

Trends

RESIDENTIAL

Table 1. Texas Residential Construction Activity: June 1993

Metropolitan Area	Number of Site-Built Housing Permits								
	Single-family					Multifamily			
	June	Percent Change *	Prior 12 Months	Percent Change *	Average Value (June)	June	Percent Change *	Prior 12 Months	Percent Change *
Abilene	26	23.8	211	47.6	\$105,406	0	na	4	0.0
Amarillo	33	43.5	332	46.9	118,107	0	na	0	na
Austin	507	17.6	4,968	26.2	102,721	368	na	2,093	453.7
Beaumont-Port Arthur	26	-25.7	260	-13.9	88,707	0	na	0	na
Brazoria County	101	-17.2	1,271	30.5	80,812	18	na	138	500.0
Brownsville-Harlingen	77	5.5	834	35.0	53,919	28	-22.2	123	17.1
Bryan-College Station	48	9.1	520	45.7	99,203	10	na	62	3,000.0
Corpus Christi	77	13.2	705	24.8	81,023	6	0.0	26	18.2
Dallas-Irving	1,416	16.1	14,824	16.5	131,901	388	-8.3	2,903	-11.7
El Paso	207	-7.6	2,233	14.9	58,879	46	na	653	111.3
Fort Worth-Arlington	571	15.4	5,619	17.4	121,157	0	na	246	-70.3
NE Tarrant County									
Galveston-Texas City	132	-25.8	1,425	12.6	112,784	0	na	116	176.2
Houston	851	-10.7	10,460	0.9	106,788	14	-98.2	1,673	-41.3
Killeen-Fort Hood-Temple-Belton	101	32.9	1,208	101.0	83,635	0	na	2	-60.0
Laredo	82	22.4	739	13.0	54,099	53	1.9	599	77.2
Longview	12	0.0	127	18.7	101,340	0	na	6	na
Lubbock	55	22.2	619	20.4	94,051	0	na	59	883.3
McAllen	117	18.2	1,196	25.0	55,688	24	500.0	144	84.6
Midland	36	125.0	242	26.7	107,349	0	na	0	na
Odessa	7	-12.5	84	-7.7	136,000	0	na	0	na
San Angelo	27	107.7	266	56.5	84,587	0	na	0	na
San Antonio	359	26.4	4,083	62.7	87,891	5	25.0	350	1,566.7
Sherman-Denison	4	-42.9	40	122.2	73,375	0	na	3	na
Texarkana	2	-75.0	83	20.3	148,665	0	na	0	na
Tyler	14	-41.7	218	35.4	187,071	0	na	0	na
Victoria	15	-21.1	162	3.8	81,307	0	na	0	na
Waco	23	15.0	184	11.5	105,008	0	na	24	-90.8
Wichita Falls	26	73.3	236	116.5	73,725	0	na	4	0.0
MSA Total	4,952	7.7	53,149	18.9	107,319	960	-28.7	9,228	7.3
Non-MSA Total	69	81.6	691	78.1	75,443	4	-20.0	203	-13.2
Texas Total	5,021	8.3	53,840	19.5	106,881	964	-28.6	9,431	6.8
USA Total	88,957	7.4	849,589	13.5	\$100,198	19,001	22.7	171,174	-1.7

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

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

Metropolitan Area	Number of New Listings				Number for Sale		Number of Months Inventory**	
	June	Percent Change *	Prior 12 Months	Percent Change *	June	Percent Change *	June	Percent Change *
Abilene	204	-9.73	2,279	3.31	603	-5.49	7.09	6.37
Amarillo	415	34.74	3,197	13.61	969	-18.78	6.05	-28.66
Austin	1,908	48.25	17,341	3.93	na	na	na	na
Beaumont- Port Arthur	228	3.64	2,440	3.83	806	0.12	7.96	-0.37
	101	1.00	957	-2.94	320	19.40	6.64	25.81
Brazoria County	122	0.83	1,290	2.95	502	-8.73	9.20	-10.68
Brownsville- Harlingen	na	na	na	na	na	na	na	na
	64	1.59	933	-8.89	na	na	na	na
Bryan-College Station	178	18.67	1,592	-0.93	471	-24.76	5.20	-38.26
Corpus Christi	471	-3.48	4,986	-0.68	2,041	-14.06	10.71	-23.23
Dallas- Irving	4,510	3.92	46,881	-3.06	16,993	-5.71	10.13	-15.59
	287	-37.74	3,519	39.04	924	-5.42	9.86	-12.15
El Paso	457	-43.51	9,509	-5.97	2,759	-0.36	6.29	-9.45
Fort Worth	790	6.47	8,495	-4.24	3,445	-5.93	11.86	-32.14
Arlington	835	8.58	8,347	25.35	2,234	1.04	8.84	-6.26
NE Tarrant County	1,105	3.85	11,749	-3.25	3,264	-8.62	10.09	-18.09
Galveston- Texas City	na	na	na	na	668	-5.92	16.91	-25.37
	na	na	na	na	na	na	na	na
Houston	6,781	-30.63	98,836	-7.94	27,611	-1.99	11.17	4.14
Killeen-Fort Hood-	319	43.05	3,472	37.94	827	-17.13	5.22	-62.14
Temple-Belton	126	-14.86	1,735	na	510	-13.41	7.76	-39.20
Laredo	17	-48.48	na	na	44	-70.67	na	na
Longview	186	-7.00	2,002	2.19	791	-9.08	8.81	-16.42
Lubbock	416	25.30	3,599	-0.83	862	-20.63	4.88	-33.54
McAllen	141	-20.79	na	na	687	-52.98	na	na
Midland	na	na	na	na	735	-11.87	5.97	-15.63
Odessa	123	-9.56	1,384	-1.28	589	0.34	9.45	-3.95
San Angelo	149	-5.70	1,662	-6.68	491	-16.07	6.32	-22.46
San Antonio	1,538	4.70	16,074	7.78	5,353	-13.58	8.74	-21.61
Sherman-Denison	163	3.16	1,736	na	1,425	94.94	32.20	na
Texarkana	114	65.22	1,011	4.66	329	-13.42	7.01	-23.42
Tyler	179	-3.76	1,937	3.64	866	-14.34	8.36	-32.19
Victoria	85	14.86	901	-3.01	288	46.94	6.30	43.19
Waco	228	-38.21	3,076	-2.04	na	na	na	na
Wichita Falls	279	21.83	2,770	4.53	787	-5.07	6.95	-26.67
Texas Total	22,518	-9.81	265,518	-1.78	78,193	-10.15	8.67	-16.47
USA Total***	na	na	na	na	2,130,000	-18.08	7.14	-22.67

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

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

Metropolitan Area	Number of Homes Sold				Median Sale Price			
	June	Percent Change *	Prior 12 Months	Percent Change *	June	Percent Change *	Prior 12 Months	Percent Change *
Abilene	117	5.4	1,020	-11.1	\$ 63,700	34.2	\$ 53,600	29.9
Amarillo	215	3.4	1,923	13.9	64,400	-13.8	59,500	2.3
Austin	1,054	25.6	9,271	21.5	92,900	8.6	87,500	9.7
Beaumont- Port Arthur	111	-1.8	1,215	0.5	66,500	0.9	70,700	11.5
	53	-10.2	578	-5.1	63,000	51.8	52,100	11.0
Brazoria County	74	-7.5	655	2.2	65,700	6.0	63,500	11.3
Brownsville-	na	na	na	na	na	na	na	na
Harlingen	39	85.7	377	-11.1	na	na	na	na
Bryan-College Station	134	22.9	1,087	21.9	74,300	10.3	70,800	6.9
Corpus Christi	259	2.4	2,287	11.9	68,400	6.2	86,900	na
Dallas-	2,269	16.4	20,127	11.7	95,500	8.2	89,600	2.3
Irving	127	35.1	1,125	7.7	100,400	7.1	87,700	-3.8
El Paso	516	25.9	5,262	10.0	74,900	6.2	69,800	4.7
Fort Worth	392	22.9	3,485	38.6	71,700	11.7	66,100	0.1
Arlington	327	14.7	3,033	7.8	83,000	5.4	79,300	2.0
NE Tarrant County	463	26.5	3,882	11.6	104,100	8.4	97,300	5.8
Galveston-	55	22.2	474	26.1	82,500	22.2	59,100	-5.6
Texas City	na	na	na	na	na	na	na	na
Houston	3,198	5.2	29,653	-5.9	81,500	14.5	80,000	7.2
Killeen-Fort Hood-	186	102.2	1,900	118.9	77,300	na	na	na
Temple-Belton	92	29.6	789	42.4	69,300	12.1	65,700	2.6
Laredo	3	-62.5	na	na	85,000	6.3	na	na
Longview	97	-18.5	1,077	8.8	66,300	6.7	62,600	5.4
Lubbock	217	10.7	2,120	19.4	68,100	-3.2	65,900	3.8
McAllen	84	5.0	na	na	69,000	13.5	na	na
Midland	202	39.3	1,478	4.5	79,600	8.7	69,900	2.3
Odessa	72	7.5	748	4.5	57,000	35.3	48,000	-5.2
San Angelo	100	-2.9	932	8.2	62,900	29.6	56,200	4.0
San Antonio	862	17.0	7,351	10.2	77,300	6.9	72,300	8.3
Sherman-Denison	58	-12.1	531	na	62,500	33.9	62,800	na
Texarkana	50	-5.7	563	13.1	58,800	1.1	55,900	0.1
Tyler	122	-6.9	1,243	26.3	67,400	-28.0	82,900	na
Victoria	55	19.6	549	2.6	63,500	14.0	59,900	0.6
Waco	140	-32.7	1,297	7.0	na	na	na	na
Wichita Falls	179	65.7	1,358	29.5	57,500	20.6	52,800	2.3
Texas Total	11,922	12.7	108,182	7.6	81,500	6.7	78,500	4.1
USA Total**	391,000	10.8	3,582,000	5.9	\$109,000	3.8	\$104,100	2.3

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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Table 4. Texas Average Price Data

Metropolitan Area	Average Price (June)	Prior 12 Months	Percent Change
Abilene	\$ 67,900	\$ 62,000	24.7
Amarillo	66,600	63,500	3.1
Austin	115,200	110,200	13.5
Beaumont- Port Arthur	77,700 74,200	76,300 61,600	na 8.8
Brazoria County	82,500	74,300	na
Brownsville- Harlingen	na 69,600	na 82,900	na 33.1
Bryan-College Station	83,800	80,300	8.2
Corpus Christi	79,600	76,300	7.6
Dallas- Irving	129,500 112,800	116,700 106,700	na na
El Paso	85,700	82,600	5.8
Fort Worth Arlington	87,700 95,100	80,000 90,800	na 2.1
NE Tarrant County	147,300	121,900	5.8
Galveston- Texas City	101,600 na	81,000 na	0.2 na
Houston	110,200	101,000	5.0
Killeen-Fort Hood-	70,700	67,600	6.6
Temple-Belton	73,700	74,700	3.8
Laredo	138,500	na	na
Longview	74,800	73,100	6.6
Lubbock	86,800	77,400	2.4
McAllen	78,300	na	na
Midland	197,400	96,800	22.5
Odessa	61,100	55,300	na
San Angelo	68,500	61,900	5.3
San Antonio	99,100	90,400	9.7
Sherman-Denison	66,700	59,900	na
Texarkana	67,000	60,200	2.6
Tyler	81,000	82,900	6.7
Victoria	66,900	67,800	3.8
Waco	68,200	65,500	2.8
Wichita Falls	59,300	59,800	6.8
Texas Total	106,600	96,400	4.3
USA Total*	\$137,100	\$131,600	1.0

*National Association of Realtors

Source: Real Estate Center at Texas A&M University

Table 5. Price Distribution of MLS Homes Sold: June 1993

Price Range	Distribution			
	Jun (number)	Prior 12 Months	Jun (percent)	Prior 12 Months
\$ 29,999 or less	626	7,183	5.3	6.9
30,000 - 39,999	605	6,329	5.2	6.0
40,000 - 49,999	829	8,792	7.1	8.4
50,000 - 59,999	1,171	11,113	10.0	10.6
60,000 - 69,999	1,285	11,756	10.9	11.2
70,000 - 79,999	1,286	10,691	11.0	10.2
80,000 - 89,999	1,042	9,223	8.9	8.8
90,000 - 99,999	767	6,684	6.5	6.4
100,000 -119,999	1,120	9,385	9.5	9.0
120,000 -139,999	836	6,734	7.1	6.4
140,000 -159,999	533	4,388	4.5	4.2
160,000 -179,999	418	3,091	3.6	3.0
180,000 -199,999	271	2,065	2.3	2.0
200,000 -299,999	569	4,076	4.8	3.9
300,000 -399,999	194	1,785	1.7	1.7
400,000 -499,999	92	813	0.8	0.8
500,000 -and up	99	772	0.8	0.7
Total	11,743	104,679	100.0	100.0

Reported Prices	June	Prior 12 Months
Median price	\$ 81,500	\$78,500
Average price	\$106,600	\$96,400

Source: Real Estate Center at Texas A&M University

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Table 6. Texas Dollar Volume of Building Permits Issued: June 1993

Metropolitan Area	Office Buildings			Retail Buildings			Industrial Buildings		
	Dollars (000)		Prior 12 Months	Dollars (000)		Prior 12 Months	Dollars (000)		Prior 12 Months
	June	Prior 12 Months	Percent Change *	June	Prior 12 Months	Percent Change *	June	Prior 12 Months	Percent Change *
Abilene	\$ 0	\$ 5,544	-17.9	\$ 288	\$ 2,443	-52.7	\$ 0	\$ 0	na
Amarillo	0	379	na	370	2,749	14.4	0	0	na
Austin	23,217	71,108	115.8	3,431	28,891	30.9	10	7,108	27.7
Beaumont- Port Arthur	625	9,993	-6.4	1,823	11,491	-8.0	0	4,067	-36.0
Brazoria County	1,380	5,064	-38.4	2,207	13,091	457.3	175	3,503	-92.0
Brownsville- Harlingen	283	2,034	305.2	162	15,246	-16.2	0	130	-91.4
Bryan-College Station	0	351	-68.4	107	12,624	5.6	0	1,234	49.2
Corpus Christi	0	4,228	45.3	1,206	4,414	-17.7	0	0	na
Dallas- Irving	4,173	49,513	-38.8	13,126	145,681	47.8	3,109	24,746	100.9
El Paso	625	3,956	-65.4	1,823	19,038	-10.7	603	11,055	178.9
Fort Worth Arlington	43	18,758	-31.9	6,797	53,242	-34.4	0	36,866	113.3
NE Tarrant County									
Galveston- Texas City	0	1,253	-83.7	731	9,149	33.9	0	149	-82.2
Houston	8,653	123,426	51.1	19,857	162,658	3.1	1,946	64,331	12.9
Killeen-Fort Hood- Temple-Belton	696	1,982	316.4	353	39,091	608.6	0	221	-81.6
Laredo	625	3,351	-24.3	5,013	44,710	16.9	0	0	na
Longview	625	8,243	832.5	1,367	6,725	211.2	603	628	-51.6
Lubbock	629	2,835	-85.5	328	4,673	21.8	0	367	76.4
McAllen	80	16,158	45.8	680	17,964	14.7	0	4,251	1,143.0
Midland	0	625	892.1	439	2,569	409.7	12	12	na
Odessa	0	550	-25.5	305	3,762	151.6	0	1,162	1,352.5
San Angelo	0	790	-38.0	628	1,240	-35.3	0	300	-86.8
San Antonio	1,265	21,353	-0.4	3,439	45,856	53.4	0	579	-78.5
Sherman-Denison	5	1,059	-35.7	4,600	5,224	265.3	0	0	na
Texarkana	494	2,982	166.7	0	4,014	260.3	0	138	-20.7
Tyler	570	6,196	5,063.3	459	8,874	19.4	0	0	na
Victoria	0	1,548	75.1	1,438	3,143	75.4	0	0	na
Waco	0	580	13.9	33	1,593	-49.9	0	0	na
Wichita Falls	0	1,412	-43.5	0	6,158	57.4	0	377	na
MSA Total	43,986	365,263	7.7	71,010	676,299	19.9	6,457	161,228	0.0
Non-MSA Total	2,397	8,709	47.1	528	32,413	116.0	0	5,178	-12.0
Texas Total	46,384	373,971	8.4	71,537	708,712	22.4	6,457	166,407	-0.4
USA Total	\$594,617	\$5,340,809	-6.8	\$ 1,001,404	\$9,753,265	12.0	\$349,133	\$3,973,651	-2.7

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

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James W. Christian, Director

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