0.01%	****	0.02%	0.21%
Waco	0.78%	1.81%	0.38%	0.71%	0.88%	0.45%	0.48%	0.58%	1.52%	2.05%	1.45%	1.34%	0.70%
Wichita Falls	0.38%	0.68%	0.82%	0.68%	0.02%	1.01%	1.37%	0.02%	0.61%	0.10%	0.07%	0.05%	0.37%
Total Within MSA'S	93.81%	95.08%	87.06%	94.04%	95.51%	95.17%	93.33%	92.10%	93.60%	95.72%	96.47%	95.39%	98.57%
Other Reported Areas	6.19%	4.92%	12.94%	5.96%	4.49%	4.83%	6.67%	7.90%	6.40%	4.28%	3.53%	4.61%	1.43%
Total Reported	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

TABLE 9
Value of Non-Residential Construction Authorizations in Texas by Use
(in thousands of dollars)

TYPE OF USE	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Hotels, Motels & Cabins	83,671	29,795	33,886	94,572	70,520	110,349	218,979	227,312	364,619	353,809	469,606	321,799	384,511
Industrial Buildings	162,454	161,785	129,833	137,978	256,298	553,647	549,849	550,474	650,551	500,582	373,269	382,235	353,098
Stores & other Mercantile Bldgs.	441,418	372,481	272,019	372,859	563,963	1,054,742	1,146,772	1,019,101	943,785	1,117,741	1,413,945	1,878,569	1,779,306
Office, Bank & Professional Bldgs.	320,770	300,190	312,656	401,521	558,045	877,132	1,308,414	1,564,790	3,133,605	2,534,068	1,752,252	2,329,717	2,169,367
Schools, Hospitals, & other Public Bldgs	468,107	685,104	634,475	606,479	499,973	261,473	309,040	216,168	420,162	338,277	485,277	425,657	457,501
All Other Non-Residential Construction	234,280	300,779	236,974	242,275	307,119	460,826	502,051	663,073	741,623	749,921	779,723	762,439	644,182
Total Non-Residential Construction	1,710,700	1,850,134	1,619,843	1,855,684	2,255,918	3,318,169	4,035,105	4,240,918	6,254,339	5,594,387	5,274,064	6,100,407	5,787,964

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

Table 10
Value of Non-Residential Construction Authorizations by MSA
(in thousands of dollars)

MSA	1979	1980	1981	1982*	1983*	1984*	1985*
Abilene	30,956	18,981	28,128	56,934	26,655	37,542	30,216
Amarillo	36,823	33,830	57,105	46,966	68,989	62,544	62,947
Austin	176,817	194,441	182,329	324,060	333,295	692,969	893,424
Beaumont-Port Arthur	62,928	68,898	63,562	70,435	55,893	59,581	47,549
Brazoria	*****	*****	28,408	37,196	38,976	37,621	51,173
Brownsville-Harlingen	16,592	16,100	30,923	49,416	36,245	30,826	31,328
Bryan-College Station	15,710	18,494	30,429	50,222	42,150	47,903	25,361
Corpus Christi	54,031	55,831	80,759	95,992	128,501	100,302	111,159
Dallas	1,183,744	1,519,479	1,933,838	1,453,472	1,406,495	2,169,731	2,191,072
El Paso	78,881	61,608	84,061	63,102	58,183	82,410	72,602
Fort Worth-Arlington	*****	*****	275,754	276,240	391,836	459,597	507,041
Galveston-Texas City	23,295	12,257	32,034	26,883	38,185	53,243	38,484
Houston	1,580,213	1,542,128	2,405,804	2,012,745	1,572,077	1,081,382	878,424
Killeen-Temple	23,653	32,456	11,555	18,269	21,672	46,098	23,169
Laredo	12,931	10,129	10,778	16,723	5,477	6,591	7,245
Longview-Marshall	46,210	24,664	41,766	55,267	30,654	22,117	43,319
Lubbock	40,782	16,553	29,425	34,102	52,586	55,565	65,233
McAllen-Ednbrg-Missn	25,837	22,980	57,353	43,720	71,717	31,216	47,925
Midland	37,604	58,521	116,889	76,173	59,350	18,635	10,370
Odessa	39,635	17,094	23,476	40,794	28,972	12,143	17,494
San Angelo	17,238	15,712	15,978	16,970	27,870	15,365	12,819
San Antonio	181,979	199,155	279,488	268,329	281,938	503,648	375,667
Sherman-Denison	10,628	7,364	5,938	29,954	11,408	13,297	22,511
Texarkana	10,418	6,772	8,174	5,534	20,883	9,398	16,060
Tyler	27,731	18,699	80,453	44,310	58,751	52,972	37,998
Victoria	*****	*****	17,033	43,875	39,352	28,849	19,302
Waco	61,578	37,576	17,711	22,521	45,603	36,231	31,180
Wichita Falls	29,435	13,667	35,320	18,641	32,584	20,827	23,506
Total Within MSA'S	3,825,649	4,023,389	5,984,471	5,298,845	4,986,297	5,788,603	5,694,578
Other Reported Areas	200,591	87,574	269,868	295,542	287,767	311,804	93,386
Total Reported	4,026,240	4,110,963	6,254,339	5,594,387	5,274,064	6,100,407	5,787,964

Source: Compiled by the Real Estate Center at Texas A&M University
from data supplied by the U.S. Bureau of the Census.

* Dallas & Fort Worth reported together: 1979-1981.
Reported Separately: 1982-1985.

TABLE 11
Percentage of Non-Residential Construction in Texas by Use*

TYPE OF USE	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985
Hotels, Motels & Cabins	4.89%	1.61%	2.09%	5.10%	3.13%	3.33%	5.43%	5.36%	5.83%	6.32%	8.90%	5.28%	6.64%
Industrial Buildings	9.50%	8.74%	8.02%	7.44%	11.36%	16.69%	13.63%	12.98%	10.40%	8.95%	7.08%	6.27%	6.10%
Stores & other Mercantile Bldgs.	25.80%	20.13%	16.79%	20.09%	25.00%	31.79%	28.42%	24.03%	15.09%	19.98%	26.81%	30.79%	30.74%
Office, Bank & Professional Bldgs.	18.75%	16.23%	19.30%	21.64%	24.74%	26.43%	32.43%	36.90%	50.10%	45.30%	33.22%	38.19%	37.48%
Schools, Hospitals, & other Public Bldgs	27.36%	37.03%	39.17%	32.68%	22.16%	7.88%	7.66%	5.10%	6.72%	6.05%	9.20%	6.96%	7.90%
All Other Non-Residential Construction	13.69%	16.26%	14.63%	13.06%	13.61%	13.89%	12.44%	15.64%	11.86%	13.40%	14.78%	12.50%	11.13%
Total Non-Residential Construction	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Source: Compiled by the Real Estate Center at Texas A&M University
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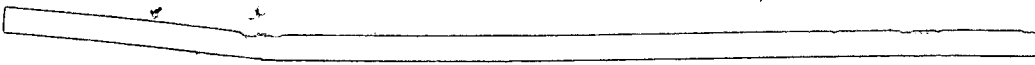
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