

# Trends

VOLUME 5, NUMBER 1

SOLUTIONS THROUGH RESEARCH

September 1991

## RESIDENTIAL

Table 1. Texas Residential Construction Activity: July 1991

| Metropolitan Area                   | Number of Site-Built Housing Permits |                  |                 |                  |                      |             |                  |                 |                  |
|-------------------------------------|--------------------------------------|------------------|-----------------|------------------|----------------------|-------------|------------------|-----------------|------------------|
|                                     | Single-family                        |                  |                 |                  |                      | Multifamily |                  |                 |                  |
|                                     | July                                 | Percent Change * | Prior 12 Months | Percent Change * | Average Value (July) | July        | Percent Change * | Prior 12 Months | Percent Change * |
| Abilene                             | 6                                    | 20.0             | 66              | -7.0             | \$110,833            | 0           | na               | 9               | na               |
| Amarillo                            | 8                                    | -33.3            | 136             | 38.8             | 138,116              | 0           | na               | 0               | na               |
| Austin                              | 296                                  | 89.7             | 2,274           | 17.7             | 88,506               | 0           | na               | 260             | 2,066.7          |
| Beaumont-<br>Port Arthur            | 29                                   | 70.6             | 328             | 118.7            | 83,131               | 0           | na               | 0               | na               |
| Brazoria                            | 82                                   | 34.4             | 732             | 7.5              | 78,856               | 0           | na               | 16              | na               |
| Brownsville-<br>Harlingen           | 59                                   | 37.2             | 621             | 23.2             | 46,068               | 18          | 200.0            | 62              | 26.5             |
| Bryan-College Station               | 22                                   | 37.5             | 244             | 25.1             | 96,995               | 0           | na               | 0               | na               |
| Corpus Christi                      | 42                                   | 27.3             | 416             | -5.2             | 58,988               | 0           | na               | 11              | -72.5            |
| Dallas-<br>Irving                   | 1,102                                | 29.3             | 10,232          | 6.7              | 111,290              | 368         | -53.5            | 1,869           | -60.5            |
| El Paso                             | 153                                  | 53.0             | 1,526           | -19.3            | 53,367               | 6           | na               | 103             | -56.7            |
| Fort Worth<br>Arlington             | 428                                  | 19.9             | 4,262           | -10.3            | 114,159              | 6           | na               | 78              | -79.3            |
| NE Tarrant County                   |                                      |                  |                 |                  |                      |             |                  |                 |                  |
| Galveston-<br>Texas City            | 109                                  | 32.9             | 855             | -3.3             | 107,295              | 0           | na               | 55              | -31.3            |
| Houston                             | 984                                  | 33.3             | 9,353           | 3.5              | 93,256               | 96          | 2,300.0          | 3,507           | 16.0             |
| Killeen-Fort Hood-<br>Temple-Belton | 27                                   | 200.0            | 190             | -31.7            | 74,720               | 0           | na               | 4               | -42.9            |
| Laredo                              | 57                                   | 26.7             | 541             | 0.9              | 44,627               | 13          | 8.3              | 153             | -0.6             |
| Longview                            | 10                                   | -16.7            | 82              | -11.8            | 95,545               | 0           | na               | 8               | na               |
| Lubbock                             | 40                                   | 14.3             | 400             | 5.5              | 83,800               | 0           | na               | 40              | 48.1             |
| McAllen                             | 70                                   | -6.7             | 847             | -0.7             | 58,399               | 0           | na               | 55              | -57.4            |
| Midland                             | 25                                   | 31.6             | 248             | 31.9             | 102,048              | 0           | na               | 0               | na               |
| Odessa                              | 7                                    | 75.0             | 57              | 35.7             | 108,443              | 0           | na               | 0               | na               |
| San Angelo                          | 10                                   | 400.0            | 140             | 40.0             | 83,131               | 0           | na               | 0               | na               |
| San Antonio                         | 195                                  | 29.1             | 1,643           | 1.3              | 57,997               | 4           | na               | 54              | 17.4             |
| Sherman-Denison                     | 2                                    | -50.0            | 28              | 0.0              | 53,500               | 0           | na               | 3               | na               |
| Texarkana                           | 4                                    | 0.0              | 47              | -13.0            | 140,082              | 0           | na               | 4               | -33.3            |
| Tyler                               | 12                                   | 71.4             | 91              | 31.9             | 115,925              | 0           | na               | 0               | na               |
| Victoria                            | 15                                   | 87.5             | 110             | -10.6            | 123,730              | 0           | na               | 0               | na               |
| Waco                                | 14                                   | 100.0            | 151             | 28.0             | 94,536               | 0           | na               | 3               | na               |
| Wichita Falls                       | 9                                    | 200.0            | 71              | -24.5            | 113,602              | 0           | na               | 2               | na               |
| MSA Total                           | 3,817                                | 33.6             | 35,691          | 2.6              | 94,831               | 511         | -42.5            | 6,296           | -29.7            |
| Non-MSA Total                       | 49                                   | 113.0            | 361             | 1.7              | 69,174               | 0           | na               | 144             | 25.2             |
| Texas Total                         | 3,866                                | 34.2             | 36,052          | 2.6              | 94,505               | 511         | -42.6            | 6,440           | -29.0            |
| USA Total                           | 68,415                               | 4.5              | 660,092         | -19.6            | \$ 94,247            | 16,935      | -30.5            | 205,100         | -42.6            |

Note: na = data not available \* Same period of prior year

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

# RESIDENTIAL

**Table 2. Texas Residential Multiple Listing Service Activity: Listing Inventory**

| Metropolitan Area     | Number of New Listings |                  |                 |                  | Number for Sale |                  | Number of Months Inventory** |                  |
|-----------------------|------------------------|------------------|-----------------|------------------|-----------------|------------------|------------------------------|------------------|
|                       | July                   | Percent Change * | Prior 12 Months | Percent Change * | July            | Percent Change * | July                         | Percent Change * |
| Abilene               | 222                    | -15.59           | 2,460           | -13.47           | 649             | -33.64           | 5.95                         | -46.35           |
| Amarillo              | 157                    | -61.61           | 3,012           | -30.36           | 1,873           | -4.92            | 13.93                        | 0.79             |
| Austin                | 1,586                  | -20.70           | 19,888          | -5.82            | 4,296           | -20.68           | 6.90                         | -31.21           |
| Beaumont-             | 235                    | 12.44            | 2,279           | -14.84           | 788             | -11.06           | 7.78                         | -22.84           |
| Port Arthur           | na                     | na               | 906             | -16.34           | 328             | -20.77           | 6.40                         | -25.93           |
| Brazoria              | 125                    | 30.21            | 1,370           | -16.72           | 592             | -6.03            | 11.61                        | -13.86           |
| Brownsville-          | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Harlingen             | na                     | na               | 1,246           | -64.68           | na              | na               | na                           | na               |
| Bryan-College Station | na                     | na               | 1,538           | -20.72           | 717             | -13.82           | 11.56                        | -17.53           |
| Corpus Christi        | 510                    | -0.39            | 5,198           | -13.09           | 2,705           | -13.74           | 17.46                        | -20.56           |
| Dallas-               | na                     | na               | na              | na               | 22,132          | 12.96            | 15.59                        | 14.78            |
| Irving                | 136                    | -30.61           | 1,703           | -12.85           | 796             | -14.41           | 9.04                         | -27.93           |
| El Paso               | 841                    | -8.09            | 8,795           | 9.81             | 3,108           | 21.08            | 8.09                         | 14.30            |
| Fort Worth            | na                     | na               | 9,822           | -8.64            | na              | na               | na                           | na               |
| Arlington             | 696                    | -12.89           | na              | na               | 2,390           | 0.38             | 10.68                        | -6.84            |
| NE Tarrant County     | 1,238                  | 3.43             | 13,076          | 3.87             | 3,837           | 2.57             | 12.65                        | -12.23           |
| Galveston-            | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Texas City            | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Houston               | 9,882                  | 6.51             | 102,837         | -0.99            | 26,068          | -2.18            | 9.55                         | -5.84            |
| Killeen-Fort Hood-    | 170                    | -10.53           | 1,462           | -49.62           | 850             | -20.86           | 21.47                        | 5.64             |
| Temple-Belton         | na                     | na               | 1,275           | -26.30           | 716             | -10.95           | 19.01                        | -9.37            |
| Laredo                | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Longview              | 205                    | -4.65            | 2,035           | -9.80            | 994             | -11.33           | 12.15                        | -11.60           |
| Lubbock               | 364                    | -14.55           | 3,560           | -23.31           | 1,375           | -19.64           | 9.83                         | -20.26           |
| McAllen               | na                     | na               | 1,251           | -27.18           | na              | na               | na                           | na               |
| Midland               | na                     | na               | na              | na               | 881             | -24.57           | 6.18                         | -31.36           |
| Odessa                | 113                    | -24.16           | 1,342           | -24.44           | 628             | -29.68           | 10.30                        | -11.23           |
| San Angelo            | na                     | na               | 1,415           | -28.68           | 699             | -2.92            | 11.91                        | 1.91             |
| San Antonio           | 1,356                  | 40.08            | 15,360          | -16.31           | 6,751           | -25.32           | 12.64                        | -27.49           |
| Sherman-Denison       | 148                    | -19.57           | 1,399           | -30.22           | 840             | -14.89           | 22.70                        | -3.58            |
| Texarkana             | 112                    | -15.79           | 1,050           | -13.86           | 448             | -17.19           | 11.74                        | -18.64           |
| Tyler                 | 217                    | 11.86            | 1,704           | na               | 1,045           | -10.99           | 16.22                        | na               |
| Victoria              | na                     | na               | 1,039           | -24.55           | 393             | -20.12           | 9.51                         | -21.89           |
| Waco                  | 395                    | 54.30            | 3,076           | -12.81           | na              | na               | na                           | na               |
| Wichita Falls         | 226                    | -35.80           | 3,153           | -5.94            | 1,000           | -18.77           | 12.23                        | -23.40           |
| Texas Total           | 18,933                 | -26.58           | 242,312         | -16.62           | 86,898          | -11.03           | 10.55                        | -14.27           |
| USA Total***          | na                     | na               | na              | na               | 2,590,000       | 0.78             | 9.84                         | 9.52             |

Note: na = data not available

\* Same period of prior year

\*\* Estimated number offered for sale divided by number sold in previous 12 months, multiplied times 12.

\*\*\* National Association of Realtors

Source: Real Estate Center at Texas A&M University

# NONRESIDENTIAL

**Table 6. Texas Dollar Volume of Building Permits Issued: July 1991**

| Metropolitan Area                   | Office Buildings |                 |                                     | Retail Buildings |                 |                                     | Industrial Buildings |                 |                                     |
|-------------------------------------|------------------|-----------------|-------------------------------------|------------------|-----------------|-------------------------------------|----------------------|-----------------|-------------------------------------|
|                                     | Dollars (000)    |                 | Prior 12 Months<br>Percent Change * | Dollars (000)    |                 | Prior 12 Months<br>Percent Change * | Dollars (000)        |                 | Prior 12 Months<br>Percent Change * |
|                                     | July             | Prior 12 Months |                                     | July             | Prior 12 Months |                                     | July                 | Prior 12 Months |                                     |
| Abilene                             | \$ 0             | \$ 4,197        | -6.0                                | \$ 75            | \$ 5,105        | 26.1                                | \$ 0                 | \$ 0            | na                                  |
| Amarillo                            | 0                | 1,202           | -64.1                               | 0                | 2,938           | -2.8                                | 186                  | 206             | -54.9                               |
| Austin                              | 1,223            | 19,081          | -71.7                               | 905              | 29,760          | 12.9                                | 0                    | 6,423           | -92.3                               |
| Beaumont-<br>Port Arthur            | 849              | 3,364           | -54.2                               | 1,269            | 12,898          | -26.8                               | 649                  | 3,413           | 244.1                               |
| Brazoria                            | 0                | 887             | -2.1                                | 0                | 5,879           | 109.9                               | 60                   | 23,212          | -9.4                                |
| Brownsville-<br>Harlingen           | 452              | 630             | -88.4                               | 427              | 13,892          | 0.2                                 | 144                  | 2,917           | -73.1                               |
| Bryan-College Station               | 0                | 3,923           | 751.0                               | 6,700            | 14,236          | 797.6                               | 0                    | 39              | 50.0                                |
| Corpus Christi                      | 76               | 3,050           | 337.0                               | 636              | 3,817           | -59.8                               | 0                    | 32              | -97.6                               |
| Dallas-<br>Irving                   | 1,245            | 387,997         | 54.4                                | 9,102            | 113,663         | 50.7                                | 3,948                | 11,596          | -44.6                               |
| El Paso                             | 118              | 23,058          | 92.3                                | 38               | 18,850          | -43.3                               | 807                  | 4,802           | -40.9                               |
| Fort Worth<br>Arlington             | 2,546            | 36,668          | -22.5                               | 4,767            | 87,286          | 57.0                                | 12,575               | 35,583          | -46.0                               |
| NE Tarrant County                   |                  |                 |                                     |                  |                 |                                     |                      |                 |                                     |
| Galveston-<br>Texas City            | 21               | 8,596           | 215.7                               | 0                | 19,607          | -13.4                               | 0                    | 100             | -98.5                               |
| Houston                             | 7,429            | 107,972         | 99.1                                | 11,083           | 130,215         | 47.5                                | 3,618                | 56,946          | 9.1                                 |
| Killeen-Fort Hood-<br>Temple-Belton | 0                | 109             | -97.0                               | 250              | 6,153           | 14.3                                | 0                    | 29              | -99.5                               |
| Laredo                              | 849              | 2,652           | -59.0                               | 2,114            | 23,699          | 98.7                                | 0                    | 48              | -90.3                               |
| Longview                            | 0                | 2,729           | 298.4                               | 423              | 4,488           | 184.4                               | 649                  | 701             | 63.8                                |
| Lubbock                             | 0                | 482             | -93.7                               | 792              | 3,252           | -62.8                               | 0                    | 0               | na                                  |
| McAllen                             | 0                | 6,256           | 28.0                                | 2,834            | 14,922          | 176.6                               | 272                  | 1,646           | 77.4                                |
| Midland                             | 23               | 1,340           | 152.8                               | 0                | 544             | -70.4                               | 0                    | 0               | na                                  |
| Odessa                              | 0                | 724             | 248.1                               | 0                | 1,942           | 67.1                                | 0                    | 211             | -27.0                               |
| San Angelo                          | 0                | 1,634           | -22.3                               | 423              | 2,845           | 83.3                                | 0                    | 0               | na                                  |
| San Antonio                         | 22               | 11,773          | -70.9                               | 5,425            | 28,697          | -32.8                               | 0                    | 2,840           | -50.3                               |
| Sherman-Denison                     | 215              | 712             | -16.7                               | 230              | 1,241           | -10.8                               | 0                    | 250             | -30.6                               |
| Texarkana                           | 0                | 930             | -41.4                               | 85               | 1,359           | -16.0                               | 0                    | 0               | na                                  |
| Tyler                               | 0                | 2,242           | 100.7                               | 1,000            | 4,575           | 134.1                               | 0                    | 0               | na                                  |
| Victoria                            | 0                | 34              | -95.0                               | 0                | 154             | -67.2                               | 0                    | 0               | na                                  |
| Waco                                | 0                | 3,984           | 388.8                               | 10               | 4,337           | 498.2                               | 0                    | 557             | -93.2                               |
| Wichita Falls                       | 3                | 2,281           | -10.4                               | 0                | 768             | -77.9                               | 0                    | 78              | na                                  |
| MSA Total                           | 15,071           | 638,507         | 20.1                                | 48,587           | 557,129         | 25.5                                | 22,908               | 151,631         | -50.7                               |
| Non-MSA Total                       | 114              | 2,525           | -44.6                               | 951              | 8,641           | 94.1                                | 4,787                | 8,163           | 179.8                               |
| Texas Total                         | 15,185           | 641,033         | 19.5                                | 49,538           | 565,768         | 26.2                                | 27,694               | 159,793         | -48.5                               |
| USA Total                           | \$557,582        | \$8,132,543     | -22.2                               | \$726,462        | \$9,154,341     | -21.2                               | \$449,220            | \$5,299,440     | -31.5                               |

Note: na = data not available \* Same period of prior year

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

# RESIDENTIAL

**Table 4. Texas Housing Affordability Data**

| Metropolitan Area         | Average Price ( July ) | 2nd Quarter      |              |                            |
|---------------------------|------------------------|------------------|--------------|----------------------------|
|                           |                        | Interest Rates** |              | Affordability Index * 1991 |
|                           |                        | 1990             | 1991         |                            |
| Abilene                   | \$ 52,200              | 8.34             | na           | na                         |
| Amarillo                  | 58,000                 | 10.25            | 9.66         | na                         |
| Austin                    | 101,700                | 10.18            | 9.61         | 1.2                        |
| Beaumont-<br>Port Arthur  | 72,900<br>51,400       | 10.35<br>10.35   | 9.81<br>9.81 | 1.3<br>1.9                 |
| Brazoria                  | 63,000                 | 10.18            | 9.78         | 2.4                        |
| Brownsville-<br>Harlingen | na<br>na               | na<br>na         | na<br>na     | na<br>na                   |
| Bryan-College Station     | 76,000                 | 10.41            | 9.94         | 1.3                        |
| Corpus Christi            | 73,800                 | 10.17            | 9.61         | 1.5                        |
| Dallas-<br>Irving         | 122,800<br>123,800     | 10.49<br>10.49   | 9.43<br>9.43 | 1.1<br>1.3                 |
| El Paso                   | 70,600                 | 9.97             | 9.73         | 1.2                        |
| Fort Worth<br>Arlington   | na<br>82,500           | 10.39<br>10.39   | 9.68<br>9.68 | 1.3<br>1.7                 |
| NE Tarrant County         | 112,200                | 10.39            | 9.68         | 1.2                        |
| Galveston-<br>Texas City  | 99,200<br>na           | 10.48<br>10.48   | 9.33<br>9.33 | 1.1<br>na                  |
| Houston                   | 99,600                 | 10.47            | 9.45         | 1.3                        |
| Killeen-Fort Hood-        | 67,700                 | na               | 9.40         | 1.8                        |
| Temple-Belton             | 72,000                 | na               | 9.40         | 2.1                        |
| Laredo                    | na                     | 10.80            | na           | na                         |
| Longview                  | 61,400                 | 10.37            | 9.93         | 1.4                        |
| Lubbock                   | 74,100                 | na               | 9.57         | 1.4                        |
| McAllen                   | na                     | na               | 10.14        | 0.9                        |
| Midland                   | 80,700                 | 10.60            | 9.09         | 1.4                        |
| Odessa                    | 58,500                 | na               | na           | na                         |
| San Angelo                | 64,300                 | na               | na           | na                         |
| San Antonio               | 84,000                 | 10.41            | 9.79         | 1.2                        |
| Sherman-Denison           | 51,900                 | 10.17            | na           | na                         |
| Texarkana                 | 55,700                 | na               | na           | na                         |
| Tyler                     | 75,900                 | 10.78            | 10.00        | 2.1                        |
| Victoria                  | 64,500                 | 9.93             | 10.18        | 1.6                        |
| Waco                      | 64,100                 | 10.57            | na           | na                         |
| Wichita Falls             | 55,500                 | na               | na           | na                         |
| Texas Total               | 94,400                 | 10.44            | 9.57         | 1.2                        |
| USA Total***              | \$130,000              | 10.16            | 9.47         | 1.0                        |

**Table 5. Price Distribution of MLS Homes Sold: July 1991**

| Price Range       | Distribution |                 |           |                 |
|-------------------|--------------|-----------------|-----------|-----------------|
|                   | Jul          | Prior 12 Months | Jul       | Prior 12 Months |
|                   | (number)     |                 | (percent) |                 |
| \$ 29,999 or less | 812          | 10,134          | 8.9       | 10.6            |
| 30,000 39,999     | 638          | 7,248           | 7.0       | 7.6             |
| 40,000 49,999     | 853          | 12,121          | 9.3       | 12.7            |
| 50,000 59,999     | 897          | 10,482          | 9.8       | 11.0            |
| 60,000 69,999     | 934          | 9,821           | 10.2      | 10.3            |
| 70,000 79,999     | 891          | 8,595           | 9.7       | 9.0             |
| 80,000 89,999     | 766          | 7,378           | 8.4       | 7.7             |
| 90,000 99,999     | 554          | 5,380           | 6.0       | 5.6             |
| 100,000 -119,999  | 768          | 7,006           | 8.4       | 7.3             |
| 120,000 -139,999  | 583          | 5,089           | 6.4       | 5.3             |
| 140,000 -159,999  | 360          | 3,224           | 3.9       | 3.4             |
| 160,000 -179,999  | 264          | 2,177           | 2.9       | 2.3             |
| 180,000 -199,999  | 184          | 1,434           | 2.0       | 1.5             |
| 200,000 -299,999  | 415          | 4,238           | 4.5       | 4.4             |
| 300,000 -399,999  | 113          | 643             | 1.2       | 0.7             |
| 400,000 -499,999  | 72           | 327             | 0.8       | 0.3             |
| 500,000 -and up   | 62           | 291             | 0.7       | 0.3             |
| Total             | 9,166        | 95,462          | 100.0     | 100.0           |

| Reported Prices | July     | Prior 12 Months |
|-----------------|----------|-----------------|
| Median price    | \$76,500 | \$69,700        |
| Average price   | \$94,400 | \$86,900        |

Source: Real Estate Center at Texas A&M University

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\* Affordability Index: A value of 1.0 means that the median income household can afford the mortgage payment for the average priced home, considering current local financing terms. The higher the index, the more affordable the housing.

\*\* Office of Thrift Supervision

\*\*\* National Association of Realtors

Source: Real Estate Center at Texas A&M University

# RESIDENTIAL

**Table 3. Texas Residential Multiple Listing Service Activity: Sale Information**

| Metropolitan Area         | Number of Homes Sold |                  |                 |                  | Median Sale Price |                  |                  |                  |
|---------------------------|----------------------|------------------|-----------------|------------------|-------------------|------------------|------------------|------------------|
|                           | July                 | Percent Change * | Prior 12 Months | Percent Change * | July              | Percent Change * | Prior 12 Months  | Percent Change * |
| Abilene                   | 127                  | -1.6             | 1,310           | 23.7             | \$ 48,300         | 18.2             | \$37,700         | -13.2            |
| Amarillo                  | 129                  | -12.2            | 1,613           | -5.7             | 57,000            | -3.1             | 41,300           | -28.8            |
| Austin                    | 751                  | 5.8              | 7,468           | 15.3             | 92,300            | na               | na               | na               |
| Beaumont-<br>Port Arthur  | 104<br>74            | -1.0<br>27.6     | 1,216<br>615    | 15.3<br>7.0      | 62,600<br>44,200  | 5.1<br>-1.9      | 59,800<br>41,900 | 5.1<br>-4.2      |
| Brazoria                  | 70                   | 48.9             | 612             | 9.1              | 52,500            | -2.0             | 54,000           | -6.9             |
| Brownsville-<br>Harlingen | na<br>na             | na<br>na         | na<br>266       | na<br>-27.5      | na<br>na          | na<br>na         | na<br>na         | na<br>na         |
| Bryan-College Station     | 95                   | 28.4             | 744             | 4.5              | 69,600            | 10.4             | 63,600           | 2.5              |
| Corpus Christi            | 208                  | 26.1             | 1,859           | 8.6              | 66,200            | 12.1             | 63,100           | 0.8              |
| Dallas-<br>Irving         | 1,582<br>110         | -13.2<br>20.9    | 17,032<br>1,057 | -1.6<br>18.8     | 90,000<br>101,100 | 3.0<br>9.0       | 85,300<br>88,400 | -3.1<br>2.7      |
| El Paso                   | 455                  | 20.4             | 4,608           | 5.9              | 65,200            | 0.5              | 66,300           | 3.2              |
| Fort Worth<br>Arlington   | na<br>279            | na<br>9.8        | 2,995<br>2,685  | -8.1<br>7.7      | na<br>75,600      | na<br>-8.7       | 61,400<br>76,500 | -7.1<br>-6.0     |
| NE Tarrant County         | 367                  | 10.2             | 3,640           | 16.9             | 88,700            | -3.7             | 86,700           | -3.2             |
| Galveston-<br>Texas City  | 28<br>na             | -33.3<br>na      | 357<br>na       | 12.3<br>na       | 70,000<br>na      | 16.7<br>na       | 54,400<br>na     | 2.0<br>na        |
| Houston                   | 3,229                | -0.0             | 32,750          | 3.9              | 77,600            | 9.6              | 70,000           | 2.3              |
| Killeen-Fort Hood-        | 81                   | 92.9             | 475             | -25.1            | na                | na               | na               | na               |
| Temple-Belton             | 40                   | -14.9            | 452             | -1.7             | 67,800            | 7.4              | 57,700           | -3.6             |
| Laredo                    | na                   | na               | na              | na               | na                | na               | na               | na               |
| Longview                  | 90                   | -29.1            | 982             | 0.3              | 58,700            | -12.6            | 57,700           | -4.8             |
| Lubbock                   | 168                  | -15.6            | 1,678           | 0.8              | 64,000            | 12.8             | 62,200           | 3.5              |
| McAllen                   | na                   | na               | 635             | 6.9              | na                | na               | na               | na               |
| Midland                   | 158                  | 2.6              | 1,712           | 9.9              | 71,000            | 5.0              | 66,700           | 0.2              |
| Odessa                    | 63                   | -6.0             | 732             | -20.8            | 52,100            | 60.4             | 49,400           | 11.9             |
| San Angelo                | 53                   | -11.7            | 704             | -4.7             | 61,900            | 33.5             | 55,000           | 9.0              |
| San Antonio               | 627                  | -2.5             | 6,408           | 3.0              | 69,900            | 13.9             | 62,200           | -0.0             |
| Sherman-Denison           | 38                   | -2.6             | 444             | -11.7            | 44,000            | -10.5            | 47,400           | -13.9            |
| Texarkana                 | 44                   | 15.8             | 458             | 1.8              | 55,700            | 1.3              | 50,600           | 1.5              |
| Tyler                     | 102                  | 15.9             | 773             | na               | 70,800            | 24.4             | na               | na               |
| Victoria                  | 61                   | 96.8             | 496             | 2.3              | 56,300            | -10.0            | 57,000           | 5.6              |
| Waco                      | 172                  | 95.5             | 972             | 0.8              | na                | na               | na               | na               |
| Wichita Falls             | 116                  | 52.6             | 981             | 6.1              | 50,000            | 9.8              | 48,900           | 3.4              |
| Texas Total               | 9,421                | -3.2             | 98,855          | 3.8              | 76,500            | 0.3              | 69,700           | -7.0             |
| USA Total**               | 343,000              | 14.7             | 3,159,000       | -8.0             | \$101,800         | 3.3              | \$96,300         | 1.2              |

Note: na = data not available

\* Same period of prior year

\*\* National Association of Realtors

Source: Real Estate Center at Texas A&M University

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Richard L. Floyd, Director

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