

REAL ESTATE CENTER

TRENDS

VOLUME 2, NUMBER 6

SOLUTIONS THROUGH RESEARCH

FEBRUARY 1989

RESIDENTIAL

Table 1. Construction and Mortgage Data

MSA	Site-Built Housing Permits					New Housing Construction			Mortgages (e)	
	Monthly Data (a)			Year-to-Date		Units (c) per Additional 100 Households	\$ Cost (d)		Effective Interest Rate	Loan Volume (\$ millions)
	Single-Family	Multi-family	Total Units	Number	Percent Change (b)		per Unit	per Sq. Ft.		
Abilene	11	0	11	135	-19.64	7	96,806	na	na	na
Amarillo	7	0	7	173	-56.86	31	120,739	na	10.29	na
Austin	130	0	130	2,208	-34.52	21	108,221	na	10.08	2,164
Beaumont-Orange- Port Arthur	18	0	18	140	6.87	-5	69,531	na	10.18	976
Brazoria	48	0	48	644	-10.18	104	79,912	na	na	na
Brownsville- Harlingen	25	0	25	438	-3.31	17	38,377	na	8.79	na
Bryan-College Station	14	0	14	201	8.65	7	118,839	na	10.11	na
Corpus Christi	39	0	39	543	-18.10	25	59,676	na	9.38	346
Dallas	565	287	852	9,822	-32.76	30	74,580	na	10.12	13,463
El Paso	113	2	115	1,596	-28.88	33	54,308	na	10.04	573
Fort Worth	377	2	379	4,683	-32.66	20	94,245	na	9.86	740
Galveston-Texas City	44	0	44	549	-32.64	98	99,671	na	9.86	na
Houston	582	2	584	6,909	16.31	62	96,377	na	9.63	13,789
Killeen-Temple	26	0	26	696	-34.83	25	75,020	na	na	302
Laredo	35	0	35	607	13.25	124	37,787	na	na	398
Longview	7	0	7	104	-22.39	104	105,999	na	10.58	320
Lubbock	16	0	16	416	-16.97	67	85,569	na	na	495
McAllen	53	25	78	912	5.92	24	38,618	na	10.64	690
Midland	7	0	7	190	2.15	15	105,056	na	10.26	325
Odessa	1	0	1	33	153.85	-10	135,000	na	9.66	na
San Angelo	5	0	5	157	-64.16	200	39,384	na	na	na
San Antonio	100	52	152	1,894	-39.10	12	65,351	na	10.17	3,940
Sherman-Denison	2	0	2	36	-40.00	12	49,300	na	9.24	na
Texarkana	3	0	3	56	-24.32	44	68,222	na	na	261
Tyler	12	0	12	80	-20.00	5	202,042	na	10.64	247
Victoria	10	0	10	59	-18.06	-17	112,726	na	9.76	na
Waco	9	18	27	164	-17.59	40	56,289	na	9.66	na
Wichita Falls	3	0	3	63	-42.73	10	85,000	na	9.02	154
Total	2,262	388	2,650	33,508	-24.04	na	81,970	na	na	39,183
Non-MSA Total	38	0	38	533	-26.99	na	56,173	na	na	7,538
Texas	2,300	388	2,688	34,041	-24.09	28	81,605	na	9.86	46,721
U. S. Total	68,902	35,420	104,322	1,264,197	-6.21	61	68,889	na	9.37	728,081

Note: na = data not available

- (a) Data for November. Excludes mobile homes.
- (b) Compared to previous year's data for same months
- (c) Third Quarter 1988 data
- (d) Per unit: November. Per sq. ft.: na.
- (e) Interest rates: Third Quarter 1988. Loan volume: Second Quarter 1988.

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Table 2. Existing Housing Data

MSA	Total Number MLS Homes		Number of Months Supply	Price		Affordability Index (a)	Mortgages Foreclosed (percent) (b)	Avg. Rent Divided by Mtg. Payment (c)
	Available	Sold		Median (\$)	Mean (\$)			
Abilene	907	74	11.92	48,332	49,002	1.54	na	0.49
Amarillo	2,101	131	14.70	55,434	63,556	1.57	na	0.64
Austin	6,332	352	13.53	na	93,841	1.03	27	0.66
Beaumont-	1,075	78	14.68	44,999	60,976	1.52	17	0.77
Port Arthur	491	38	12.02	37,499	46,636	2.18	na	na
Brazoria	na	na	na	na	na	2.24	na	na
Brownsville-	na	na	na	na	na	na	na	0.66
Harlingen	na	17	na	37,499	50,812	1.12	na	0.63
Bryan-College Station	807	43	15.59	64,166	70,396	1.21	na	na
Corpus Christi	2,958	136	21.03	68,695	74,671	1.37	15	0.61
Dallas	18,699	1,499	13.88	87,722	111,600	1.01	24	0.67
Irving	939	47	16.35	80,624	101,657	1.12	na	na
El Paso	2,287	535	7.23	53,749	66,862	1.05	6	0.52
Fort Worth	4,144	210	17.45	66,499	80,568	1.29	21	na
Arlington	2,597	156	14.95	80,908	89,825	1.12	na	na
N.E. Tarrant Co.	3,468	179	14.28	93,213	115,000	1.06	na	na
Galveston-	na	29	na	na	61,770	1.55	na	na
Texas City	246	12	12.51	na	58,075	2.22	na	na
Houston	26,539	2,854	9.62	53,505	80,722	1.34	14	0.69
Killeen-Fort Hood	na	na	na	na	na	1.21	20	0.60
Temple-Belton	na	na	na	na	na	1.25	na	0.51
Laredo	na	na	na	na	na	na	21	na
Longview	na	61	na	na	53,305	1.42	15	na
Lubbock	1,656	119	10.37	54,999	61,779	1.28	19	0.61
McAllen	na	38	na	na	64,116	0.89	5	0.49
Midland	1,123	72	9.30	65,713	72,909	1.64	26	0.60
Odessa	885	46	11.56	42,499	49,725	2.10	na	0.53
San Angelo	696	53	13.48	41,874	53,669	1.60	na	na
San Antonio	9,186	530	18.73	59,314	70,825	1.16	11	0.47
Sherman-Denison	na	na	na	na	na	na	na	0.52
(Grayson Co.)						1.40	na	na
Texarkana	549	68	15.14	52,999	56,790	1.90	44	0.57
Tyler	na	na	na	na	na	1.47	8	0.72
Victoria	441	44	10.71	51,249	55,607	1.55	na	na
Waco	na	64	na	na	63,871	1.24	na	0.64
Wichita Falls	1,067	76	13.95	52,856	57,563	1.18	10	0.58
Texas Total	89,193	7,561	11.87	69,920	82,668	1.13	19	0.59
U. S. Total	na	na	na	na	na	0.97	3	0.59

Note: na = data not available

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

Mortgages Foreclosed: Annualized rate of dollar volume of loans outstanding

Number of homes available and sold, months supply and price are for December 1988.

Number of months supply is average of the last 12 months.

(a) Third Quarter 1988

(b) Second Quarter 1988

(c) Third Quarter 1988

RESIDENTIAL

Table 3. Price Distribution of MLS Homes Sold in 35 Major Cities: December 1988

Price Class Dollars	Distribution			
	Dec. (number)	Y-T-D	Dec. (percent)	Y-T-D
\$19,999 and under	237	4,060	3.4	5.1
20,000 - 29,999	549	4,801	7.8	6.0
30,000 - 39,999	929	7,897	13.1	9.9
40,000 - 49,999	763	9,323	10.8	11.7
50,000 - 59,999	967	9,363	13.7	11.7
60,000 - 69,999	676	8,456	9.6	10.6
70,000 - 79,999	539	7,290	7.6	9.1
80,000 - 89,999	372	5,669	5.3	7.1
90,000 - 99,999	342	4,182	4.8	5.2
100,000 - 119,999	481	5,208	6.8	6.5
120,000 - 139,999	334	3,835	4.7	4.8
140,000 - 159,999	228	2,565	3.2	3.2
160,000 - 179,999	168	1,794	2.4	2.3
180,000 - 199,999	101	1,087	1.4	1.4
200,000 - 249,999	144	1,641	2.0	2.1
250,000 and over	236	2,520	3.3	3.2
Total	7,066	79,691	100.0	100.0

	Dec.	Y-T-D
Median price	60,909	64,700
Mean price	85,033	84,430

RURAL LAND

Table 4. Median Size and Price of Texas Rural Land Sales: 1966-1987

Year	Median Tract Size (acres)	Median Price per Acre (\$)	Annual Percent Change	Annual Compound Pre-Tax Growth (percent)	Deflated Median Price per Acre (1967 \$)
1966	120	172	na	na	177
1967	110	187	9	9	187
1968	101	200	7	8	192
1969	100	225	13	9	205
1970	107	245	9	9	211
1971	110	265	8	9	218
1972	120	295	11	9	235
1973	153	350	19	11	263
1974	150	425	21	12	288
1975	126	461	8	12	286
1976	128	475	3	11	279
1977	121	513	8	10	283
1978	126	576	12	11	295
1979	132	625	9	10	287
1980	138	715	14	11	290
1981	124	808	13	11	297
1982	105	946	17	11	327
1983	113	985	4	11	330
1984	125	1,000	2	10	323
1985	118	1,050	5	10	326
1986	113	870	-17	8	265
1987	130	700	-20	7	206

RURAL LAND

Table 5. Summary of Survey Responses on Texas Rural Land Values: November 1988

	Mean Price per Acre			Projection (percent)	Percent Change Number of Properties	
	Low (\$)	Average (\$)	High (\$)		For Sale	Sold
	Irrigated cropland	545	725		982	2
Non-irrigated cropland	471	684	1,009	0	7	9
Improved pasture	641	927	1,485	-1	5	-1
Native rangeland	417	696	1,165	-1	9	2
Orchard or vineyard	2,421	3,191	5,197	3	7	4
Timberland	506	689	948	0	6	7

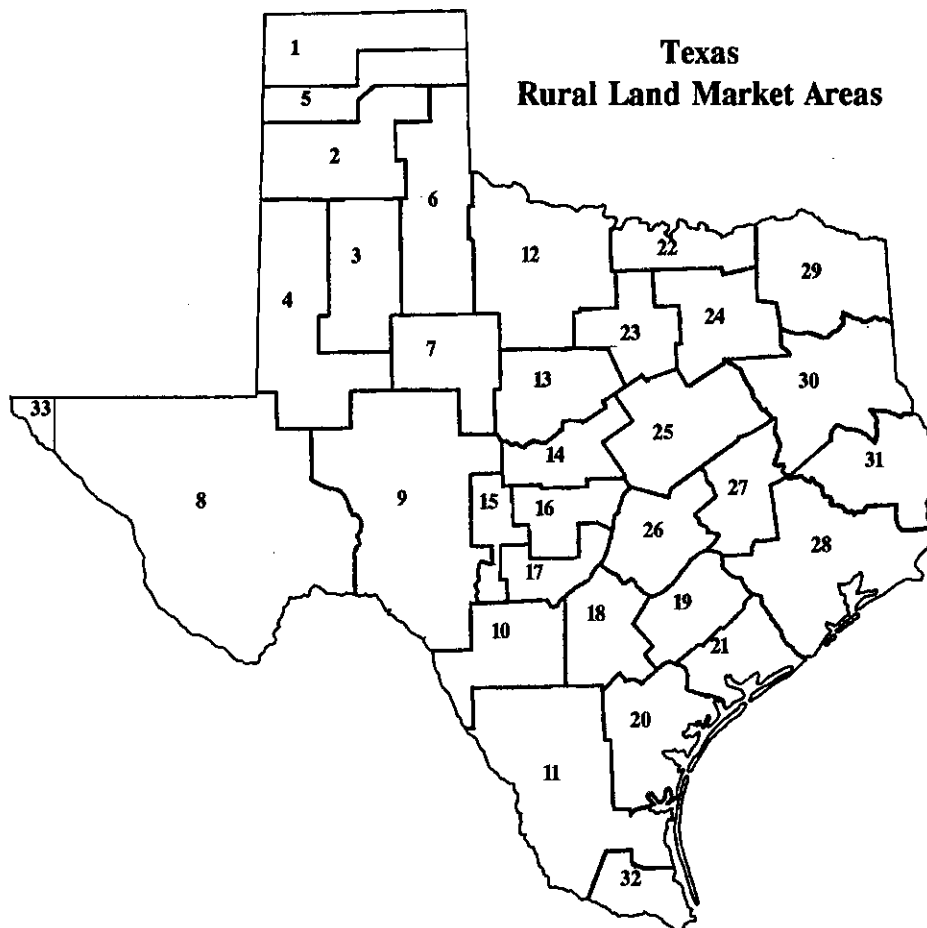
Sales with minerals transferred: 64.2%

Percentage of minerals transferred: 37.9%

RURAL LAND

Table 6. Change in Price of Rural Land Sold in Texas: 1986-87

Market Area	Median Price per Acre		Percent Change	Market Area	Median Price per Acre		Percent Change
	1986 (\$)	1987 (\$)			1986 (\$)	1987 (\$)	
1	307	267	-13	18	1,250	1,000	-20
2	287	265	-8	19	1,400	1,218	-13
3	425	365	-14	20	1,003	871	-13
4	288	250	-13	21	1,011	800	-21
5	190	169	-11	22	928	890	-4
6	200	200	0	23	1,750	1,450	-17
7	477	421	-12	24	1,737	1,519	-13
8	68	69	1	25	1,000	844	-16
9	448	296	-34	26	2,096	1,387	-34
10	812	749	-8	27	1,400	1,150	-18
11	550	450	-18	28	2,000	1,800	-10
12	500	450	-10	29	800	650	-19
13	635	551	-13	30	1,025	934	-9
14	714	676	-5	31	1,039	1,067	3
15	678	650	-4	32	1,300	1,253	-4
16	1,400	1,046	-25	33	4,000	3,164	-21
17	2,027	1,706	-16	State	870	700	-20



URBAN LAND

Table 7. Urban Land Price per Square Foot by Property Type: 1987

	Residential			Commercial			Industrial		
	Low	Average (dollars)	High	Low	Average (dollars)	High	Low	Average (dollars)	High
Houston									
CBD	20.11	34.76	49.42	8.50	67.99	136.48	8.50	37.75	67.00
Northwest	0.32	11.47	29.82	0.30	6.97	30.01	1.68	2.25	2.81
Northeast	0.63	1.97	3.31	0.22	4.07	8.51	0.22	4.07	8.51
Southwest	0.76	2.51	4.25	0.17	6.16	12.15	0.17	6.16	12.15
Southeast	0.76	1.95	3.15	1.06	2.92	4.78	3.36	3.83	4.30

RETAIL

Table 8. Summary of Survey Responses on Retail Property Rents, Occupancy and Value: Area

	Net-Effective Market Rent Rate (square foot)		Estimated Occupancy Rate (percent)	Current Market Value (sq. ft.)
	Average (\$)	Median (\$)		
Central Business District				
Shopping centers:	0.0	0.0	0.0	0.0
Super-regionals	0.0	0.0	0.0	0.0
Regional	0.0	0.0	0.0	0.0
Community	0.0	0.0	0.0	0.0
Strip center	0.0	0.0	0.0	0.0
Stand-alone structure	0.0	0.0	0.0	0.0
Primary Suburban Center				
Shopping centers:	0.0	0.0	0.0	0.0
Super-regionals	0.0	0.0	0.0	0.0
Regionals	0.0	0.0	0.0	0.0
Community	0.0	0.0	0.0	0.0
Strip center	0.0	0.0	0.0	0.0
Stand-alone structure	0.0	0.0	0.0	0.0
Other Areas				
Shopping centers:	0.0	0.0	0.0	0.0
Super-regionals	0.0	0.0	0.0	0.0
Regionals	0.0	0.0	0.0	0.0
Community	0.0	0.0	0.0	0.0
Strip center	0.0	0.0	0.0	0.0
Stand-alone structure	0.0	0.0	0.0	0.0

Note: Semiannual survey of market professionals for Austin, Corpus Christi, Dallas, El Paso, Houston, Fort Worth, Lubbock and San Antonio. Data presented are for Date survey for Area.

NON-RESIDENTIAL

Table 9. Dollar Volume of Building Permits Issued by Texas MSAs: November 1988

MSA	Office Buildings			Retail Buildings			Industrial Buildings		
	Dollars (000)		Y-T-D	Dollars (000)		Y-T-D	Dollars (000)		Y-T-D
	Month	Y-T-D	Percent Change	Month	Y-T-D	Percent Change	Month	Y-T-D	Percent Change
Abilene	158	1,687	18.78	400	5,986	66.32	0	422	na
Amarillo	0	1,368	-39.80	42	4,508	-68.61	0	5,823	na
Austin	1,171	23,932	-62.94	2,225	30,298	-33.81	0	5,251	19.30
Beaumont- Port Arthur	205	3,202	-32.28	993	11,222	-15.07	226	1,667	-26.69
Brazoria	462	1,058	-13.98	115	2,601	8.90	110	2,291	-56.24
Brownsville- Harlingen	283	3,061	31.23	617	4,235	679.70	0	1,201	-41.52
Bryan-College Station	0	0	na	48	3,552	-28.01	0	80	na
Corpus Christi	0	1,754	-34.75	197	3,001	-62.34	933	3,655	425.06
Dallas- Irving	2,207	81,529	-45.03	8,778	154,922	-34.29	3,544	114,851	5.45
El Paso	594	2,849	-54.24	5,321	28,012	-32.22	0	6,082	-33.40
Fort Worth Arlington N.E. Tarrant Co.	4,228	21,845	-64.41	4,620	56,203	-40.83	847	23,499	-1.08
Galveston- Texas City	0	6,762	206.14	101	2,521	-55.34	0	313	-53.80
Houston	959	30,647	3.17	4,736	79,157	0.30	13,025	51,865	6.99
Killeen-Fort Hood- Temple-Belton	16	1,386	32.60	0	1,194	-77.87	25	1,917	1.12
Laredo	86	926	-38.36	188	2,141	-9.68	0	437	-53.04
Longview	0	113	-26.82	45	1,613	-51.59	50	1,054	-18.55
Lubbock	2,608	6,839	119.29	243	11,734	90.23	15	4,398	na
McAllen	404	2,250	-15.11	231	6,401	65.21	80	1,130	391.30
Midland	0	645	147.26	0	200	na	0	0	na
Odessa	0	428	122.71	134	344	-0.91	0	11	na
San Angelo	205	685	140.56	30	4,729	75.15	0	2,350	70.82
San Antonio	3,346	31,293	-39.95	5,323	61,244	-22.78	3,484	18,169	-24.47
Sherman-Denison (Grayson Co.)	15	110	-88.15	30	1,161	-80.67	0	0	na
Texarkana	106	1,784	201.94	0	1,121	-45.75	0	0	na
Tyler	0	300	-13.54	100	4,191	-25.85	0	0	na
Victoria	0	432	-19.96	0	799	33.55	0	0	na
Waco	0	814	-30.86	190	2,121	-21.60	0	250	-89.42
Wichita Falls	1,075	2,423	38.55	0	6,309	na	0	0	na
MSA Total	18,129	230,123	-41.61	34,705	491,519	-26.69	22,338	246,714	1.58
Texas Total	18,129	244,738	-38.83	34,899	499,403	-27.15	22,383	249,413	-0.25
U. S. Total	954,517	11,774,116	-5.26	1,053,226	11,941,980	1.86	637,279	6,661,929	2.76

Note: na = data not available

COMMERCIAL

Table 10. Summary of Survey Responses on Office Building Rents, Occupancy and Value: Area

	Net-Effective Market Rent Rate (square foot)		Estimated Occupancy Rate (percent)	Current Market Value (sq. ft.)
	Average (\$)	Median (\$)		
Central Business District				
High-rise	0.0	0.0	0.0	0.0
2 to 4 floors	0.0	0.0	0.0	0.0
Single floor	0.0	0.0	0.0	0.0
Primary Suburban Center				
High-rise	0.0	0.0	0.0	0.0
2 to 4 floors	0.0	0.0	0.0	0.0
Single floor	0.0	0.0	0.0	0.0
Other Areas				
High-rise	0.0	0.0	0.0	0.0
2 to 4 floors	0.0	0.0	0.0	0.0
Single floor	0.0	0.0	0.0	0.0

Note: Semiannual survey of market professionals for the areas of Austin, Corpus Christi, Dallas, El Paso, Houston, Fort Worth, Lubbock and San Antonio. Data presented are for Date survey for Area.

INDUSTRIAL

Table 11. Summary of Survey Responses on Industrial Property Rents, Occupancy and Value: Area

	Net-Effective Market Rent Rate (square foot)		Estimated Occupancy Rate (percent)	Current Market Value (sq. ft.)
	Average (\$)	Median (\$)		
Central Business District				
Heavy industrial	0.0	0.0	0.0	0.0
Light industrial	0.0	0.0	0.0	0.0
Warehouse	0.0	0.0	0.0	0.0
Office or warehouse	0.0	0.0	0.0	0.0
Primary Suburban Center				
Heavy industrial	0.0	0.0	0.0	0.0
Light industrial	0.0	0.0	0.0	0.0
Warehouse	0.0	0.0	0.0	0.0
Office or warehouse	0.0	0.0	0.0	0.0
Other Areas				
Heavy industrial	0.0	0.0	0.0	0.0
Light industrial	0.0	0.0	0.0	0.0
Warehouse	0.0	0.0	0.0	0.0
Office or warehouse	0.0	0.0	0.0	0.0

Note: Semiannual survey of market professionals for the areas of Austin, Corpus Christi, Dallas, El Paso, Houston, Fort Worth, Lubbock and San Antonio. Data presented are for Date survey for Area.

REAL ESTATE CENTER

TRENDS

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TRENDS provides timely and condensed statistical information. Not all the numbers are updated in each issue, but they represent the latest data available for that series at the time of publication. More detailed data are available in various technical reports. Dr. Arthur L. Wright coordinates data collection. Reader comments about this publication in particular or the Center's operations in general are welcome.

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