

TRENDS

SOLUTIONS THROUGH RESEARCH

Volume 9, Number 7

April 1996

Table 1. Price Distribution of MLS Homes Sold in Texas

Price Range	Distribution							
	Units				Percent			
	February	January	December	12 Months Ending January	February	January	December	12 Months Ending January
\$29,999 or less	357	331	476	5,878	4.7	5.3	5.2	5.0
30,000 - 39,999	318	303	439	5,733	4.2	4.9	4.8	4.9
40,000 - 49,999	534	404	685	8,804	7.0	6.5	7.4	7.5
50,000 - 59,999	660	556	812	11,478	8.7	9.0	8.8	9.7
60,000 - 69,999	787	640	954	12,439	10.4	10.3	10.4	10.6
70,000 - 79,999	754	582	964	11,679	9.9	9.4	10.5	9.9
80,000 - 89,999	738	528	809	10,547	9.3	8.5	8.8	8.9
90,000 - 99,999	494	396	546	7,623	6.5	6.4	5.9	6.5
100,000 - 119,999	772	596	905	11,375	10.2	9.6	9.8	9.7
120,000 - 139,999	657	508	714	8,999	8.8	8.2	7.8	7.6
140,000 - 159,999	331	345	468	5,981	5.0	5.6	5.1	5.1
160,000 - 179,999	254	235	350	4,298	3.3	3.8	3.8	3.6
180,000 - 199,999	211	184	228	2,946	2.8	3.0	2.5	2.5
200,000 - 299,999	426	379	532	6,361	5.6	6.1	5.8	5.4
300,000 - 399,999	143	126	167	1,998	1.9	2.0	1.8	1.7
400,000 - 499,999	59	43	55	815	0.9	0.7	0.6	0.7
500,000 - and more	48	46	93	893	0.6	0.7	1.0	0.8
Total	7,533	6,202	9,197	117,847	100.0	100.0	100.0	100.0

Source: Real Estate Center at Texas A&M University

Note: "-" = data not available

Special Note: This is the last month *Trends* will publish nonresidential building permits. The federal government no longer collects nonresidential building permits. Please direct your comments and questions to Stephen H. Andrews, U.S. Bureau of Census, 301-457-1321, or your local representative.

Table 2. Texas Residential MLS Activity: New Listings and Houses for Sale

MLS Area	Number of New Listings					Number of Houses for Sale				
	February	January	December	12 Months Ending January	Percent Change	February	January	December	12 Months Average Ending January	Percent Change
PLAINS REGION										
Abilene	99	195	117	2,018	-9	489	507	480	528	-9
Amarillo	317	334	236	3,860	1	857	835	842	893	-3
Lubbock	285	308	156	3,410	6	836	855	904	884	8
Odessa-Midland	150	161	71	-	-	727	697	695	1,043	-4
San Angelo	120	103	91	1,356	-5	448	443	433	500	-4
Wichita Falls	179	207	134	2,300	-9	592	575	540	625	-10
NORTH REGION										
Dallas	4,279	4,457	2,488	50,351	3	15,006	14,504	12,970	14,954	0
Garland	269	230	200	3,167	9	714	675	625	728	-
Irving	124	175	-	2,032	-	625	588	-	641	-
Plano	411	350	300	4,781	4	1,189	1,100	1,050	1,289	-
Denton	160	151	130	1,668	-	640	578	560	575	-
Fort Worth	421	485	426	5,567	-	2,045	2,010	1,937	2,229	-
Arlington	329	411	395	4,651	-	1,437	1,368	1,297	1,474	-
NE Tarrant County	897	652	653	7,439	-6	3,832	1,893	1,903	2,067	-14
Sherman-Denison	83	76	83	1,902	6	1,075	1,054	1,076	1,142	5
EAST REGION										
Longview-Marshall	-	-	113	2,087	5	-	-	663	735	3
Lufkin	-	17	27	609	-31	-	401	341	363	44
Nacogdoches	-	-	-	-	-	-	-	-	-	-
Palestine	-	81	-	-	-	-	729	-	-	-
Paris	65	88	32	802	-	288	276	261	276	-
Texarkana	97	103	73	1,205	11	422	257	410	385	11
Tyler	172	219	99	2,201	20	966	-	859	867	27
CENTRAL REGION										
Austin	2,069	2,195	1,294	22,931	9	4,479	4,366	4,206	4,474	3
San Marcos	-	40	-	348	-	149	133	-	132	-
Bryan-College Station	177	154	97	1,801	-2	638	553	492	544	0
Killeen-Fort Hood	297	310	165	3,189	-11	932	862	834	875	0
Temple-Belton	148	135	84	1,605	14	495	465	446	484	15
San Antonio	-	-	1,053	17,837	7	-	-	6,239	6,169	15
Waco	-	183	108	2,396	-2	-	-	-	-	-
GULF COAST REGION										
Beaumont	-	-	159	2,711	-19	-	-	836	898	8
Port Arthur	92	90	54	982	-2	322	319	323	314	1
Brazoria County	95	115	25	1,267	-3	502	0	409	465	-4
Corpus Christi	-	510	-	-	-	-	1,785	-	-	-
Galveston	-	-	-	-	-	605	587	594	658	-10
Texas City	-	-	-	-	-	-	-	-	-	-
Houston	6,198	6,100	3,367	68,466	-4	23,601	22,880	21,918	24,645	-5
Fort Bend	742	729	481	-	-	2,742	2,681	2,521	2,831	-
Montgomery County	478	517	276	-	-	1,894	1,827	1,683	1,818	-
North NASA	499	506	317	-	-	2,081	2,026	1,940	2,207	-
Victoria	59	77	47	1,095	30	192	206	204	224	-18
RIO GRANDE REGION										
Brownsville	-	-	64	1,054	4	-	-	397	-	-
Harlingen	89	64	42	668	-	309	296	269	268	-
El Paso	706	-	455	-	-	2,970	-	2,749	-	-
Laredo	-	-	-	-	-	-	-	-	-	-
McAllen	216	377	161	2,545	-28	1,080	1,061	975	1,113	18
Texas MLS Total	18,603	19,153	12,999	231,475	-1	68,462	62,858	68,737	74,695	4
U.S. Total	-	-	-	-	-	-	1,760,000	1,450,000	1,812,500	4

Source: Real Estate Center at Texas A&M University, "U.S. Totals" from National Association of Realtors

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

MLS Area	Number of Houses Sold					Number of Months Inventory				
	February	January	December	12 Months Ending January	Percent Change	February	January	December	12 Months Ending January	Percent Change
PLAINS REGION										
Abilene	70	74	85	1,062	-6	5.5	5.7	5.5	5.8	-21
Amarillo	127	111	183	2,021	3	5.1	5.0	5.1	5.4	-23
Lubbock	146	128	164	2,119	0	4.7	4.8	5.2	5.1	6
Odessa-Midland	113	77	80	1,779	-17	4.9	4.7	4.6	6.4	-7
San Angelo	65	53	86	1,051	10	5.2	5.1	4.9	6.0	-28
Wichita Falls	83	67	90	1,312	-7	5.5	5.3	4.7	5.5	-7
NORTH REGION										
Dallas	1,642	1,316	1,784	22,413	-2	7.9	7.8	7.0	8.3	-11
Garland	115	96	147	1,627	13	5.2	5.0	4.7	5.8	-
Irving	97	71	81	1,204	-2	6.1	5.9	-	6.5	-
Plano	213	161	219	2,524	5	5.5	5.2	5.1	6.4	-
Denton	78	56	93	1,174	30	6.5	5.9	5.8	6.6	-
Fort Worth	250	217	303	3,923	15	6.2	6.1	6.0	7.4	-
Arlington	195	153	249	3,089	6	5.6	5.3	5.0	6.0	-
NE Tarrant County	316	295	324	4,815	31	9.5	4.7	4.8	5.8	-37
Sherman-Denison	26	38	12	663	11	20.2	19.1	19.9	22.0	0
EAST REGION										
Longview-Marshall	-	-	99	1,304	11	-	-	6.4	7.3	-15
Lufkin	-	19	40	449	10	-	10.7	8.5	10.1	10
Nacogdoches	-	-	-	-	-	-	-	-	-	-
Palestine	-	8	-	-	-	-	-	-	-	-
Paris	19	26	14	294	-	11.7	11.3	10.8	-	-
Texarkana	50	55	52	652	1	7.7	4.7	7.6	7.3	6
Tyler	97	93	94	1,340	11	8.5	-	7.9	8.4	2
CENTRAL REGION										
Austin	820	727	753	10,785	2	4.9	4.9	4.7	5.1	-9
San Marcos	10	4	-	191	-	9.7	8.4	-	-	-
Bryan-College Station	45	71	90	1,155	8	6.7	5.7	5.2	6.1	-12
Killeen-Fort Hood	138	117	127	1,826	-11	6.0	5.7	5.5	5.6	8
Temple-Belton	73	49	72	887	4	6.6	6.3	6.0	6.8	6
San Antonio	-	-	617	7,367	0	-	-	10.4	10.4	9
Waco	-	78	100	1,371	7	-	-	-	-	-
GULF COAST REGION										
Beaumont	-	-	81	1,234	0	-	-	8.3	8.9	-13
Port Arthur	37	31	38	578	-4	6.7	6.6	6.7	6.5	0
Brazoria County	24	17	49	717	-10	8.8	0.0	6.7	7.6	-1
Corpus Christi	-	130	-	-	-	-	-	-	-	-
Galveston	50	29	50	648	-2	11.0	10.9	10.9	12.1	-30
Texas City	-	-	-	-	-	-	-	-	-	-
Houston	2,296	1,826	2,597	32,373	0	8.6	8.5	8.2	9.3	-18
Fort Bend	253	223	308	3,897	-4	8.3	8.3	7.8	8.8	-
Montgomery County	184	116	183	2,480	-10	9.1	8.8	8.0	8.4	-
North NASA	193	184	251	3,071	3	8.0	7.9	7.7	9.0	-
Victoria	49	34	36	555	-8	4.1	4.5	4.4	4.8	-24
RIO GRANDE REGION										
Brownsville	-	-	32	442	-4	-	-	11.0	-	-
Harlingen	18	21	26	333	-	11.5	10.7	9.4	-	-
El Paso	284	-	388	4,824	-16	7.4	-	6.9	-	-
Laredo	-	-	-	-	-	-	-	-	-	-
McAllen	46	29	42	651	-7	20.4	19.6	17.5	18.9	-21
Texas MLS Total	7,592	6,277	9,297	119,359	-2	6.9	6.3	6.9	7.6	-6
U.S. Total	-	224,000	273,000	3,819,000	-3	-	5.5	4.6	5.7	-7

Source: Real Estate Center at Texas A&M University, "U.S. Totals" from National Association of Realtors

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

MLS Area	Median Price (\$)					Average Price (\$)				
	February	January	December	12 Months Ending January	Percent Change	February	January	December	12 Months Ending January	Percent Change
PLAINS REGION										
Abilene	61,400	60,900	67,700	60,100	0	75,000	62,100	71,300	67,500	2
Amarillo	70,500	66,100	70,800	70,400	8	85,000	82,700	78,000	80,900	11
Lubbock	71,200	67,600	67,100	68,800	5	79,400	86,200	78,400	81,100	1
Odessa-Midland	78,900	77,000	92,000	66,800	5	84,700	90,800	98,200	77,400	-1
San Angelo	53,600	65,900	59,200	60,100	2	63,400	70,200	69,600	68,300	1
Wichita Falls	57,100	61,200	55,700	62,300	9	64,200	65,500	69,000	69,700	7
NORTH REGION										
Dallas	95,400	95,100	93,500	93,900	1	117,000	122,900	130,000	123,200	2
Garland	71,300	71,700	69,800	69,500	4	79,200	81,700	74,500	75,000	5
Irving	100,700	108,300	81,000	95,000	5	116,800	125,900	113,300	117,400	5
Plano	116,900	138,800	145,000	134,400	4	134,300	159,200	167,000	159,100	1
Denton	100,000	108,000	99,000	97,000	10	119,900	133,700	121,600	116,500	6
Fort Worth	65,600	71,600	64,600	65,800	1	82,000	90,600	77,500	83,000	2
Arlington	84,300	84,600	86,000	84,600	3	102,900	96,800	103,500	100,100	4
NE Tarrant County	108,300	125,900	117,400	110,400	7	129,300	154,900	144,500	136,600	7
Sherman-Denison	48,000	57,500	55,000	56,300	12	48,000	71,200	81,300	65,600	11
EAST REGION										
Longview-Marshall	-	-	70,300	69,400	7	-	-	73,500	82,200	12
Lufkin	-	67,500	56,400	60,200	8	-	70,100	72,400	70,500	8
Nacogdoches	-	-	-	-	-	-	-	-	-	-
Palestine	-	80,000	-	-	-	-	79,400	-	-	-
Paris	48,300	60,000	60,000	58,100	-	51,400	66,400	58,000	64,600	-
Texarkana	70,000	65,000	54,300	63,000	4	73,700	66,100	60,900	70,300	4
Tyler	77,900	85,000	77,100	77,900	6	95,200	98,400	96,500	92,400	1
CENTRAL REGION										
Austin	114,700	111,900	108,600	102,700	7	135,800	137,800	130,800	128,200	6
San Marcos	120,000	140,000	-	87,200	-	121,500	130,100	-	96,800	-
Bryan-College Station	95,000	89,400	85,000	81,400	5	101,400	101,300	96,900	92,900	4
Killeen-Fort Hood	67,600	68,900	71,700	69,600	3	70,100	72,400	77,800	74,100	5
Temple-Belton	68,100	75,000	82,900	78,000	13	82,400	77,900	92,800	90,700	16
San Antonio	-	-	79,900	79,700	4	-	-	99,200	97,700	0
Waco	-	-	-	-	-	-	71,100	68,200	76,300	9
GULF COAST REGION										
Beaumont	-	-	58,800	68,200	-1	-	-	80,000	82,100	0
Port Arthur	61,700	47,500	58,300	52,500	-5	67,200	54,100	57,600	62,200	-5
Brazoria County	75,000	81,200	76,200	65,900	3	76,100	96,900	92,300	78,700	-3
Corpus Christi	-	72,000	-	-	-	-	83,600	-	-	-
Galveston	77,500	55,000	70,000	68,300	5	93,400	68,500	102,700	88,400	6
Texas City	-	-	-	-	-	-	-	-	-	-
Houston	81,000	76,800	79,900	78,500	0	109,800	100,800	109,500	105,700	0
Fort Bend	95,600	99,600	90,800	93,800	3	113,400	116,000	116,600	116,400	2
Montgomery County	93,100	96,700	95,000	91,100	4	112,200	115,000	112,300	115,100	4
North NASA	78,800	83,800	89,800	88,100	3	93,100	99,700	101,400	101,400	0
Victoria	65,000	58,000	67,500	63,300	3	83,000	62,600	73,800	70,500	-1
RIO GRANDE REGION										
Brownsville	-	-	68,000	63,600	6	-	-	74,000	76,300	8
Harlingen	65,000	55,000	76,700	66,000	-	77,000	64,600	79,100	79,700	-
El Paso	76,100	-	76,300	77,000	-	84,300	-	85,800	88,000	-4
Laredo	-	-	-	-	-	-	-	-	-	-
McAllen	72,900	78,800	78,000	73,300	6	81,800	103,800	87,300	83,900	0
Texas MLS Total	85,400	85,400	83,300	82,800	4	108,100	108,900	108,900	105,600	3
U.S. Total	-	-	-	-	-	-	141,300	138,600	139,200	2

Source: Real Estate Center at Texas A&M University, "U.S. Totals" from National Association of Realtors

Table 5. Texas Employment Activity

Metropolitan Area	Unemployment Rate				Employment			
	January	December	Unit Change From Year Ago		January	December	Percent Change From Year Ago	
			January	December			January	December
PLAINS REGION								
Abilene	6.3	5.4	0.5	1.3	56,800	56,600	2.3	1.2
Amarillo	4.7	4.4	0.5	0.7	106,600	108,300	2.8	3.5
Lubbock	4.8	4.3	0.4	0.7	114,000	116,100	2.3	1.0
Odessa-Midland	6.7	5.8	0.1	-0.2	112,000	113,600	0.4	1.4
San Angelo	5.1	5.0	0.6	1.0	48,200	47,900	0.6	-1.2
Wichita Falls	5.3	4.5	0.0	-0.2	62,600	62,100	4.2	3.7
NORTH REGION								
Dallas	5.2	4.6	0.1	0.1	1,636,900	1,643,800	2.8	2.0
Fort Worth-Arlington	4.9	4.6	-0.9	-0.4	774,700	784,500	2.8	3.0
Sherman-Denison	7.3	5.4	1.3	0.1	44,800	44,800	0.4	-0.1
EAST REGION								
Longview-Marshall	8.4	7.5	0.8	0.7	93,000	92,600	0.1	-0.9
Texarkana	8.1	7.2	0.0	0.0	52,600	53,300	1.2	2.1
Tyler	6.3	6.2	0.7	-1.0	79,700	78,200	1.1	0.5
CENTRAL REGION								
Austin-San Marcos	3.6	3.5	0.1	0.3	608,700	609,800	5.8	5.8
Bryan-College Station	4.0	3.3	0.1	0.2	64,400	67,500	-1.6	-2.9
Killeen-Temple	5.5	5.1	0.2	0.4	107,300	107,800	5.6	5.9
San Antonio	5.5	4.8	0.7	0.5	690,800	702,000	3.8	4.2
Waco	5.5	4.9	0.6	0.4	95,900	96,100	1.7	1.9
GULF COAST REGION								
Beaumont-Port Arthur	10.0	9.8	0.3	1.2	165,200	163,100	0.8	-0.5
Brazoria County	6.9	6.8	-0.6	0.3	96,300	96,700	-1.6	-2.6
Corpus Christi	9.0	8.8	0.1	0.7	156,300	160,400	-2.7	-0.3
Galveston-Texas City	7.8	7.8	-0.2	0.5	114,500	114,100	2.5	1.0
Houston	6.1	5.7	0.0	0.1	1,871,200	1,898,000	1.3	2.3
Victoria	6.3	6.0	-0.3	0.1	40,000	40,700	2.7	4.1
RIO GRANDE REGION								
Brownsville-Harlingen	14.0	12.5	1.9	1.7	108,200	110,100	1.2	3.7
El Paso	12.1	10.9	2.4	2.3	254,600	254,000	-0.8	-1.6
Laredo	14.5	14.1	2.6	5.2	58,900	60,300	-4.8	-3.6
McAllen-Edinburg-Mission	21.0	20.1	0.7	1.6	152,800	151,400	4.5	4.0
MSA Total	6.5	5.9	0.2	0.3	7,767,000	7,833,800	2.2	2.3
Texas Total	6.7	5.7	0.3	0.0	8,999,359	9,126,580	2.5	2.2
U.S. Total	6.1	5.1	0.0	-0.2	124,226,569	125,955,391	1.2	1.4

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 (\$)			
	December	November	12 Months Ending December	Percent Change	December	November	12 Months Ending December	Percent Change
PLAINS REGION	139	131	1,963	-18	121,500	111,800	106,100	0
Abilene	17	18	230	-6	112,300	112,300	112,100	0
Amarillo	36	36	390	-11	98,900	123,300	119,900	-3
Lubbock	34	34	560	-23	154,500	112,700	105,200	-1
Odessa-Midland	31	16	350	6	141,300	114,400	109,700	-6
San Angelo	11	9	221	-13	85,400	101,100	84,400	-2
Wichita Falls	5	14	171	-44	92,800	95,500	94,600	6
NORTH REGION	1,686	1,683	22,260	0	134,100	125,300	124,500	1
Dallas	1,172	1,190	15,735	0	144,700	131,100	128,600	1
Fort Worth-Arlington	498	489	6,463	-1	110,900	111,500	114,900	0
Sherman-Denison	16	4	62	9	76,000	95,000	93,100	-3
EAST REGION	46	51	737	-26	118,300	98,400	101,400	6
Longview-Marshall	11	9	153	-16	93,000	119,900	103,100	7
Texarkana	1	4	65	2	112,000	68,800	72,400	6
Tyler	15	11	197	-14	170,900	162,900	162,200	6
CENTRAL REGION	995	1,247	14,323	-4	98,000	102,100	90,700	-5
Austin-San Marcos	385	570	5,643	-4	102,300	109,000	103,000	1
Bryan-College Station	42	47	538	-8	81,100	82,800	93,000	-7
Killeen-Temple	90	118	1,503	5	82,700	80,900	93,900	10
San Antonio	426	455	5,937	-2	98,500	98,800	76,700	-15
Waco	22	24	300	-17	100,000	114,300	102,800	5
GULF COAST REGION	1,135	1,357	17,243	-2	103,800	104,800	102,800	3
Beaumont-Port Arthur	30	36	390	-31	92,900	99,500	96,600	6
Brazoria County	88	75	1,219	7	98,200	87,900	89,300	0
Corpus Christi	65	71	746	-16	78,100	95,400	93,300	-3
Galveston-Texas City	83	91	1,162	-14	110,600	124,500	114,400	3
Houston	855	1,070	13,479	2	106,200	105,300	104,100	3
Victoria	11	11	172	-13	96,200	99,500	88,900	-14
RIO GRANDE REGION	610	605	8,331	-9	52,100	49,500	49,300	6
Brownsville-Harlingen	101	109	1,427	-6	68,700	53,100	54,300	-4
El Paso	155	140	2,248	-3	60,300	61,800	56,600	-6
Laredo	64	69	881	-1	53,700	53,700	53,700	-1
McAllen-Edinburg-Mission	267	267	3,527	-17	40,000	39,700	41,400	23
MSA Total	4,531	4,987	63,769	-3	107,800	104,800	101,200	1
Texas Total	4,611	5,074	64,857	-4	107,400	104,400	100,800	1
U.S. Total	63,399	71,425	920,424	-10	107,600	107,000	106,300	3

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

Table 7. Texas Residential Multifamily Building Permit Activity

Metropolitan Area	Number of Dwelling Units				Average Value Per Dwelling Unit (\$)			
	December	November	12 Months		December	November	12 Months	
			Ending December	Percent Change			Ending December	Percent Change
PLAINS REGION	24	22	524	14	25,900	33,100	34,600	13
Abilene	22	16	182	-14	26,000	26,000	27,800	-2
Amarillo	0	0	2	-86	-	-	83,500	83
Lubbock	0	2	132	32	-	76,000	43,500	61
Odessa-Midland	0	0	2	-67	-	-	72,000	6
San Angelo	0	4	4	-50	-	40,000	40,000	-44
Wichita Falls	2	0	200	300	25,000	-	33,900	17
NORTH REGION	796	13	13,433	18	59,700	25,900	41,600	15
Dallas	794	0	10,640	7	59,800	-	41,000	13
Fort Worth-Arlington	2	13	2,727	87	49,000	25,900	44,100	21
Sherman-Denison	0	0	66	-	-	-	25,800	-
EAST REGION	15	2	231	20	26,900	31,500	50,800	65
Longview-Marshall	0	0	170	2,025	-	-	56,100	82
Texarkana	0	0	10	25	-	-	50,100	27
Tyler	4	0	16	-27	37,500	-	44,200	-12
CENTRAL REGION	230	1,628	9,138	9	41,500	36,500	34,700	-7
Austin-San Marcos	180	1,400	5,992	-33	42,000	35,800	37,300	4
Bryan-College Station	0	12	470	-18	-	58,200	42,300	-8
Killeen-Temple	44	36	586	581	39,500	32,700	29,200	-3
San Antonio	6	178	1,905	-38	40,000	40,800	26,600	-30
Waco	0	2	177	254	-	60,000	33,500	-12
GULF COAST REGION	548	439	5,966	-13	31,800	41,200	35,300	-9
Beaumont-Port Arthur	0	0	24	-84	-	-	45,000	153
Brazoria County	152	0	156	-38	26,300	-	26,100	-22
Corpus Christi	2	4	336	522	64,000	53,500	36,700	-7
Galveston-Texas City	250	3	337	4,112	24,900	50,300	24,900	-50
Houston	144	432	5,113	-18	49,100	41,100	36,100	-7
Victoria	0	0	0	-	-	-	-	-
RIO GRANDE REGION	324	218	2,893	-23	23,600	24,800	25,200	4
Brownsville-Harlingen	16	25	349	-28	23,000	27,500	25,500	-7
El Paso	153	3	523	-65	23,800	28,300	30,000	26
Laredo	86	83	1,019	-4	22,800	22,800	22,800	0
McAllen-Edinburg-Mission	57	103	759	8	23,800	25,800	24,900	2
MSA Total	1,914	2,316	31,897	4	43,200	36,200	37,000	5
Texas Total	1,937	2,322	32,185	4	42,900	36,200	36,900	4
U.S. Total	26,904	27,955	317,325	8	48,000	47,700	48,200	4

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

Table 8. Texas Office Building Permit Activity

Metropolitan Area	Number of Office Permits				Total Value of Office Permits (\$000)			
	December	November	12 Months Ending December	Percent Change	December	November	12 Months Ending December	Percent Change
PLAINS REGION	5	4	48	-31	2,165	1,422	16,928	-9
Abilene	0	1	3	-25	0	617	1,851	-58
Amarillo	3	0	7	17	848	0	1,373	-39
Lubbock	0	0	17	6	0	0	6,478	51
Odessa-Midland	1	0	2	-71	667	0	927	-34
San Angelo	0	1	1	-91	0	40	40	-98
Wichita Falls	1	2	13	-32	650	765	4,560	119
NORTH REGION	13	19	263	18	12,489	8,347	183,659	44
Dallas	10	14	159	10	10,638	6,809	120,160	48
Fort Worth-Arlington	3	5	99	43	1,852	1,539	63,254	39
Sherman-Denison	0	0	5	-17	0	0	246	-64
EAST REGION	2	2	35	-33	371	1,141	7,423	-47
Longview-Marshall	1	0	6	-50	130	0	1,297	-73
Texarkana	0	0	6	-14	0	0	1,346	-26
Tyler	0	1	8	14	0	900	2,559	-3
CENTRAL REGION	22	24	240	4	11,313	11,504	104,209	-10
Austin-San Marcos	8	5	91	-26	4,938	5,705	69,657	8
Bryan-College Station	0	2	25	1,150	0	265	3,025	1,037
Killeen-Temple	3	7	28	87	283	1,738	4,031	134
San Antonio	8	10	85	10	3,259	3,796	18,717	-60
Waco	3	0	8	60	2,834	0	8,428	357
GULF COAST REGION	24	25	325	-11	11,820	11,342	105,660	-22
Beaumont-Port Arthur	2	1	19	-24	1,117	617	10,507	-33
Brazoria County	0	1	6	-67	0	160	1,450	-81
Corpus Christi	0	1	14	-30	0	365	2,406	-63
Galveston-Texas City	3	0	19	-10	988	0	4,546	-26
Houston	19	22	263	-3	9,715	10,200	86,602	-11
Victoria	0	0	1	-83	0	0	81	-95
RIO GRANDE REGION	12	13	184	18	6,291	6,251	69,754	5
Brownsville-Harlingen	3	0	31	-14	1,333	0	5,744	-48
El Paso	2	3	28	12	1,234	321	5,570	-41
Laredo	0	1	9	-10	0	617	5,595	-11
McAllen-Edinburg-Mission	6	9	112	45	3,703	5,313	51,644	34
MSA Total	76	86	1,065	2	44,189	39,767	482,094	3
Texas Total	78	87	1,095	0	44,450	40,008	487,635	2
U.S. Total	969	1,067	13,047	1	681,210	704,448	7,256,292	3

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

Table 9. Texas Retail and Wholesale Building Permit Activity

Metropolitan Area	Number of Retail and Wholesale Permits				Total Value of Retail and Wholesale Permits (\$000)			
	December	November	12 Months		December	November	12 Months	
			Ending December	Percent Change			Ending December	Percent Change
PLAINS REGION	8	9	151	6	1,347	6,519	76,468	-3
Abilene	1	1	14	17	478	478	6,676	34
Amarillo	1	1	25	-17	150	750	12,489	-13
Lubbock	2	4	49	7	258	3,798	24,112	4
Odessa-Midland	1	2	35	52	60	1,223	18,876	3
San Angelo	2	1	11	-15	186	270	7,961	7
Wichita Falls	0	0	8	33	0	0	5,247	159
NORTH REGION	42	52	785	25	35,634	41,538	481,168	32
Dallas	29	38	521	19	26,520	22,365	300,318	24
Fort Worth-Arlington	10	14	250	43	8,069	19,173	177,516	52
Sherman-Denison	3	0	14	75	1,045	0	3,336	-41
EAST REGION	7	11	128	-14	4,047	672	36,291	-23
Longview-Marshall	1	1	28	4	6	13	13,750	64
Texarkana	2	3	45	15	3,408	207	8,641	-29
Tyler	3	2	22	-29	381	322	9,480	-20
CENTRAL REGION	35	29	497	36	21,613	11,819	201,921	1
Austin-San Marcos	9	0	102	-11	3,783	0	52,333	-43
Bryan-College Station	3	6	42	75	147	3,970	15,049	156
Killeen-Temple	3	4	56	56	5,627	850	26,587	146
San Antonio	18	19	270	61	11,727	6,999	100,023	33
Waco	2	0	14	180	330	0	4,650	190
GULF COAST REGION	78	77	1,069	4	31,518	28,790	442,486	15
Beaumont-Port Arthur	2	3	36	-20	956	1,434	16,328	-21
Brazoria County	0	1	41	14	0	77	5,488	-66
Corpus Christi	6	6	64	137	4,202	566	29,849	89
Galveston-Texas City	4	2	43	8	72	1,239	11,523	-5
Houston	65	65	868	1	25,810	25,474	372,056	18
Victoria	1	0	12	-14	478	0	6,305	89
RIO GRANDE REGION	30	34	390	4	11,798	13,737	162,740	-9
Brownsville-Harlingen	1	6	51	-4	478	409	10,054	-40
El Paso	6	6	68	-8	2,868	3,276	37,815	-30
Laredo	11	12	155	17	5,257	5,735	73,957	19
McAllen-Edinburg-Mission	6	10	97	-3	2,640	4,317	39,369	-6
MSA Total	192	207	2,941	14	104,936	102,945	1,389,788	15
Texas Total	200	212	3,020	12	105,957	103,074	1,401,072	12
U.S. Total	2,127	2,534	32,098	2	999,827	1,212,197	15,028,091	11

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

Table 10. Texas Industrial Building Permit Activity

Metropolitan Area	Number of Industrial Permits				Total Value of Industrial Permits (\$000)			
	December	November	12 Months Ending December	Percent Change	December	November	12 Months Ending December	Percent Change
PLAINS REGION	1	0	14	-12	102	0	5,517	97
Abilene	0	0	1	0	0	0	632	54
Amarillo	1	0	2	100	102	0	225	1,025
Lubbock	0	0	3	0	0	0	899	47
Odessa-Midland	0	0	4	100	0	0	2,356	1,270
San Angelo	0	0	0	-100	0	0	0	-100
Wichita Falls	0	0	3	200	0	0	1,310	2,083
NORTH REGION	17	18	216	49	8,995	5,418	397,626	186
Dallas	13	9	166	68	6,942	2,205	162,650	237
Fort Worth-Arlington	4	9	48	9	2,052	3,213	34,827	-62
Sherman-Denison	0	0	2	0	0	0	200,146	206,236
EAST REGION	0	1	5	-29	0	217	1,589	-53
Longview-Marshall	0	0	1	-50	0	0	30	-90
Texarkana	0	1	1	0	0	217	217	219
Tyler	0	0	0	-	0	0	0	-
CENTRAL REGION	3	4	55	-19	1,285	1,790	100,236	251
Austin-San Marcos	2	2	41	-2	1,265	1,265	70,879	246
Bryan-College Station	0	0	1	-50	0	0	200	-55
Killeen-Temple	0	1	3	0	0	375	899	314
San Antonio	0	0	7	-50	0	0	28,032	408
Waco	1	0	1	-	20	0	20	-
GULF COAST REGION	8	15	159	53	2,629	10,650	71,584	30
Beaumont-Port Arthur	0	0	0	-	0	0	0	-
Brazoria County	0	1	11	57	0	4,500	13,443	150
Corpus Christi	2	3	19	111	62	1,711	2,842	115
Galveston-Texas City	0	0	5	150	0	0	7,458	3,953
Houston	6	11	124	49	2,567	4,439	47,840	1
Victoria	0	0	0	-	0	0	0	-
RIO GRANDE REGION	1	1	53	61	632	74	22,052	66
Brownsville-Harlingen	0	0	14	17	0	0	3,430	1
El Paso	1	1	29	107	632	74	15,864	153
Laredo	0	0	0	-	0	0	0	-
McAllen-Edinburg-Mission	0	0	8	33	0	0	2,568	-28
MSA Total	30	38	494	41	13,642	17,999	596,767	153
Texas Total	30	39	502	35	13,643	18,148	598,603	147
U.S. Total	633	865	9,875	2	570,876	481,999	7,920,775	35

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

Table 11. Texas Nonresidential Building Permit Activity

Metropolitan Area	Number of Nonresidential Permits				Total Value of Nonresidential Permits (\$000)			
	December	November	12 Months		December	November	12 Months	
			Ending December	Percent Change			Ending December	Percent Change
PLAINS REGION	87	122	1,999	-35	8,502	10,140	164,754	-10
Abilene	6	9	140	3	995	1,156	18,084	-11
Amarillo	17	26	295	17	1,210	1,829	36,380	57
Lubbock	7	9	487	-65	2,353	3,817	45,630	-3
Odessa-Midland	10	11	201	-1	909	1,301	25,749	-46
San Angelo	24	34	371	20	500	548	11,433	-16
Wichita Falls	16	24	341	6	2,251	1,465	20,128	86
NORTH REGION	413	508	7,937	2	88,697	84,485	1,500,677	52
Dallas	285	351	5,275	2	60,602	55,961	885,138	43
Fort Worth-Arlington	118	151	2,529	3	27,026	28,512	409,033	14
Sherman-Denison	10	6	133	40	1,069	11	206,503	2,791
EAST REGION	27	42	577	-19	6,194	2,808	74,945	-21
Longview-Marshall	16	15	251	67	330	202	23,896	26
Texarkana	2	7	93	-4	3,408	437	24,508	13
Tyler	4	3	33	-31	606	1,222	13,687	-32
CENTRAL REGION	174	204	3,180	-9	48,069	83,892	674,855	33
Austin-San Marcos	57	66	1,060	-14	12,379	38,941	304,016	35
Bryan-College Station	4	15	106	29	219	19,523	37,018	108
Killeen-Temple	23	25	619	-16	6,648	3,648	42,929	92
San Antonio	64	79	1,067	7	24,996	21,357	249,611	20
Waco	20	15	214	10	3,317	102	30,398	178
GULF COAST REGION	376	433	6,146	1	70,181	72,393	964,249	14
Beaumont-Port Arthur	12	14	195	-31	2,327	2,175	31,512	-32
Brazoria County	13	17	281	-11	1,273	4,830	26,667	-29
Corpus Christi	55	39	581	22	4,751	3,081	52,663	36
Galveston-Texas City	54	43	815	21	1,544	3,136	35,829	24
Houston	236	307	4,106	0	59,143	58,668	801,545	21
Victoria	2	3	43	-4	495	189	9,471	-62
RIO GRANDE REGION	206	193	2,931	-8	22,236	26,721	353,861	1
Brownsville-Harlingen	56	54	587	-21	2,245	957	49,848	0
El Paso	33	25	566	-7	6,484	7,182	89,879	3
Laredo	13	19	247	35	5,277	7,997	88,177	9
McAllen-Edinburg-Mission	90	94	1,451	-7	7,553	10,583	122,014	-2
MSA Total	1,247	1,461	22,087	-4	239,910	278,830	3,691,746	28
Texas Total	1,283	1,502	22,770	-6	243,879	280,439	3,733,340	26
U.S. Total	25,001	35,469	512,324	-8	3,396,072	3,773,781	47,212,457	10

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

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