

 REAL ESTATE CENTER

TRENDS

SOLUTIONS THROUGH RESEARCH

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**Table 1. Price Distribution of MLS Homes Sold in Texas
(percent)**

Price Range	Feb. 1999	Jan. 1999	Feb. 1998	Feb 99- Feb 98 Unit Chg	Year-to-Date	
					1999	Unit Chg Year Ago
\$29,999 or less	3.5	3.8	3.5	0.0	3.7	-0.1
30,000 - 39,999	3.3	3.7	3.4	-0.1	3.5	-0.2
40,000 - 49,999	4.7	5.2	5.5	-0.8	4.9	-0.8
50,000 - 59,999	6.8	7.0	7.6	-0.8	6.9	-0.9
60,000 - 69,999	9.3	9.7	9.6	-0.3	9.5	0.1
70,000 - 79,999	9.6	9.6	9.2	0.4	9.6	0.2
80,000 - 89,999	9.0	9.1	9.2	-0.2	9.0	-0.2
90,000 - 99,999	6.9	7.5	6.9	0.0	7.2	0.5
100,000 - 119,999	11.1	10.3	11.1	0.0	10.7	0.0
120,000 - 139,999	9.1	9.0	8.9	0.2	9.0	0.1
140,000 - 159,999	6.5	6.3	6.4	0.1	6.4	0.2
160,000 - 179,999	4.5	4.1	4.7	-0.2	4.3	-0.2
180,000 - 199,999	3.3	3.1	3.0	0.3	3.2	0.2
200,000 - 249,999	4.9	4.6	4.4	0.5	4.8	0.3
250,000 - 299,999	2.9	2.6	2.6	0.3	2.8	0.3
300,000 - 399,999	2.3	2.4	2.0	0.3	2.3	0.3
400,000 - 499,999	1.0	0.9	0.8	0.2	0.9	0.0
500,000 - and more	1.4	1.2	1.3	0.1	1.3	0.2

Source: Real Estate Center at Texas A&M University

Note: "-" = data not available

Table 2. Texas Residential MLS Activity: Days-to-Sell and Houses for Sale

MLS Area	Estimated Days-to-Sell (DTS)						Number of Houses for Sale								
	Feb. 1999	Jan. 1999	Feb. 1998	Feb 99- Year-to-Date		Feb. 1999	Jan. 1999	Feb. 1998	Feb 99- Year-to-Date		Feb. 1999	Jan. 1999	Feb. 1998	Feb 99- Year-to-Date	
				Feb 98 % Chg	1999 Year Ago				Feb 98 % Chg	1999 Year Ago					
Abilene	96	93	99	-3	94	-3	697	673	642	9	685	8			
Amarillo	68	73	87	-21	70	-21	839	890	965	-13	865	-12			
Arlington	-	-	71	-	-	-	-	-	1,392	-	-	-			
Austin	47	46	73	-35	46	-39	4,053	3,897	5,107	-21	3,975	-22			
Bay Area	61	61	84	-27	61	-	1,574	1,568	1,823	-14	1,571	-			
Beaumont	84	-	117	-29	-	-	798	-	884	-10	-	-			
Brazoria County	109	103	160	-31	106	-33	593	559	623	-5	576	-5			
Brownsville	178	164	138	29	170	23	447	423	401	11	435	9			
Bryan-College Station	65	67	91	-28	67	-24	525	525	631	-17	525	-15			
Corpus Christi	146	140	155	-6	143	-8	2,531	2,412	2,491	2	2,472	0			
Dallas	-	-	65	-	-	-	-	-	12,148	-	-	-			
Denton	-	-	79	-	-	-	-	-	810	-	-	-			
El Paso	-	-	144	-	-	-	-	-	3,188	-	-	-			
Fort Bend	56	55	76	-26	55	-	1,977	1,934	2,256	-12	1,956	-			
Fort Worth	-	-	75	-	-	-	-	-	2,052	-	-	-			
Galveston	143	138	137	4	140	2	642	612	505	27	627	25			
Garland	-	-	47	-	-	-	-	-	568	-	-	-			
Harlingen	-	-	105	-	-	-	-	-	341	-	-	-			
Houston	58	56	81	-28	58	-30	15,349	15,254	18,340	-16	15,302	-17			
Irving	-	-	47	-	-	-	-	-	421	-	-	-			
Killeen-Fort Hood	-	125	158	-	-	-	-	988	1,260	-	-	-			
Laredo	-	-	-	-	-	-	-	-	-	-	-	-			
Longview-Marshall	122	123	120	1	122	3	996	997	921	8	997	8			
Lubbock	70	78	67	5	73	4	885	984	804	10	935	14			
Lufkin	122	126	123	-1	125	2	320	325	293	9	323	11			
McAllen	363	-	280	30	-	-	1,445	-	1,411	2	-	-			
Montgomery County	81	78	106	-24	79	-	1,848	1,761	2,010	-8	1,805	-			
Nacogdoches	-	-	-	-	-	-	-	-	-	-	-	-			
Northeast Tarrant County	-	-	62	-	-	-	-	-	1,988	-	-	-			
Odessa-Midland	113	100	90	25	106	19	1,469	1,340	1,148	28	1,405	24			
Palestine	-	-	196	-	-	-	-	-	292	-	-	-			
Paris	140	134	182	-23	137	-27	340	325	354	-4	333	-8			
Plano	-	-	55	-	-	-	-	-	1,107	-	-	-			
Port Arthur	79	78	93	-15	78	-16	296	290	342	-13	293	-14			
San Angelo	90	88	79	13	90	2	564	551	479	18	558	6			
San Antonio	88	87	122	-27	88	-28	6,451	6,364	7,673	-16	6,408	-16			
San Marcos	132	131	152	-13	131	-10	200	195	216	-7	198	-4			
Sherman-Denison	-	-	126	-	-	-	-	-	505	-	-	-			
Temple-Belton	119	114	116	3	116	-1	639	608	586	9	624	6			
Texarkana	-	-	-	-	-	-	-	-	-	-	-	-			
Tyler	163	163	173	-6	163	-4	1,597	1,597	1,492	7	1,597	10			
Victoria	68	75	71	-4	71	-2	259	281	268	-3	270	-1			
Waco	-	-	-	-	-	-	-	-	-	-	-	-			
Wichita Falls	71	71	108	-34	71	-35	571	557	678	-16	564	-17			
Texas MLS Total	67	70	88	-24	68	-22	62,905	65,673	71,585	-12	64,289	-10			

Source: Real Estate Center at Texas A&M University

Table 3. Texas Residential MLS Activity: Houses Sold and Months Inventory

MLS Area	Number of Homes Sold						Number of Months Inventory					
	Feb. 1999	Jan. 1999	Feb. 1998	Feb 99-	Year-to-Date		Feb. 1999	Jan. 1999	Feb. 1998	Feb 99-	Year-to-Date	
				Feb 98	% Chg	1999				% Chg	1999	% Chg
Abilene	79	74	84	-6	153	2	6.3	6.1	6.5	-3	6.2	-3
Amarillo	156	117	143	9	273	11	4.5	4.8	5.7	-21	4.6	-21
Arlington	-	-	251	-	-	-	-	-	4.7	-	-	-
Austin	1,071	911	949	13	1,982	18	3.1	3.0	4.8	-35	3.0	-39
Bay Area	301	251	314	-4	552	3	4.0	4.0	5.5	-27	4.0	-
Beaumont	126	-	99	27	-	-	5.5	-	7.7	-29	-	-
Brazoria County	64	53	62	3	117	-2	7.2	6.8	10.5	-31	7.0	-33
Brownsville	23	46	35	-34	69	-3	11.7	10.8	9.1	29	11.2	23
Bryan-College Station	87	59	69	26	146	8	4.3	4.4	6.0	-28	4.4	-24
Corpus Christi	210	175	195	8	385	-1	9.6	9.2	10.2	-6	9.4	-8
Dallas	-	-	2,546	-	-	-	-	-	4.3	-	-	-
Denton	-	-	136	-	-	-	-	-	5.2	-	-	-
El Paso	-	-	-	-	-	-	-	-	9.5	-	-	-
Fort Bend	395	330	382	3	725	11	3.7	3.6	5.0	-26	3.6	-
Fort Worth	-	-	353	-	-	-	-	-	4.9	-	-	-
Galveston	53	39	39	36	92	19	9.4	9.1	9.0	4	9.2	2
Garland	-	-	159	-	-	-	-	-	3.1	-	-	-
Harlingen	23	-	33	-30	-	-	-	-	6.9	-	-	-
Houston	3,259	2,508	3,077	6	5,767	7	3.8	3.7	5.3	-28	3.8	-30
Irving	-	-	110	-	-	-	-	-	3.1	-	-	-
Killeen-Fort Hood	-	83	100	-	-	-	-	8.2	10.4	-	-	-
Laredo	-	-	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	108	99	96	12	207	7	8.0	8.1	7.9	1	8.0	3
Lubbock	146	110	148	-1	256	0	4.6	5.1	4.4	5	4.8	4
Lufkin	38	22	27	41	60	18	8.0	8.3	8.1	-1	8.2	2
McAllen	70	72	53	32	142	56	23.9	-	18.4	30	-	-
Montgomery County	268	217	259	3	485	2	5.3	5.1	7.0	-24	5.2	-
Nacogdoches	-	-	17	-	-	-	-	-	-	-	-	-
Northeast Tarrant County	-	-	409	-	-	-	-	-	4.1	-	-	-
Odessa-Midland	160	115	189	-15	275	-20	7.4	6.6	5.9	25	7.0	19
Palestine	21	13	24	-12	34	-8	-	-	12.9	-	-	-
Paris	26	22	27	-4	48	7	9.2	8.8	12.0	-23	9.0	-27
Plano	-	-	247	-	-	-	-	-	3.6	-	-	-
Port Arthur	45	33	48	-6	78	-13	5.2	5.1	6.1	-15	5.1	-16
San Angelo	78	59	85	-8	137	-3	5.9	5.8	5.2	13	5.9	2
San Antonio	867	751	848	2	1,618	6	5.8	5.7	8.0	-27	5.8	-28
San Marcos	21	12	16	31	33	18	8.7	8.6	10.0	-13	8.6	-10
Sherman-Denison	-	-	48	-	-	-	-	-	8.3	-	-	-
Temple-Belton	71	61	71	0	132	17	7.8	7.5	7.6	3	7.6	-1
Texarkana	-	-	-	-	-	-	-	-	-	-	-	-
Tyler	98	98	111	-12	196	-11	10.7	10.7	11.4	-6	10.7	-4
Victoria	53	50	42	26	103	24	4.5	4.9	4.7	-4	4.7	-2
Waco	104	104	83	25	208	11	-	-	-	-	-	-
Wichita Falls	97	91	77	26	188	31	4.7	4.7	7.1	-34	4.7	-35
Texas MLS Total	10,988	9,249	10,845	1	20,237	3	4.4	4.6	5.8	-24	4.5	-22

Source: Real Estate Center at Texas A&M University

Table 4. Texas Residential MLS Activity: Median and Average Price

MLS Area	Median Price (\$)						Average Price (\$)					
	Feb. 1999	Jan. 1999	Feb. 1998	Feb 99-	Year-to-Date		Feb. 1999	Jan. 1999	Feb. 1998	Feb 99-	Year-to-Date	
				Feb 98	% Chg	1999				% Chg	Feb 98	% Chg
Abilene	73,500	70,000	62,500	13	70,300	16	76,100	85,700	71,800	6	80,800	18
Amarillo	75,000	85,600	72,800	3	78,500	6	88,100	93,300	86,300	2	90,300	7
Arlington	-	-	99,100	-	-	-	-	-	109,400	-	-	-
Austin	121,200	120,900	111,800	8	121,100	7	150,400	152,600	140,000	7	151,400	9
Bay Area	98,200	95,000	98,400	0	96,700	1	115,500	108,900	113,900	1	112,500	2
Beaumont	85,400	-	83,900	2	-	-	93,700	-	96,100	-2	-	-
Brazoria County	80,000	75,800	83,800	-5	78,400	-5	95,000	93,200	94,400	1	94,200	3
Brownsville	62,500	67,100	66,200	-6	66,100	1	80,200	83,200	76,400	5	82,200	11
Bryan-College Station	89,300	95,000	90,800	-2	91,100	-1	114,600	104,700	99,100	16	110,600	6
Corpus Christi	80,500	87,400	85,800	-6	84,100	3	93,300	103,900	97,000	-4	98,100	4
Dallas	-	-	112,300	-	-	-	-	-	144,000	-	-	-
Denton	-	-	112,500	-	-	-	-	-	133,500	-	-	-
El Paso	-	-	-	-	-	-	-	-	-	-	-	-
Fort Bend	119,700	110,700	104,100	15	114,900	11	144,900	131,200	124,700	16	138,700	13
Fort Worth	-	-	71,400	-	-	-	-	-	86,600	-	-	-
Galveston	86,200	69,300	73,800	17	78,300	26	124,600	94,500	97,600	28	111,800	19
Garland	-	-	78,200	-	-	-	-	-	91,300	-	-	-
Harlingen	69,000	-	65,000	6	-	-	80,900	-	79,200	2	-	-
Houston	95,800	90,300	91,100	5	93,200	5	129,200	119,400	121,000	7	124,900	5
Irving	-	-	123,600	-	-	-	-	-	132,100	-	-	-
Killeen-Fort Hood	-	72,800	71,000	-	-	-	-	73,400	75,900	-	-	-
Laredo	-	-	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	74,400	80,700	71,700	4	77,400	9	93,800	100,100	87,000	8	96,800	8
Lubbock	76,000	83,600	71,800	6	79,200	12	90,000	110,500	86,200	4	98,800	15
Lufkin	70,000	80,000	78,300	-11	72,500	-1	81,600	107,000	98,000	-17	90,900	10
McAllen	70,000	68,900	71,900	-3	69,500	-8	84,200	95,000	89,800	-6	89,700	-4
Montgomery County	108,900	109,600	106,800	2	109,200	6	142,400	135,200	127,500	12	139,200	10
Nacogdoches	-	-	77,500	-	-	-	-	-	82,100	-	-	-
Northeast Tarrant County	-	-	119,000	-	-	-	-	-	142,600	-	-	-
Odessa-Midland	51,400	58,200	75,600	-19	59,600	-17	77,200	72,100	82,400	-6	75,100	-8
Palestine	55,000	57,500	45,000	44	60,000	13	77,900	63,800	52,700	48	72,500	16
Paris	80,000	45,000	71,000	13	65,000	5	81,300	57,000	81,300	0	70,200	2
Plano	-	-	155,600	-	-	-	-	-	187,200	-	-	-
Port Arthur	71,200	72,500	60,000	19	71,700	26	70,800	82,000	64,400	10	75,500	18
San Angelo	65,800	59,200	61,500	7	63,400	-1	72,300	64,600	69,900	3	69,000	-5
San Antonio	81,200	84,700	82,400	-1	82,800	-1	103,500	105,100	102,700	1	104,200	-1
San Marcos	143,300	110,000	85,000	69	122,500	48	135,200	105,400	98,400	37	124,400	43
Sherman-Denison	-	-	66,700	-	-	-	-	-	76,400	-	-	-
Temple-Belton	80,400	72,500	87,500	-8	76,400	-7	88,400	93,000	103,400	-15	90,500	-7
Texarkana	-	-	-	-	-	-	-	-	-	-	-	-
Tyler	81,200	81,200	93,900	-14	81,200	-9	104,300	104,300	110,000	-5	104,300	-5
Victoria	66,400	77,500	83,300	-20	72,500	-8	69,800	81,600	92,000	-24	75,500	-14
Waco	-	-	-	-	-	-	87,900	87,900	82,600	6	87,900	8
Wichita Falls	67,500	71,200	70,800	-5	69,400	-3	87,100	78,800	80,200	9	83,100	6
Texas MLS Total	95,500	92,600	92,800	3	94,100	3	123,500	119,300	119,000	4	121,600	3

Source: Real Estate Center at Texas A&M University

Table 5. Texas Employment Activity

Metropolitan Area	Unemployment Rate						Employment (000)					
	Jan. 1999	Dec. 1998	Jan 99-		Year-to-Date		Jan. 1999	Dec. 1998	Jan. 1998	Jan 99-		Year-to-Date % Chg
			Jan 98 Unit Chg	Jan 98 Unit Chg	1999	Year Ago				Jan 98 % Chg	1999	
Abilene	4.0	3.1	3.7	0.3	4.0	0.3	59.8	60.5	58.0	3.1	59.8	3.1
Amarillo	3.3	2.8	4.0	-0.7	3.3	-0.7	109.3	109.4	105.5	3.6	109.3	3.6
Austin-San Marcos	2.7	2.3	3.0	-0.3	2.7	-0.3	671.8	663.8	636.7	5.5	671.8	5.5
Beaumont-Port Arthur	7.6	6.8	8.0	-0.4	7.6	-0.4	172.2	170.9	167.6	2.7	172.2	2.7
Brazoria County	6.6	5.4	6.8	-0.2	6.6	-0.2	98.5	100.2	98.2	0.3	98.5	0.3
Brownsville-Harlingen	13.8	12.6	13.7	0.1	13.8	0.1	111.9	112.3	111.1	0.7	111.9	0.7
Bryan-College Station	1.8	1.6	2.0	-0.2	1.8	-0.2	73.1	72.6	67.3	8.6	73.1	8.6
Corpus Christi	6.8	6.1	6.9	-0.1	6.8	-0.1	165.3	164.9	163.0	1.4	165.3	1.4
Dallas	3.2	2.7	3.6	-0.4	3.2	-0.4	1,827.7	1,838.1	1,770.9	3.2	1,827.7	3.2
El Paso	10.7	9.2	10.7	0.0	10.7	0.0	257.3	271.8	255.4	0.7	257.3	0.7
Fort Worth-Arlington	3.3	2.8	3.6	-0.3	3.3	-0.3	856.6	857.1	817.1	4.8	856.6	4.8
Galveston-Texas City	6.7	5.8	7.5	-0.8	6.7	-0.8	115.8	118.1	114.6	1.0	115.8	1.0
Houston	4.4	3.7	4.6	-0.2	4.4	-0.2	2,048.6	2,042.9	1,973.9	3.8	2,048.6	3.8
Killeen-Temple	3.9	3.4	5.0	-1.1	3.9	-1.1	110.2	113.4	108.2	1.8	110.2	1.8
Laredo	10.1	8.9	10.3	-0.2	10.1	-0.2	67.8	65.8	64.0	5.9	67.8	5.9
Longview-Marshall	7.8	6.9	7.6	0.2	7.8	0.2	98.1	98.6	95.7	2.5	98.1	2.5
Lubbock	2.9	2.2	3.7	-0.8	2.9	-0.8	120.3	123.6	117.0	2.8	120.3	2.8
McAllen-Edinburg-Mission	19.6	17.8	21.1	-1.5	19.6	-1.5	164.3	164.3	161.8	1.5	164.3	1.5
Odessa-Midland	9.0	6.5	4.5	4.5	9.0	4.5	118.7	121.0	118.6	0.1	118.7	0.1
San Angelo	5.1	4.6	3.3	1.8	5.1	1.8	50.2	50.0	48.8	2.9	50.2	2.9
San Antonio	3.3	2.9	4.0	-0.7	3.3	-0.7	734.8	750.0	713.7	3.0	734.8	3.0
Sherman-Denison	5.6	4.7	4.5	1.1	5.6	1.1	48.4	48.6	47.7	1.5	48.4	1.5
Texarkana	6.5	5.9	8.1	-1.6	6.5	-1.6	52.7	54.6	52.7	0.0	52.7	0.0
Tyler	4.7	4.2	6.2	-1.5	4.7	-1.5	86.9	87.7	84.0	3.5	86.9	3.5
Victoria	4.5	3.9	4.8	-0.3	4.5	-0.3	41.2	43.0	40.5	1.7	41.2	1.7
Waco	3.7	3.2	4.8	-1.1	3.7	-1.1	97.1	99.4	95.8	1.4	97.1	1.4
Wichita Falls	5.7	4.7	5.0	0.7	5.7	0.7	62.9	63.9	62.4	0.8	62.9	0.8
MSA Total	4.8	4.1	5.1	-0.3	4.8	-0.3	8,421.6	8,466.3	8,150.2	3.3	8,421.6	3.3
Texas Total	5.1	4.4	5.4	-0.3	5.1	-0.3	9,673.8	9,789.4	9,360.7	3.3	9,673.8	3.3
U.S. Total	4.8	4.0	5.2	-0.4	4.8	-0.4	131,327.3	133,240.0	128,263.2	2.4	131,327.3	2.4

Source: Real Estate Center at Texas A&M University and U.S. Bureau of Labor Statistics

Table 6. Texas Residential Single-Family Building Permit Activity

Metropolitan Area	Number of Dwelling Units						Average Value per Dwelling Unit (\$)					
	Jan. 1999	Dec. 1998	Jan. 1998	Jan 99-	Year-to-Date		Jan. 1999	Dec. 1998	Jan. 1998	Jan 99-	Year-to-Date	
				Jan 98	% Chg	% Chg				Jan 98	% Chg	% Chg
				% Chg	1999	Year Ago				% Chg	1999	Year Ago
Abilene	16	19	19	-16	16	-16	131,100	121,100	107,300	22	131,100	22
Amarillo	38	27	34	12	38	12	128,000	166,600	128,400	0	128,000	0
Austin-San Marcos	553	625	557	-1	553	-1	112,400	106,300	107,100	5	112,400	5
Beaumont-Port Arthur	48	36	31	55	48	55	123,800	103,200	99,300	25	123,800	25
Brazoria County	122	124	158	-23	122	-23	110,600	111,100	97,700	13	110,600	13
Brownsville-Harlingen	106	130	117	-9	106	-9	71,300	64,700	62,400	14	71,300	14
Bryan-College Station	69	59	39	77	69	77	100,200	112,500	118,600	-16	100,200	-16
Corpus Christi	57	24	65	-12	57	-12	94,500	96,400	82,300	15	94,500	15
Dallas	1,712	1,511	1,614	6	1,712	6	146,200	151,100	150,800	-3	146,200	-3
El Paso	201	208	219	-8	201	-8	51,600	54,100	48,700	6	51,600	6
Fort Worth-Arlington	634	696	591	7	634	7	125,900	118,000	116,600	8	125,900	8
Galveston-Texas City	118	92	110	7	118	7	120,700	117,300	141,600	-15	120,700	-15
Houston	1,448	1,466	1,536	-6	1,448	-6	125,700	130,300	118,900	6	125,700	6
Killeen-Temple	121	71	84	44	121	44	93,800	93,500	96,500	-3	93,800	-3
Laredo	100	88	77	30	100	30	51,600	57,700	56,600	-9	51,600	-9
Longview-Marshall	13	14	11	18	13	18	148,000	113,700	123,400	20	148,000	20
Lubbock	44	46	46	-4	44	-4	97,900	102,000	91,300	7	97,900	7
McAllen-Edinburg-Mission	374	379	307	22	374	22	43,700	41,500	42,600	3	43,700	3
Odessa-Midland	15	13	39	-62	15	-62	128,800	104,300	117,500	10	128,800	10
San Angelo	13	11	19	-32	13	-32	113,000	106,100	99,200	14	113,000	14
San Antonio	605	697	483	25	605	25	109,100	128,300	92,400	18	109,100	18
Sherman-Denison	20	1	5	300	20	300	99,000	59,000	149,200	-34	99,000	-34
Texarkana	5	3	4	25	5	25	57,200	40,700	84,800	-33	57,200	-33
Tyler	23	25	26	-12	23	-12	171,500	171,500	208,500	-18	171,500	-18
Victoria	19	19	23	-17	19	-17	87,500	106,100	84,200	4	87,500	4
Waco	28	22	17	65	28	65	106,200	108,300	109,900	-3	106,200	-3
Wichita Falls	15	21	12	25	15	25	118,200	115,700	96,400	23	118,200	23
MSA Total	6,517	6,427	6,243	4	6,517	4	117,600	119,600	114,800	2	117,600	2
Texas Total	6,620	6,525	6,325	5	6,620	5	117,300	119,300	114,200	3	117,300	3
U.S. Total	70,810	83,357	65,496	8	70,810	8	122,700	123,400	118,000	4	122,700	4

Source: Real Estate Center at Texas A&M University and U.S. Bureau of Census

Table 7. Texas Residential Multifamily Building Permit Activity

Metropolitan Area	Number of Dwelling Units						Average Value per Dwelling Unit (\$)					
	Jan. 1999	Dec. 1998	Jan. 1998	Jan 99-	Year-to-Date		Jan. 1999	Dec. 1998	Jan. 1998	Jan 99-	Year-to-Date	
				Jan 98	% Chg	% Chg				Jan 98	% Chg	% Chg
Abilene	0	3	0	-	0	-	-	41,700	-	-	-	-
Amarillo	6	0	0	-	6	-	39,800	-	-	-	39,800	-
Austin-San Marcos	845	26	0	-	845	-	35,400	48,300	-	-	35,400	-
Beaumont-Port Arthur	0	0	0	-	0	-	-	-	-	-	-	-
Brazoria County	0	160	100	-100	0	-100	-	81,200	38,400	-	-	-
Brownsville-Harlingen	42	46	2	2,000	42	2,000	31,100	51,000	38,000	-18	31,100	-18
Bryan-College Station	64	2	0	-	64	-	63,800	47,000	-	-	63,800	-
Corpus Christi	10	2	4	150	10	150	76,100	40,000	68,500	11	76,100	11
Dallas	1,467	1,703	462	218	1,467	218	46,900	50,700	54,900	-15	46,900	-15
El Paso	2	10	2	0	2	0	32,000	41,500	31,500	2	32,000	2
Fort Worth-Arlington	56	203	103	-46	56	-46	28,900	47,300	50,700	-43	28,900	-43
Galveston-Texas City	432	12	0	-	432	-	34,700	34,300	-	-	34,700	-
Houston	1,257	1,370	1,137	11	1,257	11	38,300	46,800	41,000	-7	38,300	-7
Killeen-Temple	46	24	16	188	46	188	46,300	41,400	43,000	8	46,300	8
Laredo	26	2	8	225	26	225	35,500	40,500	38,200	-7	35,500	-7
Longview-Marshall	0	20	2	-100	0	-100	-	36,800	55,000	-	-	-
Lubbock	4	0	4	0	4	0	66,200	-	62,500	6	66,200	6
McAllen-Edinburg-Mission	98	66	72	36	98	36	25,500	25,400	38,500	-34	25,500	-34
Odessa-Midland	0	0	0	-	0	-	-	-	-	-	-	-
San Angelo	0	0	72	-100	0	-100	-	-	26,700	-	-	-
San Antonio	323	4	9	3,489	323	3,489	47,600	69,000	28,600	66	47,600	66
Sherman-Denison	0	0	2	-100	0	-100	-	-	37,500	-	-	-
Texarkana	0	0	0	-	0	-	-	-	-	-	-	-
Tyler	12	10	0	-	12	-	46,200	46,200	-	-	46,200	-
Victoria	0	0	0	-	0	-	-	-	-	-	-	-
Waco	21	16	2	950	21	950	47,400	47,500	65,000	-27	47,400	-27
Wichita Falls	0	0	0	-	0	-	-	-	-	-	-	-
MSA Total	4,711	3,679	1,997	136	4,711	136	40,900	49,700	44,100	-7	40,900	-7
Texas Total	4,711	3,681	2,021	133	4,711	133	40,900	49,700	44,000	-7	40,900	-7
U.S. Total	30,137	34,245	24,744	22	30,137	22	54,300	56,700	52,200	4	54,300	4

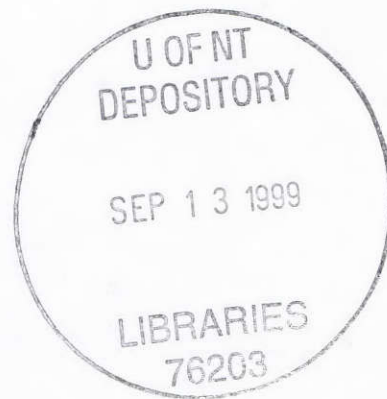
Source: Real Estate Center at Texas A&M University and U.S. Bureau of Census



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