

**REAL ESTATE CENTER**

# Trends

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SOLUTIONS THROUGH RESEARCH

FEBRUARY 1992

## RESIDENTIAL

**Table 1. Texas Residential Construction Activity: December 1991**

| Metropolitan Area     | Number of Site-Built Housing Permits |                  |                 |                  |                          |             |                  |                 |                  |
|-----------------------|--------------------------------------|------------------|-----------------|------------------|--------------------------|-------------|------------------|-----------------|------------------|
|                       | Single-family                        |                  |                 |                  |                          | Multifamily |                  |                 |                  |
|                       | December                             | Percent Change * | Prior 12 Months | Percent Change * | Average Value (December) | December    | Percent Change * | Prior 12 Months | Percent Change * |
| Abilene               | 11                                   | 266.7            | 85              | 28.8             | \$140,905                | 0           | na               | 0               | na               |
| Amarillo              | 11                                   | 10.0             | 154             | 33.9             | 102,208                  | 0           | na               | 0               | na               |
| Austin                | 277                                  | 179.8            | 2,847           | 54.2             | 105,411                  | 0           | na               | 300             | 552.2            |
| Beaumont-Port Arthur  | 13                                   | -13.3            | 249             | 1.6              | 83,131                   | 0           | na               | 8               | na               |
| Brazoria              | 38                                   | 15.2             | 766             | 11.5             | 88,822                   | 2           | na               | 15              | 25.0             |
| Brownsville-Harlingen | 42                                   | 16.7             | 601             | 11.5             | 48,302                   | 7           | na               | 83              | 186.2            |
| Bryan-College Station | 23                                   | 53.3             | 275             | 28.5             | 98,826                   | 0           | na               | 0               | na               |
| Corpus Christi        | 27                                   | 125.0            | 444             | 5.0              | 78,590                   | 4           | -55.6            | 16              | -68.6            |
| Dallas-Irving         | 740                                  | 50.1             | 10,816          | 11.1             | 117,644                  | 303         | 3,266.7          | 3,116           | -36.4            |
| El Paso               | 133                                  | 9.0              | 1,575           | -14.1            | 55,758                   | 3           | na               | 280             | 7.7              |
| Fort Worth-Arlington  | 258                                  | 4.9              | 4,254           | -6.1             | 113,555                  | 174         | 3,380.0          | 867             | 136.2            |
| NE Tarrant County     |                                      |                  |                 |                  |                          |             |                  |                 |                  |
| Galveston-Texas City  | 73                                   | 114.7            | 914             | 3.6              | 111,838                  | 0           | na               | 55              | 31.0             |
| Houston               | 582                                  | 15.7             | 9,697           | 7.5              | 94,289                   | 0           | na               | 3,267           | 40.6             |
| Killeen-Fort Hood     | 42                                   | 500.0            | 291             | 59.0             | 81,248                   | 5           | na               | 9               | 350.0            |
| Temple-Belton         |                                      |                  |                 |                  |                          |             |                  |                 |                  |
| Laredo                | 44                                   | 25.7             | 573             | 10.6             | 44,627                   | 11          | 175.0            | 174             | 39.2             |
| Longview              | 7                                    | 600.0            | 92              | 13.6             | 90,708                   | 0           | na               | 8               | na               |
| Lubbock               | 27                                   | 8.0              | 419             | 7.7              | 115,251                  | 0           | na               | 8               | -86.4            |
| McAllen               | 62                                   | 5.1              | 826             | -4.7             | 55,405                   | 9           | 350.0            | 57              | -57.8            |
| Midland               | 9                                    | -47.1            | 228             | 7.0              | 178,732                  | 0           | na               | 0               | na               |
| Odessa                | 2                                    | 0.0              | 59              | 31.1             | 150,000                  | 0           | na               | 0               | na               |
| San Angelo            | 9                                    | 50.0             | 158             | 36.2             | 42,345                   | 0           | na               | 24              | na               |
| San Antonio           | 126                                  | 27.3             | 1,873           | 13.5             | 64,713                   | 2           | -66.7            | 15              | -83.0            |
| Sherman-Denison       | 0                                    | na               | 14              | -54.8            | 0                        | 0           | na               | 3               | na               |
| Texarkana             | 2                                    | na               | 56              | 24.4             | 83,259                   | 0           | na               | 0               | na               |
| Tyler                 | 6                                    | 20.0             | 101             | 44.3             | 209,417                  | 0           | na               | 0               | na               |
| Victoria              | 13                                   | 62.5             | 126             | 17.8             | 126,809                  | 0           | na               | 0               | na               |
| Waco                  | 7                                    | 75.0             | 145             | 19.8             | 110,286                  | 0           | na               | 250             | 8,233.3          |
| Wichita Falls         | 5                                    | 150.0            | 70              | -9.1             | 79,200                   | 0           | na               | 4               | 100.0            |
| MSA Total             | 2,589                                | 36.9             | 37,708          | 8.8              | 99,190                   | 520         | 80.6             | 8,559           | 0.8              |
| Non-MSA Total         | 31                                   | 55.0             | 367             | 9.9              | 48,829                   | 0           | na               | 176             | 183.9            |
| Texas Total           | 2,620                                | 37.1             | 38,075          | 8.8              | 98,594                   | 520         | 80.6             | 8,735           | 2.1              |
| USA Total             | 47,961                               | 38.5             | 665,622         | -8.2             | \$ 96,264                | 16,067      | 5.9              | 182,956         | -37.8            |

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

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

# RESIDENTIAL

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

| Metropolitan Area                      | Number of New Listings |                  |                 |                  | Number for Sale |                  | Number of Months Inventory** |                  |
|--|------------------------|------------------|-----------------|------------------|-----------------|------------------|------------------------------|------------------|
|  | December               | Percent Change * | Prior 12 Months | Percent Change * | December        | Percent Change * | December                     | Percent Change * |
| Abilene                                | 122                    | 0.83             | 2,259           | -17.19           | 515             | -26.95           | 5.22                         | -21.40           |
| Amarillo                               | 179                    | 16.23            | 2,879           | -30.56           | 1,197           | -30.24           | 8.81                         | -28.32           |
| Austin                                 | 923                    | -17.00           | 18,865          | -10.13           | 3,540           | na               | 5.76                         | na               |
| Beaumont--<br>Port Arthur              | 121<br>47              | 8.04<br>2.17     | 2,266<br>936    | -6.67<br>-5.55   | 616<br>278      | -18.84<br>-21.91 | 6.13<br>5.30                 | -22.68<br>-26.88 |
| Brazoria                               | na                     | na               | 1,164           | -21.24           | na              | na               | na                           | na               |
| Brownsville--<br>Harlingen             | na<br>20               | na<br>-78.95     | na<br>637       | na<br>na         | na<br>na        | na<br>na         | na<br>na                     | na<br>na         |
| Bryan--College Station                 | 85                     | 14.86            | 1,498           | -18.37           | 478             | -26.80           | 7.23                         | -33.54           |
| Corpus Christi                         | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Dallas--<br>Irving                     | na<br>na               | na<br>na         | na<br>na        | na<br>na         | 15,674<br>na    | -18.75<br>na     | 11.16<br>na                  | -15.52<br>na     |
| El Paso                                | 580                    | -9.80            | 8,948           | 5.20             | 2,841           | -5.65            | 7.65                         | -2.34            |
| Fort Worth                             | 438                    | -22.75           | na              | na               | 3,267           | -14.41           | 15.64                        | 14.38            |
| Arlington                              | 504                    | -13.70           | na              | na               | 2,000           | -3.19            | 8.76                         | -9.98            |
| NE Tarrant County                      | 691                    | -4.16            | 12,650          | -0.36            | 3,210           | -2.93            | 10.33                        | -17.28           |
| Galveston--<br>Texas City              | na<br>na               | na<br>na         | na<br>na        | na<br>na         | 601<br>na       | na<br>na         | 19.39<br>na                  | na<br>na         |
| Houston                                | 8,596                  | 0.02             | 103,916         | 0.86             | 21,470          | -7.98            | 7.93                         | -7.65            |
| Killeen--Fort Hood--<br>Temple--Belton | 102<br>na              | 61.90<br>na      | 1,679<br>na     | -9.10<br>na      | 866<br>585      | -6.58<br>-18.75  | 17.04<br>14.36               | -35.53<br>-25.06 |
| Laredo                                 | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Longview                               | 84                     | 10.53            | 1,900           | -16.34           | 759             | -21.83           | 9.48                         | -18.01           |
| Lubbock                                | 170                    | -27.35           | 3,362           | -23.56           | 1,129           | -13.82           | 7.80                         | -17.19           |
| McAllen                                | na                     | na               | 1,357           | 1.80             | na              | na               | na                           | na               |
| Midland                                | na                     | na               | na              | na               | 745             | -15.91           | 5.75                         | -9.26            |
| Odessa                                 | na                     | na               | 1,246           | -23.32           | na              | na               | na                           | na               |
| San Angelo                             | 95                     | 1.06             | 1,424           | -25.37           | 555             | -9.90            | 8.87                         | -15.42           |
| San Antonio                            | 711                    | -5.83            | 14,329          | -16.28           | 5,773           | -27.29           | 10.62                        | -29.34           |
| Sherman--Denison                       | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Texarkana                              | 36                     | -16.28           | 1,012           | -12.83           | 391             | -4.87            | 10.57                        | -9.79            |
| Tyler                                  | 122                    | na               | na              | na               | 874             | na               | na                           | na               |
| Victoria                               | na                     | na               | na              | na               | 311             | -21.07           | 6.92                         | -33.95           |
| Waco                                   | na                     | na               | na              | na               | na              | na               | na                           | na               |
| Wichita Falls                          | 173                    | -8.95            | 2,808           | -20.07           | 763             | -31.32           | 9.52                         | -32.25           |
| Texas Total***                         | 13,798                 | na               | 210,770         | na               | 68,437          | na               | 8.54                         | na               |
| USA Total****                          | na                     | na               | na              | na               | 2,550,000       | 23.19            | 9.38                         | 24.96            |

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.

\*\*\* Total includes only those MLSs reporting.

\*\*\*\* National Association of Realtors

Source: Real Estate Center at Texas A&M University

# NONRESIDENTIAL

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

| Metropolitan Area                   | Office Buildings |                 |                  | Retail Buildings |                 |                  | Industrial Buildings |                 |                  |
|-------------------------------------|------------------|-----------------|------------------|------------------|-----------------|------------------|----------------------|-----------------|------------------|
|                                     | Dollars (000)    |                 | Prior 12 Months  | Dollars (000)    |                 | Prior 12 Months  | Dollars (000)        |                 | Prior 12 Months  |
|                                     | December         | Prior 12 Months | Percent Change * | December         | Prior 12 Months | Percent Change * | December             | Prior 12 Months | Percent Change * |
| Abilene                             | \$ 62            | \$ 3,628        | -38.1            | \$ 350           | \$ 2,847        | -57.0            | \$ 0                 | \$ 0            | na               |
| Amarillo                            | 0                | 842             | -74.5            | 0                | 627             | -80.3            | 0                    | 206             | 1,111.8          |
| Austin                              | 3,051            | 32,088          | -48.4            | 5,641            | 35,379          | 86.5             | 824                  | 3,379           | -53.9            |
| Beaumont-<br>Port Arthur            | 849              | 8,436           | 74.7             | 846              | 13,505          | -0.9             | 0                    | 6,008           | na               |
| Brazoria                            | 0                | 3,222           | 451.7            | 423              | 4,735           | 63.1             | 1,432                | 32,059          | 0.7              |
| Brownsville-<br>Harlingen           | 50               | 502             | -90.2            | 994              | 19,653          | 45.8             | 440                  | 2,453           | 37.0             |
| Bryan-College Station               | 0                | 2,884           | 92.3             | 5                | 18,641          | 1,270.7          | 0                    | 0               | na               |
| Corpus Christi                      | 390              | 2,161           | -33.7            | 660              | 4,442           | 95.6             | 0                    | 53              | -96.1            |
| Dallas-<br>Irving                   | 3,898            | 88,690          | -80.8            | 4,933            | 106,900         | 12.5             | 279                  | 13,281          | 0.3              |
| El Paso                             | 150              | 16,942          | -19.2            | 380              | 13,422          | -64.6            | 176                  | 5,218           | 22.1             |
| Fort Worth<br>Arlington             | 65               | 33,308          | 19.2             | 7,981            | 65,489          | -10.9            | 58                   | 23,469          | -69.1            |
| NE Tarrant County                   |                  |                 |                  |                  |                 |                  |                      |                 |                  |
| Galveston-<br>Texas City            | 0                | 15,003          | 643.1            | 0                | 5,515           | -84.5            | 0                    | 287             | -95.2            |
| Houston                             | 2,179            | 116,557         | 106.6            | 12,383           | 137,153         | 38.0             | 674                  | 73,135          | 53.1             |
| Killeen-Fort Hood-<br>Temple-Belton | 0                | 404             | -76.0            | 0                | 6,688           | 18.9             | 0                    | 0               | na               |
| Laredo                              | 0                | 3,423           | -18.0            | 1,269            | 21,144          | 2.1              | 0                    | 48              | na               |
| Longview                            | 0                | 1,182           | -40.8            | 423              | 3,616           | 25.5             | 649                  | 1,298           | 726.8            |
| Lubbock                             | 10,000           | 10,783          | 66.8             | 146              | 5,200           | 27.0             | 0                    | 0               | na               |
| McAllen                             | 894              | 10,197          | 150.8            | 0                | 18,651          | 228.7            | 0                    | 416             | -76.8            |
| Midland                             | 0                | 23              | -98.8            | 22               | 22              | -99.1            | 0                    | 0               | na               |
| Odessa                              | 0                | 479             | 95.5             | 0                | 2,270           | 124.3            | 0                    | 291             | 81.9             |
| San Angelo                          | 0                | 1,634           | -1.9             | 0                | 3,297           | 105.3            | 0                    | 0               | na               |
| San Antonio                         | 6,563            | 21,515          | 11.7             | 1,095            | 23,497          | -33.7            | 0                    | 2,162           | -65.3            |
| Sherman-Denison                     | 90               | 462             | -18.7            | 150              | 895             | -22.6            | 0                    | 0               | na               |
| Texarkana                           | 0                | 1,001           | -32.3            | 0                | 1,334           | 28.5             | 0                    | 0               | na               |
| Tyler                               | 0                | 1,290           | -27.1            | 100              | 4,000           | 150.8            | 0                    | 0               | na               |
| Victoria                            | 0                | 34              | -92.3            | 304              | 989             | 364.3            | 0                    | 0               | na               |
| Waco                                | 0                | 996             | -76.3            | 1,808            | 3,213           | 6.3              | 0                    | 417             | 39.0             |
| Wichita Falls                       | 192              | 3,928           | 70.8             | 0                | 1,499           | -54.9            | 0                    | 36              | -14.3            |
| MSA Total                           | 28,432           | 381,608         | -46.1            | 39,912           | 524,621         | 6.3              | 4,532                | 164,216         | -22.7            |
| Non-MSA Total                       | 3,945            | 6,882           | 94.0             | 1,140            | 11,840          | 62.1             | 0                    | 6,042           | 82.6             |
| Texas Total                         | 32,377           | 388,491         | -45.4            | 41,052           | 536,459         | 7.1              | 4,532                | 170,257         | -21.1            |
| USA Total                           | \$530,207        | \$6,676,564     | -31.4            | \$517,494        | \$8,241,839     | -25.9            | \$308,685            | \$4,431,540     | -35.4            |

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

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

# RESIDENTIAL

**Table 4. Texas Housing Affordability Data**

| Metropolitan Area        | Average Price<br>( December ) | 3rd Quarter      |       |                               |
|--------------------------|-------------------------------|------------------|-------|-------------------------------|
|                          |                               | Interest Rates** |       | Affordability Index *<br>1991 |
|                          |                               | 1990             | 1991  |                               |
| Abilene                  | \$ 42,300                     | na               | na    | na                            |
| Amarillo                 | 61,600                        | na               | na    | na                            |
| Austin                   | 101,200                       | 10.15            | 9.59  | 1.2                           |
| Beaumont-<br>Port Arthur | 79,300                        | 10.46            | 10.04 | 1.3                           |
|                          | 51,500                        | 10.46            | 10.04 | 1.7                           |
| Brazoria                 | na                            | 10.44            | 9.59  | 2.5                           |
| Brownsville-             | na                            | na               | 9.97  | na                            |
| Harlingen                | 105,300                       | na               | 9.97  | 1.0                           |
| Bryan-College Station    | 59,000                        | 10.18            | 9.85  | 1.1                           |
| Corpus Christi           | na                            | 10.13            | 10.02 | 1.3                           |
| Dallas-                  | 118,000                       | 10.19            | 9.07  | 1.1                           |
| Irving                   | na                            | 10.19            | 9.07  | 1.2                           |
| El Paso                  | 80,200                        | 10.26            | 9.60  | 1.0                           |
| Fort Worth               | 85,700                        | 10.13            | 9.78  | 1.2                           |
| Arlington                | 86,700                        | 10.13            | 9.78  | 1.6                           |
| NE Tarrant County        | 125,700                       | 10.13            | 9.78  | 1.1                           |
| Galveston-               | 73,300                        | 10.24            | 9.65  | 0.9                           |
| Texas City               | na                            | 10.24            | 9.65  | na                            |
| Houston                  | 97,200                        | 10.37            | 9.17  | 1.3                           |
| Killeen-Fort Hood-       | 61,900                        | 9.39             | 9.68  | 1.2                           |
| Temple-Belton            | 73,200                        | 9.39             | 9.68  | 1.3                           |
| Laredo                   | na                            | 10.43            | 10.03 | na                            |
| Longview                 | 70,600                        | 10.33            | 9.56  | 1.5                           |
| Lubbock                  | 77,500                        | 10.16            | 8.46  | 1.5                           |
| McAllen                  | na                            | na               | 9.73  | 1.0                           |
| Midland                  | 79,300                        | 9.20             | 9.32  | 1.6                           |
| Odessa                   | 64,700                        | na               | na    | na                            |
| San Angelo               | 54,800                        | na               | na    | na                            |
| San Antonio              | 81,100                        | 10.42            | 9.34  | 1.1                           |
| Sherman-Denison          | na                            | na               | na    | na                            |
| Texarkana                | 60,600                        | na               | na    | na                            |
| Tyler                    | 72,800                        | 10.50            | 10.14 | 1.3                           |
| Victoria                 | 60,900                        | 9.89             | na    | na                            |
| Waco                     | na                            | 10.28            | 9.82  | 1.2                           |
| Wichita Falls            | 60,700                        | na               | na    | na                            |
| Texas Total              | 94,200                        | 10.33            | 9.43  | 1.2                           |
| USA Total***             | \$125,000                     | 10.04            | 9.24  | 1.0                           |

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

\*\* Office of Thrift Supervision

\*\*\* National Association of Realtors

Source: Real Estate Center at Texas A&M University

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

| Price Range       | Distribution |                 |           |                 |
|-------------------|--------------|-----------------|-----------|-----------------|
|                   | Dec          | Prior 12 Months | Dec       | Prior 12 Months |
|                   | (number)     |                 | (percent) |                 |
| \$ 29,999 or less | 580          | 9,227           | 8.6       | 9.6             |
| 30,000 -39,999    | 487          | 7,050           | 7.2       | 7.3             |
| 40,000 -49,999    | 630          | 11,756          | 9.4       | 12.2            |
| 50,000 -59,999    | 760          | 10,497          | 11.3      | 10.9            |
| 60,000 -69,999    | 722          | 10,052          | 10.7      | 10.4            |
| 70,000 -79,999    | 620          | 8,866           | 9.2       | 9.2             |
| 80,000 -89,999    | 508          | 7,471           | 7.5       | 7.7             |
| 90,000 -99,999    | 411          | 5,547           | 6.1       | 5.7             |
| 100,000 -119,999  | 577          | 7,663           | 8.6       | 7.9             |
| 120,000 -139,999  | 384          | 5,402           | 5.7       | 5.6             |
| 140,000 -159,999  | 254          | 3,372           | 3.8       | 3.5             |
| 160,000 -179,999  | 162          | 2,278           | 2.4       | 2.4             |
| 180,000 -199,999  | 110          | 1,480           | 1.6       | 1.5             |
| 200,000 -299,999  | 355          | 3,868           | 5.3       | 4.0             |
| 300,000 -399,999  | 83           | 1,054           | 1.2       | 1.1             |
| 400,000 -499,999  | 50           | 524             | 0.7       | 0.5             |
| 500,000 -and up   | 37           | 515             | 0.5       | 0.5             |
| Total             | 6,730        | 96,542          | 100.0     | 100.0           |

| Reported Prices | December | Prior 12 Months |
|-----------------|----------|-----------------|
| Median price    | \$73,000 | \$69,600        |
| Average price   | \$94,200 | \$89,800        |

Source: Real Estate Center at Texas A&M University

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*The price is \$12 per year for out-of-state orders.*

# RESIDENTIAL

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

| Metropolitan Area     | Number of Homes Sold |                  |                 |                  | Median Sale Price |                  |                 |                  |
|-----------------------|----------------------|------------------|-----------------|------------------|-------------------|------------------|-----------------|------------------|
|                       | December             | Percent Change * | Prior 12 Months | Percent Change * | December          | Percent Change * | Prior 12 Months | Percent Change * |
| Abilene               | 67                   | -23.9            | 1,184           | -7.1             | \$41,500          | -6.3             | \$38,900        | 0.8              |
| Amarillo              | 117                  | -1.7             | 1,631           | -2.7             | 60,300            | 15.2             | 41,200          | -26.8            |
| Austin                | 476                  | -15.0            | 7,376           | 5.2              | 79,800            | 9.4              | 75,100          | 2.9              |
| Beaumont-             | 68                   | -29.2            | 1,205           | 5.0              | 62,900            | -5.4             | 61,700          | 9.9              |
| Port Arthur           | 38                   | 2.7              | 629             | 6.8              | 40,000            | -2.0             | 45,300          | 7.1              |
| Brazoria              | na                   | na               | 523             | -12.0            | na                | na               | 54,000          | -3.5             |
| Brownsville-          | na                   | na               | na              | na               | na                | na               | na              | na               |
| Harlingen             | 3                    | -85.7            | 205             | -38.8            | na                | na               | na              | na               |
| Bryan-College Station | 44                   | 18.9             | 793             | 10.1             | 47,300            | -28.2            | 63,700          | 2.9              |
| Corpus Christi        | na                   | na               | na              | na               | na                | na               | na              | na               |
| Dallas-               | 1,147                | -12.1            | 16,858          | -3.8             | 88,700            | 11.2             | 85,900          | -0.2             |
| Irving                | na                   | na               | na              | na               | na                | na               | na              | na               |
| El Paso               | 455                  | 2.5              | 4,455           | -3.4             | 65,800            | -0.3             | 65,700          | -0.2             |
| Fort Worth            | 230                  | -2.5             | 2,506           | -25.2            | 64,400            | 13.0             | 63,800          | 3.6              |
| Arlington             | 207                  | 8.9              | 2,741           | 7.5              | 75,000            | -0.5             | 75,500          | -5.6             |
| NE Tarrant County     | 235                  | 0.4              | 3,728           | 17.3             | 97,600            | 12.0             | 87,800          | -1.5             |
| Galveston-            | 27                   | 8.0              | 372             | 17.4             | 68,300            | 66.7             | 60,500          | 12.3             |
| Texas City            | na                   | na               | na              | na               | na                | na               | na              | na               |
| Houston               | 2,453                | 6.7              | 32,491          | -0.3             | 73,400            | 10.0             | 72,900          | 8.4              |
| Killeen-Fort Hood-    | 35                   | 133.3            | 610             | 44.9             | na                | na               | na              | na               |
| Temple-Belton         | 42                   | 16.7             | 489             | 8.4              | 66,700            | 14.3             | 58,700          | -2.7             |
| Laredo                | na                   | na               | na              | na               | na                | na               | na              | na               |
| Longview              | 71                   | 9.2              | 961             | -4.7             | 59,400            | 11.1             | 57,700          | -4.8             |
| Lubbock               | 127                  | 5.0              | 1,738           | 4.1              | 59,200            | -3.2             | 62,600          | 4.8              |
| McAllen               | na                   | na               | 707             | 50.1             | na                | na               | na              | na               |
| Midland               | 106                  | 29.3             | 1,555           | -7.3             | 64,300            | 14.1             | 65,900          | -2.1             |
| Odessa                | 52                   | -1.9             | 726             | -16.4            | 51,700            | 13.2             | 52,700          | 21.7             |
| San Angelo            | 62                   | 63.2             | 751             | 6.5              | 53,100            | -7.1             | 55,800          | 9.6              |
| San Antonio           | 490                  | 11.1             | 6,526           | 2.9              | 66,500            | 10.2             | 63,100          | 1.9              |
| Sherman-Denison       | na                   | na               | na              | na               | na                | na               | na              | na               |
| Texarkana             | 37                   | -5.1             | 444             | 5.5              | 57,900            | 14.1             | 52,200          | 7.0              |
| Tyler                 | 40                   | na               | na              | na               | 76,000            | na               | na              | na               |
| Victoria              | 34                   | -10.5            | 539             | 19.5             | 55,000            | 3.1              | 56,500          | 2.6              |
| Waco                  | na                   | na               | na              | na               | na                | na               | na              | na               |
| Wichita Falls         | 66                   | -9.6             | 962             | 1.4              | 53,300            | 21.5             | 51,100          | 9.9              |
| Texas Total           | 6,729                | -4.7             | 96,175          | -1.9             | 73,000            | 7.9              | 69,600          | -0.3             |
| USA Total**           | 252,000              | 23.5             | 3,262,000       | -1.4             | \$97,700          | 6.7              | \$98,900        | 3.7              |

Note: na = data not available

\* Same period of prior year

\*\* National Association of Realtors

Source: Real Estate Center at Texas A&M University

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Richard L. Floyd, Director

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