

REAL ESTATE CENTER

TRENDS

VOLUME 3, NUMBER 7

SOLUTIONS THROUGH RESEARCH

MARCH 1990

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)	\$ Cost (d)		Effective	Loan Volume
	Single-Family	Multi-family	Total Units	Number	Percent Change (b)	per 100 Households	per Unit	per Sq. Ft.	Interest Rate	(\$ millions)
Abilene	5	0	5	81	-45	60	128,700	na	9.94	na
Amarillo	3	0	3	102	-43	29	84,321	na	na	na
Austin	102	0	102	1,912	-18	47	111,856	na	9.85	1,179
Beaumont-Orange-Port Arthur	18	0	18	172	17	0	92,553	na	10.24	641
Brazoria	47	0	47	674	-3	0	92,840	na	10.66	na
Brownsville-Harlingen	33	0	33	514	11	14	49,969	na	na	na
Bryan-College Station	5	0	5	223	2	0	95,996	na	na	na
Corpus Christi	39	0	39	702	19	0	68,563	na	11.21	na
Dallas	550	260	810	9,482	-9	26	80,544	na	10.09	11,226
El Paso	131	0	131	1,706	-1	24	51,920	na	9.85	628
Fort Worth	246	5	251	4,963	-2	32	96,749	na	10.20	506
Galveston-Texas City	54	0	54	1,090	76	0	125,060	na	10.25	na
Houston	586	632	1,218	10,410	40	116	68,863	na	9.91	12,006
Killeen-Temple	24	5	29	498	-34	11	57,021	na	10.00	na
Laredo	33	15	48	686	5	46	30,003	na	na	na
Longview	5	0	5	102	-9	28	82,800	na	9.97	223
Lubbock	14	0	14	397	-9	16	77,425	na	9.83	na
McAllen	59	10	69	884	-9	16	54,258	na	na	700
Midland	7	0	7	203	-2	0	99,096	na	10.16	na
Odessa	2	0	2	45	29	0	51,700	na	na	na
San Angelo	2	0	2	118	-29	16	26,120	na	na	na
San Antonio	91	2	93	1,644	-19	10	58,361	na	9.90	3,669
Sherman-Denison	2	0	2	22	-41	6	124,167	na	9.96	na
Texarkana	2	0	2	61	-3	5	59,862	na	10.34	197
Tyler	2	0	2	85	-2	29	118,000	na	10.06	224
Victoria	13	0	13	151	140	36	122,185	na	10.27	na
Waco	6	0	6	119	-31	8	116,556	na	9.55	na
Wichita Falls	6	0	6	93	33	50	58,000	na	10.66	na
Total	2,087	929	3,016	37,139	3	na	75,578	na	na	na
Non-MSA Total	27	0	27	529	-8	na	81,404	na	na	na
Texas	2,114	929	3,043	37,668	3	32	75,630	na	10.09	38,759
U. S. Total	52,283	33,577	85,860	1,251,972	-8	53	72,729	na	10.09	763,336

Note: na = data not available

- (a) Data for December. Excludes mobile homes.
- (b) Compared to previous year's data for same months
- (c) Third Quarter 1989 data
- (d) Per unit: December. Per sq. ft.: na.
- (e) Interest rates: Fourth Quarter 1989. Loan volume: Second Quarter 1989.

RESIDENTIAL

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	951	63	12.50	40,624	49,926	1.55	na	0.57
Amarillo	na	na	na	na	na	na	na	0.68
Austin	4,819	433	10.30	78,000	90,464	1.11	15	0.68
Beaumont- Port Arthur	911	58	12.44	54,285	62,975	1.43	8	0.80
Brazoria	425	42	10.41	37,142	43,279	2.33	na	na
Brownsville-	716	32	15.07	47,499	51,363	na	na	na
Harlingen	na	na	na	na	na	na	na	0.67
Bryan-College Station	na	43	na	44,166	48,046	na	na	0.67
Corpus Christi	764	39	14.76	56,999	68,423	na	na	na
Dallas	3,052	122	21.70	67,058	75,179	1.16	na	0.75
Irving	18,067	1,172	13.41	91,859	116,100	na	12	0.79
El Paso	930	60	16.20	85,713	98,531	1.14	na	na
Fort Worth	2,016	349	6.37	61,249	74,092	0.92	5	0.55
Arlington	4,135	197	17.42	59,264	70,288	1.33	na	0.70
N.E. Tarrant Co.	2,685	145	15.46	77,249	88,499	1.19	na	na
Galveston-	3,326	189	13.69	107,916	111,482	1.10	na	na
Texas City	774	23	34.27	54,166	61,591	1.61	na	na
Houston	na	na	na	na	na	2.10	na	na
Killeen-Fort Hood	23,766	1,575	8.62	65,354	87,766	1.25	19	0.74
Temple-Belton	1,110	40	8.64	na	58,788	1.39	na	0.72
Laredo	na	na	na	na	na	na	na	na
Longview	na	na	na	na	na	na	na	na
Lubbock	1,071	44	15.38	58,888	80,263	1.39	4	0.62
McAllen	144	100	0.90	61,428	73,645	na	na	0.76
Midland	861	86	17.39	na	57,091	na	17	0.54
Odessa	1,026	95	8.50	65,416	75,164	na	na	0.65
San Angelo	899	73	11.74	37,856	42,773	na	na	0.52
San Antonio	739	42	14.31	57,142	61,151	na	na	na
Sherman-Denison (Grayson Co.)	9,264	410	18.89	64,285	97,375	1.06	na	0.58
Texarkana	1,705	37	26.10	57,856	68,860	1.35	na	0.57
Tyler	469	23	12.94	31,666	39,025	na	4	0.55
Victoria	na	na	na	na	na	na	7	0.73
Waco	412	29	10.01	62,499	69,615	1.54	na	na
Wichita Falls	na	71	na	na	61,299	1.27	na	0.65
Texas Total	1,020	68	13.33	41,110	47,347	na	na	0.65
U. S. Total	86,057	5,645	11.46	67,366	88,559	1.17	14	0.66
	1,860,000	232,000	6.30	92,500	117,000	0.93	2	0.60

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 January 1990.

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

(a) Fourth Quarter 1989

(b) Second Quarter 1989

(c) Third Quarter 1989

RESIDENTIAL

Table 3. Price Distribution of MLS Homes Sold in 35 Major Cities: January 1990

Price Class Dollars	Distribution			
	JAN (number)	Y-T-D (number)	JAN (percent)	Y-T-D (percent)
\$19,999 and under	246	246	4.9	4.9
20,000 - 29,999	284	284	5.6	5.6
30,000 - 39,999	421	421	8.4	8.4
40,000 - 49,999	522	522	10.4	10.4
50,000 - 59,999	600	600	11.9	11.9
60,000 - 69,999	503	503	10.0	10.0
70,000 - 79,999	456	456	9.1	9.1
80,000 - 89,999	362	362	7.2	7.2
90,000 - 99,999	279	279	5.5	5.5
100,000 - 119,999	390	390	7.8	7.8
120,000 - 139,999	270	270	5.4	5.4
140,000 - 159,999	183	183	3.6	3.6
160,000 - 179,999	132	132	2.6	2.6
180,000 - 199,999	70	70	1.4	1.4
200,000 - 249,999	109	109	2.2	2.2
250,000 and over	203	203	4.0	4.0
Total	5,030	5,030	100.0	100.0

	JAN	Y-T-D
Median price	67,366	67,366
Mean price	88,559	88,559

RURAL LAND

Table 4. Median Size and Price of Texas Rural Land Sales: 1966-1988

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
1988	139	661	-6	6	186

RURAL LAND

Table 5. Summary of Survey Responses on Texas Rural Land Values: First Half, 1989

	Median Price per Acre			Projection (percent)	Percent Change	
	Low (\$)	Average (\$)	High (\$)		Number of Properties	
					For Sale	Sold
Irrigated cropland	509	674	903	2	9	14
Non-irrigated cropland	452	629	869	1	9	8
Improved pasture	569	767	1,075	1	9	6
Native rangeland	390	605	881	0	11	12
Orchard or vineyard	1,575	2,200	3,131	3	8	12
Timberland	569	727	937	8	14	13

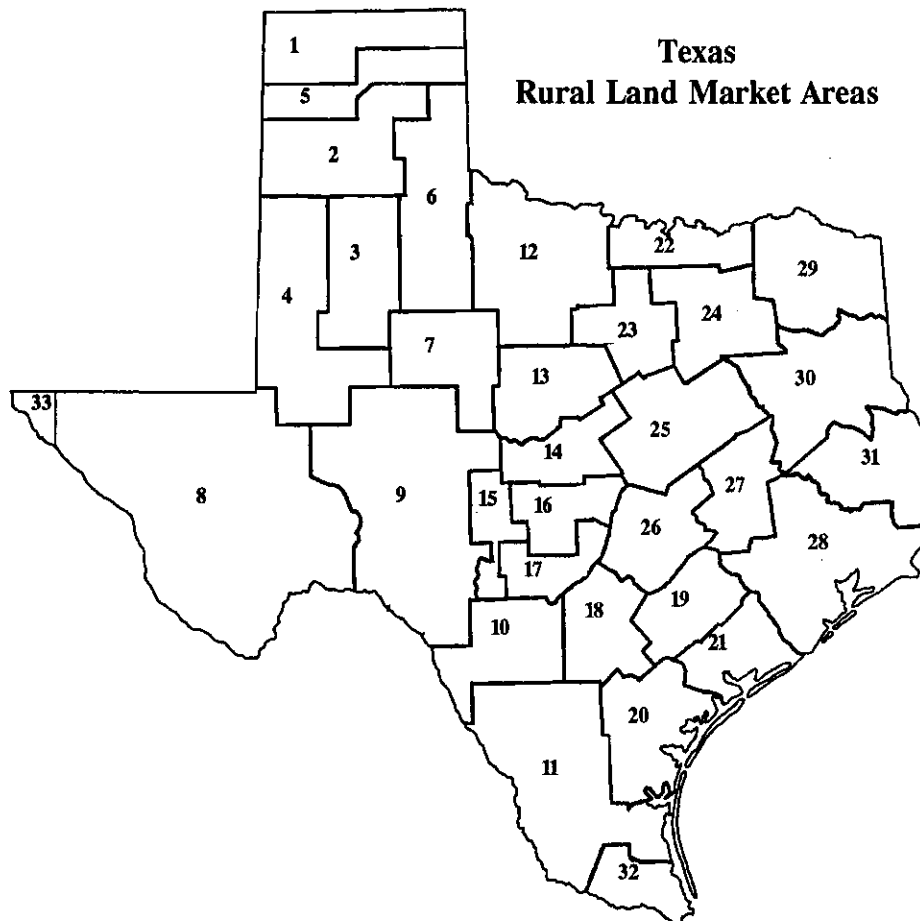
Sales with minerals transferred: 60.7%

Percentage of minerals transferred: 41.0%

RURAL LAND

Table 6. Change in Price of Rural Land Sold in Texas: 1987-88

Market Area	Median Price per Acre		Percent Change	Market Area	Median Price per Acre		Percent Change
	1987 (\$)	1988 (\$)			1987 (\$)	1988 (\$)	
1	267	350	31	18	1,000	868	-13
2	265	325	23	19	1,218	1,024	-16
3	360	400	11	20	871	800	-8
4	250	350	40	21	800	757	-5
5	169	161	-4	22	890	782	-12
6	200	214	7	23	1,450	1,550	7
7	421	400	-5	24	1,519	1,200	-21
8	69	80	17	25	844	800	-5
9	296	300	1	26	1,387	1,200	-13
10	749	676	-10	27	1,150	1,125	-2
11	450	432	-4	28	1,800	1,446	-20
12	450	444	-1	29	650	587	-10
13	551	476	-14	30	932	924	-1
14	676	582	-14	31	1,067	767	-28
15	650	471	-28	32	1,253	1,207	-4
16	1,046	998	-5	33	3,164	2,508	-21
17	1,706	1,934	13	State	700	661	-6



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: December 1989

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	110	451	-75.54	0	2,559	-58.62	0	526	24.70
Amarillo	40	700	-60.71	87	5,963	32.28	0	440	-92.44
Austin	36	10,666	-55.86	2,292	23,281	-24.19	588	92,747	na
Beaumont- Port Arthur	0	8,205	140.85	886	18,300	51.62	0	2,933	54.92
Brazoria	0	916	-14.89	184	4,975	52.09	39	3,608	42.23
Brownsville- Harlingen	0	1,428	-54.47	561	7,473	66.44	0	11,880	889.05
Bryan-College Station	0	15	na	202	633	-83.65	0	0	na
Corpus Christi	59	759	-56.72	1,999	22,058	634.90	0	4,620	11.03
Dallas- Irving	9,796	160,605	77.41	4,988	93,970	-42.06	1,840	25,642	-77.76
El Paso	0	8,131	163.19	1,154	17,619	-43.87	0	9,270	37.30
Fort Worth Arlington N.E. Tarrant Co.	23,524	81,746	267.17	1,183	65,617	13.17	166	9,579	-82.05
Galveston- Texas City	110	1,472	-79.73	0	6,902	173.80	350	800	155.57
Houston	1,450	44,638	31.42	6,842	108,902	19.55	4,553	78,270	28.92
Killeen-Fort Hood- Temple-Belton	1,000	13,446	870.38	0	5,152	327.05	300	5,048	163.39
Laredo	0	4,969	326.00	367	4,766	54.00	496	3,207	634.00
Longview	40	610	437.88	344	1,376	-14.70	0	323	-69.35
Lubbock	30	4,861	-30.38	3,250	12,678	5.76	0	349	-92.06
McAllen	450	5,317	129.00	388	7,302	8.76	195	1,561	0.77
Midland	0	179	-72.26	0	1,077	438.50	0	10	na
Odessa	208	208	-51.41	0	930	170.24	0	129	na
San Angelo	372	2,063	201.34	0	2,326	-50.81	0	1,072	-54.36
San Antonio	1,140	59,542	72.18	193	54,552	-19.45	19	4,951	-77.12
Sherman-Denison (Grayson Co.)	0	815	365.67	0	1,393	19.94	0	1,593	na
Texarkana	0	708	0.00	0	1,015	0.00	0	86	na
Tyler	0	300	0.00	1,034	2,580	-41.90	0	0	na
Victoria	0	243	-71.35	0	1,686	111.07	0	0	na
Waco	0	0	na	0	1,343	-36.68	0	8,765	na
Wichita Falls	0	1,126	-53.55	351	768	-87.82	0	30	-91.43
MSA Total	38,365	414,119	65.78	26,303	477,196	-9.45	8,546	267,438	-8.66
Texas Total	38,442	416,311	57.45	26,394	483,666	-9.69	9,296	300,661	1.72
U. S. Total	649,581	11,505,603	-11.13	728,203	11,781,674	-8.67	529,196	7,677,733	3.95

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

The Real Estate Center at Texas A&M University provides comprehensive research and education programs to meet the needs of the real estate industry, educators and the general public. A catalog describing hundreds of publications, audiovisuals and computer programs is free for the asking. Correspondence should be sent to the address on the outside cover. The telephone number is 409-845-2031.

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.

Dr. Richard L. Floyd, Director

Subscriptions Real estate licensees may receive *Trends* free by sending name, address, telephone and license numbers to: Real Estate Center, Dept. TS, Texas A&M University, College Station, Texas 77843-2115. Others by paid subscription only, \$20; package includes 12 issues of *Real Estate Center Trends* plus four issues each of *Real Estate Center Journal* and *Real Estate Center Law Letter*.

Advisory Committee

Alberto R. Gonzales, Houston, chairman; Patsy Bohannon, The Woodlands; Don Ellis, Del Rio; William C. Jennings, Sr., Fort Worth; Fred McClure, Washington, DC; Richard S. Seline, Washington, DC; David L. Stirton, Houston; Jack W. Tumlinson, Cameron; Thomas A. Wilder, North Richland Hills; and Robert T. Martin, Fort Worth, ex-officio representing the Texas Real Estate Commission.

REAL
ESTATE
CENTER

Texas A&M University
College Station, Texas 77843-2115

Non-Profit Org.
U. S. Postage
PAID
College Station, TX
Permit No. 215