

# TRENDS

Volume 13, Number 9

July 2000

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

| Price Range        | May<br>2000 | Apr.<br>2000 | May<br>1999 | May 00-<br>May 99<br>Unit Chg | Year-to-Date |                      |
|--------------------|-------------|--------------|-------------|-------------------------------|--------------|----------------------|
|                    |             |              |             |                               | 2000         | Unit Chg<br>Year Ago |
| \$29,999 or less   | 2.5         | 2.5          | 2.6         | -0.1                          | 2.9          | 0.0                  |
| 30,000 - 39,999    | 2.3         | 2.5          | 2.7         | -0.4                          | 2.7          | -0.3                 |
| 40,000 - 49,999    | 3.5         | 3.6          | 4.2         | -0.7                          | 3.8          | -0.7                 |
| 50,000 - 59,999    | 5.2         | 4.9          | 5.7         | -0.5                          | 5.5          | -1.0                 |
| 60,000 - 69,999    | 6.8         | 7.2          | 8.1         | -1.3                          | 7.4          | -1.3                 |
| 70,000 - 79,999    | 7.9         | 8.0          | 8.8         | -0.9                          | 8.2          | -0.9                 |
| 80,000 - 89,999    | 8.1         | 8.4          | 8.6         | -0.5                          | 8.3          | -0.6                 |
| 90,000 - 99,999    | 6.8         | 7.4          | 7.5         | -0.7                          | 7.0          | -0.6                 |
| 100,000 - 119,999  | 11.2        | 11.2         | 11.3        | -0.1                          | 10.9         | -0.2                 |
| 120,000 - 139,999  | 10.2        | 9.7          | 10.2        | 0.0                           | 9.7          | 0.0                  |
| 140,000 - 159,999  | 7.7         | 7.6          | 6.7         | 1.0                           | 7.3          | 0.7                  |
| 160,000 - 179,999  | 6.0         | 5.6          | 5.4         | 0.6                           | 5.5          | 0.7                  |
| 180,000 - 199,999  | 4.2         | 4.1          | 3.5         | 0.7                           | 4.0          | 0.7                  |
| 200,000 - 249,999  | 6.3         | 6.2          | 5.8         | 0.5                           | 6.1          | 0.9                  |
| 250,000 - 299,999  | 4.0         | 4.0          | 3.3         | 0.7                           | 3.8          | 0.9                  |
| 300,000 - 399,999  | 3.5         | 3.4          | 2.9         | 0.6                           | 3.5          | 0.8                  |
| 400,000 - 499,999  | 1.3         | 1.5          | 1.1         | 0.2                           | 1.4          | 0.3                  |
| 500,000 - and more | 2.4         | 2.2          | 1.6         | 0.8                           | 2.1          | 0.6                  |

Source: Real Estate Center at Texas A&M University

Note: "-" = data not available

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

| MLS Area                 | Estimated Days-to-Sell (DTS) |           |          |         |              |      | Number of Houses for Sale |           |          |          |              |       |
|--------------------------|------------------------------|-----------|----------|---------|--------------|------|---------------------------|-----------|----------|----------|--------------|-------|
|                          | May 2000                     | Apr. 2000 | May 1999 | May 00- | Year-to-Date |      | May 2000                  | Apr. 2000 | May 1999 | May 00-  | Year-to-Date |       |
|                          |                              |           |          | May 99  | % Chg        | 2000 |                           |           |          | Year Ago | May 99       | % Chg |
| Abilene                  | 103                          | -         | 106      | -3      | 100          | 2    | 794                       | -         | 752      | 6        | 756          | 7     |
| Amarillo                 | 85                           | 84        | 71       | 19      | 82           | 17   | 1,020                     | 985       | 903      | 13       | 982          | 14    |
| Arlington                | 52                           | 52        | 62       | -17     | 53           | -    | 1,360                     | 1,346     | 1,467    | -7       | 1,374        | -     |
| Austin                   | 36                           | 32        | 46       | -20     | 32           | -30  | 3,617                     | 3,192     | 4,164    | -13      | 3,185        | -22   |
| Bay Area                 | 68                           | 70        | 61       | 12      | 68           | 12   | 1,827                     | 1,845     | 1,629    | 12       | 1,817        | 15    |
| Beaumont                 | 99                           | 93        | 87       | 14      | 96           | 12   | 937                       | 872       | 838      | 12       | 895          | 11    |
| Brazoria County          | 79                           | 81        | 109      | -28     | 82           | -24  | 470                       | 470       | 621      | -24      | 480          | -20   |
| Brownsville              | 151                          | 152       | 169      | -11     | 143          | -16  | 423                       | 425       | 457      | -7       | 412          | -6    |
| Bryan-College Station    | 78                           | 76        | 71       | 9       | 71           | 4    | 585                       | 573       | 580      | 1        | 550          | -1    |
| Collin County            | 67                           | 65        | 68       | -2      | 64           | -    | 3,206                     | 3,124     | 3,089    | 4        | 3,043        | -     |
| Corpus Christi           | 119                          | 117       | 151      | -21     | 116          | -21  | 2,140                     | 2,105     | 2,614    | -18      | 2,079        | -18   |
| Dallas                   | 58                           | 56        | 64       | -10     | 56           | -    | 14,018                    | 13,752    | 14,305   | -2       | 13,667       | -     |
| Denton County            | 73                           | 71        | 62       | 17      | 70           | 15   | 2,221                     | 2,192     | 1,837    | 21       | 2,138        | 21    |
| El Paso                  | -                            | 90        | -        | -       | 90           | -    | -                         | 2,525     | -        | -        | 2,540        | -     |
| Fort Bend                | 65                           | 62        | 55       | 19      | 61           | 11   | 2,510                     | 2,404     | 2,004    | 25       | 2,333        | 18    |
| Fort Worth               | 64                           | 65        | 70       | -9      | 65           | -    | 2,193                     | 2,226     | 2,130    | 3        | 2,217        | -     |
| Galveston                | 109                          | 111       | 163      | -33     | 116          | -23  | 529                       | 524       | 707      | -25      | 538          | -19   |
| Garland                  | 29                           | 29        | 46       | -37     | 30           | -    | 448                       | 439       | 635      | -29      | 475          | -     |
| Harlingen                | 398                          | 415       | 199      | 100     | 391          | -    | 650                       | 682       | 358      | 82       | 661          | -     |
| Houston                  | 64                           | 62        | 58       | 11      | 61           | 8    | 18,461                    | 17,716    | 15,838   | 17       | 17,387       | 12    |
| Irving                   | 44                           | 49        | 50       | -12     | 46           | -6   | 283                       | 308       | 312      | -9       | 294          | -4    |
| Killeen-Fort Hood        | 148                          | 135       | 132      | 11      | 135          | 9    | 1,522                     | 1,414     | 1,135    | 34       | 1,387        | 34    |
| Laredo                   | -                            | -         | -        | -       | -            | -    | -                         | -         | -        | -        | -            | -     |
| Longview-Marshall        | -                            | 125       | 138      | -       | 126          | -2   | -                         | 1,078     | 1,116    | -        | 1,075        | 3     |
| Lubbock                  | 59                           | 58        | 71       | -17     | 58           | -21  | 778                       | 761       | 920      | -15      | 759          | -17   |
| Lufkin                   | 120                          | -         | 125      | -4      | -            | -    | 352                       | -         | 326      | 8        | -            | -     |
| McAllen                  | -                            | 213       | 228      | -       | -            | -    | -                         | 1,267     | 1,420    | -        | -            | -     |
| Montgomery County        | 100                          | 97        | 84       | 20      | 94           | 17   | 2,447                     | 2,373     | 1,939    | 26       | 2,256        | 21    |
| Nacogdoches              | -                            | -         | -        | -       | -            | -    | -                         | -         | -        | -        | -            | -     |
| Northeast Tarrant County | 52                           | 52        | 61       | -15     | 53           | -    | 2,045                     | 2,010     | 2,206    | -7       | 2,090        | -     |
| Odessa-Midland           | 119                          | -         | 140      | -15     | 122          | 0    | 1,500                     | -         | 1,620    | -7       | 1,459        | -4    |
| Palestine                | 186                          | 195       | -        | -       | 195          | -    | 272                       | 284       | -        | -        | 287          | -     |
| Paris                    | 106                          | 106       | 137      | -22     | 111          | -20  | 280                       | 273       | 325      | -14      | 282          | -15   |
| Port Arthur              | 91                           | 90        | 75       | 22      | 87           | 12   | 344                       | 327       | 285      | 21       | 323          | 9     |
| San Angelo               | 100                          | 100       | 96       | 5       | 94           | 2    | 616                       | 619       | 623      | -1       | 584          | -1    |
| San Antonio              | 79                           | 78        | 85       | -7      | 75           | -12  | 6,454                     | 6,339     | 6,643    | -3       | 6,156        | -6    |
| San Marcos               | -                            | 99        | 120      | -       | 94           | -24  | -                         | 194       | 193      | -        | 188          | -3    |
| Sherman-Denison          | 100                          | 108       | 94       | 6       | 100          | -    | 521                       | 529       | 500      | 4        | 499          | -     |
| Temple-Belton            | 106                          | 111       | 125      | -15     | -            | -    | 637                       | 647       | 693      | -8       | -            | -     |
| Texarkana                | -                            | -         | -        | -       | -            | -    | -                         | -         | -        | -        | -            | -     |
| Tyler                    | 143                          | 143       | 161      | -11     | 137          | -14  | 1,564                     | 1,564     | 1,735    | -10      | 1,512        | -8    |
| Victoria                 | 88                           | 76        | 71       | 23      | 76           | 9    | 325                       | 288       | 277      | 17       | 284          | 5     |
| Waco                     | -                            | -         | -        | -       | -            | -    | -                         | -         | -        | -        | -            | -     |
| Wichita Falls            | 85                           | 81        | 81       | 6       | 81           | 8    | 690                       | 662       | 655      | 5        | 663          | 10    |
| Texas MLS Total          | 67                           | 67        | 71       | -6      | 65           | -4   | 67,826                    | 68,295    | 69,848   | -3       | 67,047       | 2     |

Source: Real Estate Center at Texas A&M University

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

| MLS Area                 | Number of Homes Sold |           |          |         |              |      | Number of Months Inventory |           |          |         |              |       |
|--------------------------|----------------------|-----------|----------|---------|--------------|------|----------------------------|-----------|----------|---------|--------------|-------|
|                          | May 2000             | Apr. 2000 | May 1999 | May 00- | Year-to-Date |      | May 2000                   | Apr. 2000 | May 1999 | May 00- | Year-to-Date |       |
|                          |                      |           |          | May 99  | % Chg        | 2000 |                            |           |          | % Chg   | May 99       | % Chg |
| Abilene                  | 141                  | 98        | 125      | 13      | 539          | 10   | 6.8                        | -         | 7.0      | -3      | 6.6          | 2     |
| Amarillo                 | 198                  | 176       | 179      | 11      | 824          | -6   | 5.6                        | 5.5       | 4.7      | 19      | 5.4          | 17    |
| Arlington                | 435                  | 436       | 426      | 2       | 1,923        | 10   | 3.4                        | 3.4       | 4.1      | -17     | 3.5          | -     |
| Austin                   | 1,853                | 1,436     | 1,658    | 12      | 7,051        | 3    | 2.4                        | 2.1       | 3.0      | -20     | 2.1          | -30   |
| Bay Area                 | 527                  | 417       | 469      | 12      | 1,947        | 0    | 4.5                        | 4.6       | 4.0      | 12      | 4.5          | 12    |
| Beaumont                 | 170                  | 153       | 161      | 6       | 693          | -1   | 6.5                        | 6.1       | 5.7      | 14      | 6.3          | 12    |
| Brazoria County          | 121                  | 87        | 101      | 20      | 448          | 11   | 5.2                        | 5.3       | 7.2      | -28     | 5.4          | -24   |
| Brownsville              | 53                   | 23        | 53       | 0       | 196          | -9   | 9.9                        | 10.0      | 11.1     | -11     | 9.4          | -16   |
| Bryan-College Station    | 165                  | 107       | 161      | 2       | 510          | -7   | 5.1                        | 5.0       | 4.7      | 9       | 4.7          | 4     |
| Collin County            | 909                  | 785       | 833      | 9       | 3,599        | 9    | 4.4                        | 4.3       | 4.5      | -2      | 4.2          | -     |
| Corpus Christi           | 316                  | 286       | 306      | 3       | 1,351        | 4    | 7.8                        | 7.7       | 9.9      | -21     | 7.6          | -21   |
| Dallas                   | 4,204                | 3,862     | 4,096    | 3       | 17,885       | 8    | 3.8                        | 3.7       | 4.2      | -10     | 3.7          | -     |
| Denton County            | 551                  | 490       | 563      | -2      | 2,303        | 7    | 4.8                        | 4.7       | 4.1      | 17      | 4.6          | 15    |
| El Paso                  | -                    | 382       | 442      | -       | 1,908        | -14  | -                          | 5.9       | -        | -       | 5.9          | -     |
| Fort Bend                | 708                  | 579       | 651      | 9       | 2,740        | 6    | 4.3                        | 4.1       | 3.6      | 19      | 4.0          | 11    |
| Fort Worth               | 588                  | 465       | 537      | 9       | 2,412        | 4    | 4.2                        | 4.3       | 4.6      | -9      | 4.3          | -     |
| Galveston                | 89                   | 82        | 71       | 25      | 342          | 11   | 7.2                        | 7.3       | 10.7     | -33     | 7.6          | -23   |
| Garland                  | 249                  | 240       | 250      | 0       | 1,103        | 8    | 1.9                        | 1.9       | 3.0      | -37     | 2.0          | -     |
| Harlingen                | 30                   | 21        | 32       | -6      | 139          | -8   | 26.2                       | 27.3      | 13.1     | 100     | 25.7         | -     |
| Houston                  | 5,115                | 4,288     | 4,718    | 8       | 20,366       | 5    | 4.2                        | 4.1       | 3.8      | 11      | 4.0          | 8     |
| Irving                   | 110                  | 108       | 110      | 0       | 463          | 5    | 2.9                        | 3.2       | 3.3      | -12     | 3.0          | -6    |
| Killeen-Fort Hood        | 162                  | 169       | 190      | -15     | 731          | 7    | 9.7                        | 8.9       | 8.7      | 11      | 8.9          | 9     |
| Laredo                   | -                    | -         | -        | -       | -            | -    | -                          | -         | -        | -       | -            | -     |
| Longview-Marshall        | -                    | 138       | 157      | -       | 558          | -9   | -                          | 8.2       | 9.1      | -       | 8.3          | -2    |
| Lubbock                  | 240                  | 213       | 247      | -3      | 958          | 1    | 3.9                        | 3.8       | 4.7      | -17     | 3.8          | -21   |
| Lufkin                   | 44                   | 47        | 38       | 16      | 198          | 4    | 7.9                        | -         | 8.2      | -4      | -            | -     |
| McAllen                  | -                    | 64        | 78       | -       | -            | -    | -                          | 14.0      | 15.0     | -       | -            | -     |
| Montgomery County        | 420                  | 376       | 409      | 3       | 1,769        | 11   | 6.6                        | 6.4       | 5.5      | 20      | 6.2          | 17    |
| Nacogdoches              | -                    | -         | -        | -       | -            | -    | -                          | -         | -        | -       | -            | -     |
| Northeast Tarrant County | 649                  | 554       | 630      | 3       | 2,750        | 4    | 3.4                        | 3.4       | 4.0      | -15     | 3.5          | -     |
| Odessa-Midland           | 222                  | -         | 196      | 13      | 961          | 23   | 7.8                        | -         | 9.2      | -15     | 8.0          | 0     |
| Palestine                | 32                   | 21        | 32       | 0       | 111          | -1   | 12.2                       | 12.8      | -        | -       | 12.8         | -     |
| Paris                    | 55                   | 41        | 39       | 41      | 183          | 15   | 7.0                        | 7.0       | 9.0      | -22     | 7.3          | -20   |
| Port Arthur              | 82                   | 46        | 60       | 37      | 289          | 9    | 6.0                        | 5.9       | 4.9      | 22      | 5.7          | 12    |
| San Angelo               | 111                  | 86        | 107      | 4       | 451          | -2   | 6.6                        | 6.6       | 6.3      | 5       | 6.2          | 2     |
| San Antonio              | 1,405                | 1,154     | 1,359    | 3       | 5,742        | -1   | 5.2                        | 5.1       | 5.6      | -7      | 4.9          | -12   |
| San Marcos               | -                    | 29        | 25       | -       | 129          | 7    | -                          | 6.5       | 7.9      | -       | 6.2          | -24   |
| Sherman-Denison          | 128                  | 73        | 73       | 75      | 407          | 9    | 6.6                        | 7.1       | 6.2      | 6       | 6.6          | -     |
| Temple-Belton            | 122                  | 90        | 106      | 15      | -            | -    | 7.0                        | 7.3       | 8.2      | -15     | -            | -     |
| Texarkana                | -                    | -         | -        | -       | -            | -    | -                          | -         | -        | -       | -            | -     |
| Tyler                    | 191                  | 169       | 195      | -2      | 769          | -6   | 9.4                        | 9.4       | 10.6     | -11     | 9.0          | -14   |
| Victoria                 | 51                   | 52        | 67       | -24     | 251          | -12  | 5.8                        | 5.0       | 4.7      | 23      | 5.0          | 9     |
| Waco                     | 55                   | 74        | 143      | -62     | 384          | -40  | -                          | -         | -        | -       | -            | -     |
| Wichita Falls            | 129                  | 113       | 147      | -12     | 607          | 1    | 5.6                        | 5.3       | 5.3      | 6       | 5.3          | 8     |
| Texas MLS Total          | 17,858               | 15,198    | 16,955   | 5       | 73,033       | 3    | 4.4                        | 4.4       | 4.7      | -6      | 4.3          | -4    |

Source: Real Estate Center at Texas A&M University

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

| MLS Area                 | Median Price (\$) |           |          |              |              |       | Average Price (\$) |           |          |              |              |       |
|--------------------------|-------------------|-----------|----------|--------------|--------------|-------|--------------------|-----------|----------|--------------|--------------|-------|
|                          | May 2000          | Apr. 2000 | May 1999 | May 00-      | Year-to-Date |       | May 2000           | Apr. 2000 | May 1999 | May 00-      | Year-to-Date |       |
|                          |                   |           |          | May 99 % Chg | 2000         | % Chg |                    |           |          | May 99 % Chg | 2000         | % Chg |
| Abilene                  | 67,300            | 68,600    | 67,100   | 0            | 63,400       | -5    | 75,100             | 99,300    | 75,200   | 0            | 77,000       | 0     |
| Amarillo                 | 81,100            | 87,700    | 73,800   | 10           | 79,500       | 3     | 98,100             | 96,300    | 88,000   | 11           | 93,500       | 4     |
| Arlington                | 102,100           | 98,500    | 99,000   | 3            | 97,900       | 4     | 116,400            | 118,400   | 116,700  | 0            | 114,300      | 1     |
| Austin                   | 146,900           | 138,400   | 123,300  | 19           | 139,000      | 13    | 202,700            | 188,900   | 161,800  | 25           | 187,700      | 21    |
| Bay Area                 | 115,600           | 107,600   | 108,900  | 6            | 110,200      | 7     | 133,100            | 126,300   | 122,500  | 9            | 127,600      | 7     |
| Beaumont                 | 94,400            | 83,800    | 77,200   | 22           | 85,900       | 6     | 107,600            | 102,000   | 91,100   | 18           | 101,700      | 8     |
| Brazoria County          | 85,300            | 81,900    | 77,200   | 10           | 81,700       | 4     | 104,400            | 95,600    | 97,300   | 7            | 97,900       | 3     |
| Brownsville              | 80,500            | 55,800    | 62,500   | 29           | 67,800       | 1     | 89,200             | 54,800    | 82,600   | 8            | 82,300       | -2    |
| Bryan-College Station    | 102,800           | 102,800   | 89,700   | 15           | 99,600       | 9     | 116,300            | 117,300   | 104,800  | 11           | 114,200      | 7     |
| Collin County            | 163,800           | 159,000   | 153,300  | 7            | 157,900      | 7     | 198,000            | 196,900   | 188,200  | 5            | 197,000      | 9     |
| Corpus Christi           | -                 | -         | 84,100   | -            | -            | -     | 109,200            | 101,600   | 96,000   | 14           | 102,000      | 7     |
| Dallas                   | 135,600           | 130,100   | 123,700  | 10           | 129,000      | 7     | 172,200            | 166,500   | 158,100  | 9            | 167,100      | 8     |
| Denton County            | 143,500           | 140,000   | 130,900  | 10           | 139,000      | 8     | 161,300            | 162,900   | 146,400  | 10           | 159,900      | 9     |
| El Paso                  | -                 | 79,400    | 75,400   | -            | 78,500       | 4     | -                  | 99,300    | 93,000   | -            | 97,800       | 7     |
| Fort Bend                | 130,500           | 133,400   | 126,000  | 4            | 128,300      | 6     | 157,300            | 158,800   | 150,000  | 5            | 154,300      | 6     |
| Fort Worth               | 79,700            | 82,800    | 82,800   | -4           | 79,000       | 2     | 104,500            | 103,600   | 111,300  | -6           | 100,000      | 0     |
| Galveston                | 89,200            | 111,100   | -        | -            | 97,600       | 15    | 114,400            | 135,400   | 101,900  | 12           | 125,100      | 9     |
| Garland                  | 95,500            | 92,800    | 90,800   | 5            | 90,000       | 5     | 105,700            | 98,900    | 98,900   | 7            | 99,400       | 6     |
| Harlingen                | 67,500            | 81,700    | 78,600   | -14          | 81,200       | 8     | 78,300             | 106,700   | 92,200   | -15          | 101,100      | 13    |
| Houston                  | 112,900           | 111,000   | 104,800  | 8            | 110,100      | 12    | 155,900            | 149,400   | 139,600  | 12           | 149,800      | 13    |
| Irving                   | 98,700            | 97,000    | 91,200   | 8            | 96,400       | 10    | 119,900            | 116,900   | 102,700  | 17           | 119,200      | 6     |
| Killeen-Fort Hood        | 70,000            | 69,300    | 72,500   | -3           | 67,800       | -5    | 78,800             | 75,200    | 78,700   | 0            | 74,300       | -1    |
| Laredo                   | -                 | -         | -        | -            | -            | -     | -                  | -         | -        | -            | -            | -     |
| Longview-Marshall        | -                 | 78,700    | 86,200   | -            | 79,100       | -3    | -                  | 100,500   | 99,000   | -            | 97,800       | 1     |
| Lubbock                  | 82,100            | 81,800    | 73,900   | 11           | 82,100       | 9     | 94,000             | 98,900    | 94,200   | 0            | 99,700       | 7     |
| Lufkin                   | 75,000            | 67,500    | 72,500   | 3            | 71,300       | -1    | 94,000             | 88,200    | 85,900   | 9            | 87,300       | -1    |
| McAllen                  | -                 | 80,000    | 67,700   | -            | -            | -     | -                  | 107,200   | 80,900   | -            | -            | -     |
| Montgomery County        | 131,200           | 123,300   | 121,300  | 8            | 127,100      | 11    | 164,600            | 156,200   | 151,200  | 9            | 160,200      | 12    |
| Nacogdoches              | -                 | -         | -        | -            | -            | -     | -                  | -         | -        | -            | -            | -     |
| Northeast Tarrant County | 135,100           | 132,200   | 128,700  | 5            | 133,400      | 6     | 175,100            | 171,900   | 160,900  | 9            | 171,600      | 8     |
| Odessa-Midland           | 73,800            | -         | 77,300   | -5           | 67,500       | 1     | 86,700             | -         | 86,700   | 0            | 80,400       | 1     |
| Palestine                | 57,500            | 51,200    | 56,000   | 3            | 58,900       | 2     | 80,200             | 64,800    | 60,800   | 32           | 74,400       | 14    |
| Paris                    | 58,600            | 66,200    | 72,500   | -19          | 66,200       | -3    | 69,400             | 81,500    | 82,400   | -16          | 75,400       | 2     |
| Port Arthur              | 60,000            | 66,700    | 65,000   | -8           | 64,400       | 4     | 65,400             | 74,000    | 68,200   | -4           | 72,500       | 0     |
| San Angelo               | -                 | 72,900    | 72,500   | -            | 71,000       | 5     | 84,300             | 81,200    | 84,700   | 0            | 81,300       | 8     |
| San Antonio              | 89,400            | 89,900    | 91,500   | -2           | 88,400       | 2     | 114,900            | 114,500   | 113,000  | 2            | 115,100      | 6     |
| San Marcos               | -                 | 106,000   | 89,200   | -            | 109,500      | 10    | -                  | 109,800   | 113,000  | -            | 115,300      | 1     |
| Sherman-Denison          | 70,600            | 81,700    | 73,100   | -3           | 72,200       | -6    | 82,500             | 92,800    | 82,100   | 0            | 86,600       | -8    |
| Temple-Belton            | 88,900            | 83,600    | 80,000   | 11           | -            | -     | 95,800             | 108,600   | 93,200   | 3            | -            | -     |
| Texarkana                | -                 | -         | -        | -            | -            | -     | -                  | -         | -        | -            | -            | -     |
| Tyler                    | 95,000            | 94,600    | 87,100   | 9            | 91,000       | 4     | 119,200            | 121,200   | 98,900   | 21           | 114,000      | 8     |
| Victoria                 | 70,600            | 87,500    | 81,100   | -13          | 80,600       | 6     | 80,700             | 97,400    | 86,700   | -7           | 87,900       | 7     |
| Waco                     | -                 | -         | -        | -            | -            | -     | 94,800             | 84,000    | 97,800   | -3           | 93,300       | 1     |
| Wichita Falls            | 66,500            | 68,200    | 67,300   | -1           | 64,900       | -5    | 83,700             | 74,900    | 78,800   | 6            | 76,700       | -3    |
| Texas MLS Total          | 112,200           | 109,700   | 103,000  | 9            | 107,800      | 9     | 147,100            | 143,000   | 133,200  | 10           | 141,800      | 11    |

Source: Real Estate Center at Texas A&M University

**Table 5. Texas Employment Activity**

| Metropolitan Area        | Unemployment Rate |              |             |          |              |          | Employment (000) |              |             |         |              |          |
|--------------------------|-------------------|--------------|-------------|----------|--------------|----------|------------------|--------------|-------------|---------|--------------|----------|
|                          | May<br>2000       | Apr.<br>2000 | May<br>1999 | May 00-  | Year-to-Date |          | May<br>2000      | Apr.<br>2000 | May<br>1999 | May 00- | Year-to-Date |          |
|                          |                   |              |             | Unit Chg | May 99       | Unit Chg |                  |              |             | % Chg   | 2000         | Year Ago |
| Abilene                  | 3.5               | 3.3          | 3.7         | -0.2     | 3.6          | -0.2     | 58.2             | 58.4         | 57.2        | 1.7     | 58.0         | 1.7      |
| Amarillo                 | 3.5               | 3.4          | 2.8         | 0.7      | 3.7          | 0.8      | 110.8            | 110.2        | 109.7       | 1.0     | 109.7        | 1.2      |
| Austin-San Marcos        | 1.9               | 1.9          | 2.1         | -0.2     | 2.0          | -0.2     | 717.9            | 717.9        | 685.8       | 4.7     | 713.5        | 5.1      |
| Beaumont-Port Arthur     | 8.2               | 7.8          | 8.7         | -0.5     | 8.2          | 0.2      | 164.1            | 164.1        | 165.6       | -0.9    | 163.9        | -1.7     |
| Brazoria County          | 6.5               | 6.3          | 6.7         | -0.2     | 6.7          | 0.4      | 95.9             | 96.3         | 96.7        | -0.8    | 96.4         | -0.2     |
| Brownsville-Harlingen    | 8.4               | 8.8          | 9.0         | -0.6     | 9.6          | -1.1     | 117.7            | 117.8        | 113.4       | 3.8     | 116.8        | 4.1      |
| Bryan-College Station    | 1.5               | 1.4          | 1.7         | -0.2     | 1.6          | -0.1     | 76.6             | 76.5         | 74.8        | 2.4     | 75.7         | 2.3      |
| Corpus Christi           | 6.3               | 6.1          | 6.3         | 0.0      | 6.4          | 0.2      | 165.3            | 164.4        | 163.2       | 1.3     | 164.1        | 0.5      |
| Dallas                   | 3.0               | 2.9          | 2.9         | 0.1      | 3.1          | 0.1      | 1,900.0          | 1,896.6      | 1,837.6     | 3.4     | 1,886.1      | 3.3      |
| El Paso                  | 8.5               | 8.3          | 9.2         | -0.7     | 8.6          | -0.9     | 263.6            | 262.3        | 259.1       | 1.7     | 262.5        | 1.8      |
| Fort Worth-Arlington     | 3.1               | 3.0          | 3.0         | 0.1      | 3.1          | 0.1      | 891.1            | 886.3        | 861.9       | 3.4     | 882.7        | 3.3      |
| Galveston-Texas City     | 5.8               | 5.6          | 6.5         | -0.7     | 5.8          | -0.4     | 115.1            | 113.7        | 113.5       | 1.4     | 114.2        | 0.4      |
| Houston                  | 4.2               | 4.1          | 4.4         | -0.2     | 4.3          | 0.1      | 2,087.6          | 2,077.6      | 2,030.5     | 2.8     | 2,075.8      | 2.3      |
| Killeen-Temple           | 3.2               | 3.1          | 3.3         | -0.1     | 3.3          | -0.1     | 112.8            | 112.7        | 110.9       | 1.7     | 112.1        | 1.7      |
| Laredo                   | 6.9               | 7.2          | 8.4         | -1.5     | 7.7          | -1.5     | 68.8             | 68.5         | 66.3        | 3.8     | 67.9         | 3.5      |
| Longview-Marshall        | 5.6               | 5.6          | 6.9         | -1.3     | 6.1          | -0.9     | 97.1             | 96.7         | 95.6        | 1.6     | 96.5         | 0.7      |
| Lubbock                  | 2.4               | 2.3          | 2.7         | -0.3     | 2.6          | -0.2     | 121.9            | 122.0        | 118.2       | 3.1     | 121.6        | 3.5      |
| McAllen-Edinburg-Mission | 12.5              | 13.1         | 12.5        | 0.0      | 14.5         | -1.1     | 177.4            | 178.8        | 168.2       | 5.5     | 175.3        | 5.4      |
| Odessa-Midland           | 5.8               | 5.8          | 9.3         | -3.5     | 6.3          | -2.9     | 110.8            | 110.3        | 110.6       | 0.2     | 110.4        | -0.8     |
| San Angelo               | 3.0               | 3.0          | 4.4         | -1.4     | 3.3          | -1.3     | 48.1             | 48.1         | 48.0        | 0.2     | 48.0         | 0.7      |
| San Antonio              | 3.3               | 3.1          | 2.7         | 0.6      | 3.4          | 0.5      | 755.0            | 752.4        | 741.4       | 1.8     | 751.8        | 2.6      |
| Sherman-Denison          | 3.6               | 3.4          | 4.2         | -0.6     | 3.7          | -1.0     | 49.2             | 49.0         | 47.9        | 2.7     | 49.0         | 2.9      |
| Texarkana                | 4.7               | 4.9          | 5.3         | -0.6     | 5.2          | -0.6     | 54.0             | 53.8         | 52.5        | 2.9     | 53.6         | 2.8      |
| Tyler                    | 3.4               | 3.3          | 4.0         | -0.6     | 3.5          | -0.7     | 87.2             | 87.3         | 85.3        | 2.2     | 87.0         | 2.6      |
| Victoria                 | 3.4               | 3.1          | 4.2         | -0.8     | 3.4          | -0.7     | 42.8             | 42.5         | 41.1        | 4.1     | 42.1         | 3.8      |
| Waco                     | 3.1               | 2.9          | 3.1         | 0.0      | 3.1          | -0.2     | 99.0             | 98.9         | 96.3        | 2.8     | 99.0         | 2.4      |
| Wichita Falls            | 4.0               | 4.0          | 4.2         | -0.2     | 4.5          | -0.2     | 61.9             | 61.6         | 61.1        | 1.3     | 61.1         | 0.0      |
| MSA Total                | 4.1               | 4.0          | 4.2         | -0.1     | 4.3          | -0.1     | 8,650.0          | 8,624.6      | 8,412.3     | 2.8     | 8,594.9      | 2.7      |
| Texas Total              | 4.2               | 4.1          | 4.4         | -0.2     | 4.4          | -0.2     | 9,929.1          | 9,897.6      | 9,669.3     | 2.7     | 9,861.5      | 2.5      |
| U.S. Total               | 3.7               | 3.6          | 4.1         | -0.4     | 4.0          | -0.5     | 136,104.7        | 135,388.9    | 132,858.9   | 2.4     | 134,667.3    | 2.5      |

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 (\$) |              |             |                 |              |       |
|--------------------------|--------------------------|--------------|-------------|-----------------|--------------|-------|--------------------------------------|--------------|-------------|-----------------|--------------|-------|
|                          | May<br>2000              | Apr.<br>2000 | May<br>1999 | May 00-         | Year-to-Date |       | May<br>2000                          | Apr.<br>2000 | May<br>1999 | May 00-         | Year-to-Date |       |
|                          |                          |              |             | May 99<br>% Chg | 2000         | % Chg |                                      |              |             | May 99<br>% Chg | 2000         | % Chg |
| Abilene                  | 14                       | 11           | 12          | 17              | 76           | -3    | 130,100                              | 107,200      | 133,200     | -2              | 132,800      | -14   |
| Amarillo                 | 47                       | 41           | 43          | 9               | 216          | -10   | 127,200                              | 136,100      | 116,500     | 9               | 129,100      | -1    |
| Austin-San Marcos        | 859                      | 924          | 843         | 2               | 4,111        | 8     | 115,600                              | 118,500      | 104,900     | 10              | 123,200      | 10    |
| Beaumont-Port Arthur     | 56                       | 40           | 56          | 0               | 217          | -13   | 106,500                              | 117,900      | 113,800     | -6              | 111,300      | -7    |
| Brazoria County          | 140                      | 157          | 129         | 9               | 767          | 6     | 107,400                              | 157,100      | 108,500     | -1              | 135,200      | 25    |
| Brownsville-Harlingen    | 156                      | 136          | 151         | 3               | 879          | 19    | 68,100                               | 66,000       | 63,300      | 8               | 66,500       | 1     |
| Bryan-College Station    | 91                       | 72           | 65          | 40              | 410          | 21    | 109,000                              | 94,700       | 97,000      | 12              | 100,600      | 3     |
| Corpus Christi           | 58                       | 67           | 62          | -6              | 333          | 19    | 95,400                               | 102,000      | 104,200     | -8              | 106,500      | 4     |
| Dallas                   | 2,350                    | 2,169        | 2,131       | 10              | 10,666       | 6     | 156,900                              | 155,800      | 144,800     | 8               | 158,200      | 4     |
| El Paso                  | 204                      | 262          | 245         | -17             | 1,243        | -11   | 53,300                               | 50,800       | 51,600      | 3               | 52,300       | 1     |
| Fort Worth-Arlington     | 1,023                    | 908          | 896         | 14              | 4,475        | 2     | 127,600                              | 122,100      | 120,900     | 6               | 124,600      | 4     |
| Galveston-Texas City     | 163                      | 153          | 143         | 14              | 1,068        | 56    | 145,400                              | 146,500      | 148,500     | -2              | 117,300      | -12   |
| Houston                  | 2,300                    | 1,838        | 1,870       | 23              | 10,223       | 7     | 122,100                              | 133,800      | 129,600     | -6              | 134,200      | 11    |
| Killeen-Temple           | 115                      | 107          | 95          | 21              | 587          | 18    | 111,400                              | 98,400       | 101,300     | 10              | 106,100      | 6     |
| Laredo                   | 131                      | 116          | 113         | 16              | 608          | 16    | 60,900                               | 73,500       | 64,800      | -6              | 63,500       | -5    |
| Longview-Marshall        | 12                       | 3            | 9           | 33              | 57           | 2     | 94,100                               | 110,300      | 120,400     | -22             | 135,900      | -5    |
| Lubbock                  | 105                      | 80           | 67          | 57              | 363          | -1    | 101,300                              | 107,600      | 103,700     | -2              | 103,500      | -7    |
| McAllen-Edinburg-Mission | 430                      | 386          | 414         | 4               | 2,024        | -5    | 58,800                               | 59,200       | 167,300     | -65             | 52,500       | -23   |
| Odessa-Midland           | 19                       | 29           | 34          | -44             | 126          | 21    | 116,800                              | 92,500       | 78,900      | 48              | 97,100       | -9    |
| San Angelo               | 21                       | 23           | 31          | -32             | 111          | -18   | 134,500                              | 102,300      | 112,800     | 19              | 109,100      | 3     |
| San Antonio              | 842                      | 599          | 744         | 13              | 3,376        | -8    | 115,000                              | 121,000      | 84,400      | 36              | 110,100      | 31    |
| Sherman-Denison          | 2                        | 5            | 7           | -71             | 33           | -11   | 74,000                               | 114,000      | 105,100     | -30             | 121,700      | 11    |
| Texarkana                | 5                        | 18           | 4           | 25              | 45           | 96    | 121,000                              | 55,700       | 79,800      | 52              | 88,600       | 28    |
| Tyler                    | 29                       | 25           | 28          | 4               | 133          | -3    | 176,100                              | 176,100      | 177,700     | -1              | 177,100      | 2     |
| Victoria                 | 22                       | 13           | 18          | 22              | 81           | -16   | 100,200                              | 99,200       | 106,000     | -5              | 111,500      | 11    |
| Waco                     | 40                       | 38           | 40          | 0               | 205          | 7     | 188,800                              | 112,400      | 131,800     | 43              | 133,200      | 15    |
| Wichita Falls            | 18                       | 17           | 18          | 0               | 76           | -17   | 108,200                              | 108,300      | 100,800     | 7               | 106,700      | -1    |
| MSA Total                | 9,252                    | 8,237        | 8,268       | 12              | 42,509       | 5     | 123,900                              | 126,300      | 122,000     | 2               | 125,600      | 8     |
| Texas Total              | 9,393                    | 8,355        | 8,379       | 12              | 43,151       | 5     | 123,600                              | 126,200      | 121,800     | 1               | 125,300      | 8     |
| U.S. Total               | 107,293                  | 97,365       | 105,853     | 1               | 467,660      | -3    | 132,000                              | 134,200      | 128,100     | 3               | 132,100      | 6     |

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

**Table 7. Texas Residential Multifamily Building Permit Activity**

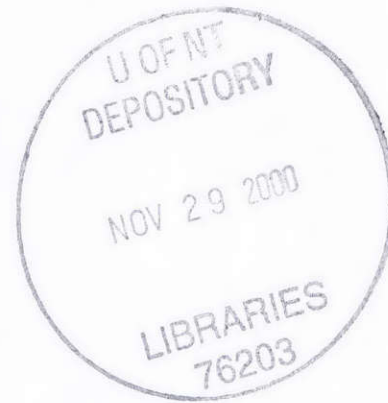
| Metropolitan Area        | Number of Dwelling Units |              |             |                 |              |       | Average Value per Dwelling Unit (\$) |              |             |                 |              |       |
|--------------------------|--------------------------|--------------|-------------|-----------------|--------------|-------|--------------------------------------|--------------|-------------|-----------------|--------------|-------|
|                          | May<br>2000              | Apr.<br>2000 | May<br>1999 | May 00-         | Year-to-Date |       | May<br>2000                          | Apr.<br>2000 | May<br>1999 | May 00-         | Year-to-Date |       |
|                          |                          |              |             | May 99<br>% Chg | 2000         | % Chg |                                      |              |             | May 99<br>% Chg | 2000         | % Chg |
| Abilene                  | 0                        | 0            | 2           | -100            | 0            | -100  | -                                    | -            | 56,000      | -               | -            | -     |
| Amarillo                 | 9                        | 0            | 0           | -               | 9            | 50    | 28,600                               | -            | -           | -               | 28,600       | -28   |
| Austin-San Marcos        | 792                      | 19           | 962         | -18             | 2,540        | -17   | 52,100                               | 54,200       | 43,800      | 19              | 49,000       | 17    |
| Beaumont-Port Arthur     | 8                        | 0            | 0           | -               | 8            | 33    | 64,000                               | -            | -           | -               | 64,000       | 19    |
| Brazoria County          | 0                        | 0            | 176         | -100            | 4            | -98   | -                                    | -            | 49,400      | -               | 61,500       | 24    |
| Brownsville-Harlingen    | 11                       | 33           | 2           | 450             | 106          | -65   | 41,600                               | 31,700       | 29,000      | 43              | 40,000       | 16    |
| Bryan-College Station    | 35                       | 2            | 30          | 17              | 140          | -56   | 53,900                               | 59,500       | 42,700      | 26              | 49,600       | 7     |
| Corpus Christi           | 2                        | 6            | 11          | -82             | 123          | 324   | 100,000                              | 41,000       | 44,500      | 125             | 33,500       | -37   |
| Dallas                   | 449                      | 1,150        | 800         | -44             | 2,298        | -63   | 37,700                               | 51,100       | 53,700      | -30             | 48,200       | 6     |
| El Paso                  | 20                       | 2            | 61          | -67             | 200          | -16   | 25,000                               | 45,000       | 26,800      | -7              | 43,100       | 25    |
| Fort Worth-Arlington     | 35                       | 31           | 427         | -92             | 1,200        | 14    | 39,400                               | 45,700       | 50,000      | -21             | 48,500       | 16    |
| Galveston-Texas City     | 3                        | 4            | 4           | -25             | 35           | -92   | 46,700                               | 46,500       | 46,500      | 0               | 38,000       | 9     |
| Houston                  | 696                      | 629          | 184         | 278             | 2,473        | -47   | 31,800                               | 43,800       | 36,200      | -12             | 43,100       | 2     |
| Killeen-Temple           | 34                       | 26           | 10          | 240             | 238          | 125   | 48,600                               | 53,700       | 40,800      | 19              | 43,900       | -5    |
| Laredo                   | 13                       | 4            | 14          | -7              | 33           | -31   | 49,500                               | 46,200       | 45,700      | 8               | 39,100       | 3     |
| Longview-Marshall        | 0                        | 0            | 0           | -               | 0            | -     | -                                    | -            | -           | -               | -            | -     |
| Lubbock                  | 27                       | 0            | 20          | 35              | 94           | -44   | 78,100                               | -            | 54,200      | 44              | 51,900       | -2    |
| McAllen-Edinburg-Mission | 40                       | 28           | 44          | -9              | 218          | -41   | 37,300                               | 36,000       | 27,200      | 37              | 36,000       | 29    |
| Odessa-Midland           | 0                        | 0            | 0           | -               | 128          | -     | -                                    | -            | -           | -               | 53,600       | -     |
| San Angelo               | 0                        | 0            | 0           | -               | 4            | -     | -                                    | -            | -           | -               | 82,200       | -     |
| San Antonio              | 331                      | 48           | 568         | -42             | 927          | -38   | 52,600                               | 39,800       | 30,200      | 74              | 49,700       | 62    |
| Sherman-Denison          | 0                        | 0            | 0           | -               | 2            | -75   | -                                    | -            | -           | -               | 35,000       | -22   |
| Texarkana                | 156                      | 0            | 0           | -               | 156          | -     | 25,400                               | -            | -           | -               | 25,400       | -     |
| Tyler                    | 9                        | 5            | 5           | 80              | 29           | -31   | 47,400                               | 46,200       | 46,200      | 3               | 46,600       | 1     |
| Victoria                 | 0                        | 0            | 0           | -               | 0            | -100  | -                                    | -            | -           | -               | -            | -     |
| Waco                     | 32                       | 6            | 2           | 1,500           | 111          | 28    | 52,100                               | 53,300       | 25,000      | 108             | 49,500       | 25    |
| Wichita Falls            | 0                        | 0            | 0           | -               | 0            | -     | -                                    | -            | -           | -               | -            | -     |
| MSA Total                | 2,702                    | 1,993        | 3,322       | -19             | 11,076       | -41   | 42,600                               | 47,900       | 44,000      | -3              | 46,500       | 11    |
| Texas Total              | 2,709                    | 2,002        | 3,351       | -19             | 11,117       | -41   | 42,500                               | 47,800       | 43,900      | -3              | 46,400       | 10    |
| U.S. Total               | 27,938                   | 29,956       | 28,918      | -3              | 145,690      | -4    | 59,200                               | 63,300       | 56,900      | 4               | 61,000       | 7     |

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



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