

 REAL ESTATE CENTER

TRENDS
SOLUTIONS THROUGH RESEARCH

Volume 12, Number 12

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

| Price Range | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- Jul 98 Unit Chg | Year-to-Date | |
|--------------------|--------------|--------------|--------------|-------------------------------|--------------|----------------------|
| | | | | | 1999 | Unit Chg Year Ago |
| \$29,999 or less | 2.3 | 2.2 | 2.7 | -0.4 | 2.7 | -0.5 |
| 30,000 - 39,999 | 2.5 | 2.5 | 2.6 | -0.1 | 2.8 | -0.3 |
| 40,000 - 49,999 | 3.7 | 3.7 | 4.5 | -0.8 | 4.2 | -0.9 |
| 50,000 - 59,999 | 5.7 | 5.6 | 6.9 | -1.2 | 6.1 | -1.2 |
| 60,000 - 69,999 | 7.9 | 7.3 | 8.8 | -0.9 | 8.3 | -0.7 |
| 70,000 - 79,999 | 8.7 | 8.2 | 8.8 | -0.1 | 8.9 | -0.2 |
| 80,000 - 89,999 | 9.1 | 8.9 | 8.9 | 0.2 | 9.0 | 0.0 |
| 90,000 - 99,999 | 7.7 | 7.7 | 7.3 | 0.4 | 7.6 | 0.5 |
| 100,000 - 119,999 | 11.8 | 11.3 | 10.9 | 0.9 | 11.2 | 0.4 |
| 120,000 - 139,999 | 9.8 | 10.1 | 9.4 | 0.4 | 9.8 | 0.5 |
| 140,000 - 159,999 | 7.2 | 7.1 | 6.8 | 0.4 | 6.8 | 0.4 |
| 160,000 - 179,999 | 5.0 | 5.1 | 5.2 | -0.2 | 4.9 | 0.1 |
| 180,000 - 199,999 | 3.6 | 3.7 | 3.3 | 0.3 | 3.4 | 0.1 |
| 200,000 - 249,999 | 5.9 | 6.4 | 5.3 | 0.6 | 5.5 | 0.7 |
| 250,000 - 299,999 | 3.3 | 3.7 | 3.0 | 0.3 | 3.2 | 0.3 |
| 300,000 - 399,999 | 3.0 | 3.4 | 2.8 | 0.2 | 2.9 | 0.4 |
| 400,000 - 499,999 | 1.2 | 1.3 | 1.3 | -0.1 | 1.2 | 0.2 |
| 500,000 - and more | 1.7 | 1.9 | 1.6 | 0.1 | 1.6 | 0.2 |

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 | | | | | | | |
|--------------------------|------------------------------|--------------|--------------|-------------------|-------|--------------|---------------------------|--------------|--------------|--------------|-------------------|-------|--------------|----------|
| | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- Jul 98 | | Year-to-Date | | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- Jul 98 | | Year-to-Date | |
| | | | | % Chg | % Chg | 1999 | Year Ago | | | | % Chg | % Chg | 1999 | Year Ago |
| Abilene | 113 | 108 | 108 | 4 | 102 | -6 | 797 | 775 | 765 | 4 | 730 | 0 | | |
| Amarillo | 81 | 76 | 93 | -13 | 71 | -19 | 1,021 | 969 | 1,083 | -6 | 900 | -11 | | |
| Arlington | 59 | 64 | 61 | -2 | 62 | -5 | 1,424 | 1,527 | 1,335 | 7 | 1,461 | 7 | | |
| Austin | 47 | 47 | 64 | -26 | 46 | -36 | 4,318 | 4,337 | 5,121 | -16 | 4,147 | -21 | | |
| Bay Area | 62 | 61 | 79 | -21 | 61 | -25 | 1,718 | 1,662 | 1,904 | -10 | 1,614 | -13 | | |
| Beaumont | - | 90 | 119 | - | - | - | - | 858 | 992 | - | - | - | | |
| Brazoria County | 106 | 103 | 135 | -21 | 108 | -27 | 607 | 595 | 636 | -5 | 600 | -3 | | |
| Brownsville | - | 163 | 167 | - | 169 | 22 | - | 447 | 424 | - | 441 | 12 | | |
| Bryan-College Station | 61 | 65 | 84 | -27 | 67 | -24 | 498 | 534 | 631 | -21 | 542 | -15 | | |
| Collin County | 71 | 70 | - | - | 70 | - | 3,129 | 3,110 | - | - | 3,060 | - | | |
| Corpus Christi | 146 | 149 | 146 | 0 | 148 | -4 | 2,572 | 2,634 | 2,506 | 3 | 2,553 | 1 | | |
| Dallas | 67 | 65 | 61 | 10 | 64 | 2 | 14,843 | 14,768 | 12,928 | 15 | 14,194 | 13 | | |
| Denton County | 68 | 68 | 64 | 7 | 64 | -14 | 1,947 | 1,981 | 1,736 | 12 | 1,824 | 0 | | |
| El Paso | 102 | 102 | 134 | -24 | - | - | 2,819 | 2,789 | 3,110 | -9 | - | - | | |
| Fort Bend | 55 | 53 | 64 | -14 | 55 | -22 | 1,990 | 1,964 | 2,140 | -7 | 1,974 | -11 | | |
| Fort Worth | 76 | 75 | 70 | 9 | 71 | -2 | 2,305 | 2,253 | 2,070 | 11 | 2,176 | 5 | | |
| Galveston | 152 | 158 | - | - | 152 | 18 | 691 | 705 | - | - | 675 | 34 | | |
| Garland | - | - | 46 | - | - | - | - | - | 606 | - | - | - | | |
| Harlingen | 201 | 249 | 154 | 31 | 176 | 32 | 366 | 444 | 373 | -2 | 318 | -16 | | |
| Houston | 61 | 59 | 70 | -13 | 58 | -24 | 16,942 | 16,376 | 17,877 | -5 | 15,816 | -13 | | |
| Irving | 50 | 53 | 47 | 6 | 50 | -3 | 311 | 331 | 295 | 5 | 311 | 1 | | |
| Killeen-Fort Hood | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Laredo | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Longview-Marshall | 135 | 135 | 116 | 17 | 131 | 15 | 1,122 | 1,116 | 996 | 13 | 1,065 | 14 | | |
| Lubbock | 73 | 76 | 73 | 0 | 73 | 7 | 966 | 985 | 926 | 4 | 935 | 11 | | |
| Lufkin | 126 | 122 | 103 | 22 | 123 | 11 | 342 | 322 | 276 | 24 | 324 | 17 | | |
| McAllen | 227 | 240 | 231 | -2 | 195 | -8 | 1,369 | 1,464 | 1,327 | 3 | 1,217 | 5 | | |
| Montgomery County | 90 | 87 | 97 | -8 | 84 | -19 | 2,069 | 2,004 | 2,060 | 0 | 1,911 | -8 | | |
| Nacogdoches | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Northeast Tarrant County | 64 | 64 | 56 | 14 | 62 | 5 | 2,306 | 2,305 | 1,980 | 16 | 2,251 | 13 | | |
| Odessa-Midland | 138 | 140 | 94 | 47 | 126 | 43 | 1,596 | 1,609 | 1,298 | 23 | 1,539 | 30 | | |
| Palestine | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Paris | 134 | 138 | 178 | -25 | 138 | -24 | 315 | 323 | 388 | -19 | 328 | -11 | | |
| Port Arthur | 81 | 81 | 85 | -5 | 79 | -13 | 308 | 303 | 316 | -3 | 298 | -11 | | |
| San Angelo | 84 | 91 | 94 | -11 | 91 | 2 | 532 | 606 | 579 | -8 | 581 | 6 | | |
| San Antonio | 82 | 84 | 105 | -22 | 85 | -27 | 6,449 | 6,586 | 7,277 | -11 | 6,532 | -15 | | |
| San Marcos | 132 | - | 167 | -21 | 128 | -23 | 220 | - | 231 | -5 | 200 | -15 | | |
| Sherman-Denison | 97 | 94 | 119 | -18 | 96 | -17 | 499 | 494 | 537 | -7 | 498 | -2 | | |
| Temple-Belton | 125 | 120 | 132 | -6 | 120 | -2 | 685 | 683 | 684 | 0 | 661 | 6 | | |
| Texarkana | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Tyler | 160 | 160 | 193 | -17 | 160 | -14 | 1,734 | 1,734 | 1,763 | -2 | 1,667 | 2 | | |
| Victoria | 78 | 73 | 81 | -4 | 71 | -6 | 300 | 284 | 306 | -2 | 277 | -2 | | |
| Waco | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Wichita Falls | 82 | 78 | 102 | -19 | 76 | -29 | 684 | 645 | 701 | -2 | 620 | -11 | | |
| Texas MLS Total | 73 | 73 | 81 | -9 | 70 | -16 | 70,046 | 69,992 | 71,976 | -3 | 67,341 | -5 | | |

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 | | | | | |
|--------------------------|----------------------|--------------|--------------|---------|--------------|------|----------------------------|--------------|--------------|---------|--------------|-------|
| | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | |
| | | | | Jul 98 | % Chg | 1999 | | | | % Chg | Jul 98 | % Chg |
| Abilene | 129 | 135 | 145 | -11 | 756 | -4 | 7.4 | 7.1 | 7.1 | 4 | 6.7 | -6 |
| Amarillo | 213 | 234 | 229 | -7 | 1,335 | 7 | 5.3 | 5.0 | 6.1 | -13 | 4.7 | -19 |
| Arlington | 477 | 450 | 433 | 10 | 2,656 | 8 | 3.9 | 4.2 | 4.0 | -2 | 4.1 | -5 |
| Austin | 1,841 | 1,875 | 1,693 | 9 | 10,405 | 15 | 3.1 | 3.1 | 4.2 | -26 | 3.0 | -36 |
| Bay Area | 544 | 535 | 489 | 11 | 3,023 | 12 | 4.1 | 4.0 | 5.2 | -21 | 4.0 | -25 |
| Beaumont | - | 164 | 163 | - | - | - | - | 5.9 | 7.8 | - | - | - |
| Brazoria County | 96 | 105 | 106 | -9 | 603 | 9 | 7.0 | 6.8 | 8.9 | -21 | 7.1 | -27 |
| Brownsville | - | 47 | 39 | - | 307 | 18 | - | 10.7 | 11.0 | - | 11.1 | 22 |
| Bryan-College Station | 222 | 175 | 206 | 8 | 943 | 6 | 4.0 | 4.3 | 5.5 | -27 | 4.4 | -24 |
| Collin County | 800 | 947 | 914 | -12 | 4,959 | 5 | 4.7 | 4.6 | - | - | 4.6 | - |
| Corpus Christi | 327 | 328 | 326 | 0 | 1,958 | 3 | 9.6 | 9.8 | 9.6 | 0 | 9.7 | -4 |
| Dallas | 4,029 | 4,429 | 4,234 | -5 | 24,810 | 3 | 4.4 | 4.3 | 4.0 | 10 | 4.2 | 2 |
| Denton County | 562 | 539 | 603 | -7 | 3,217 | 3 | 4.5 | 4.5 | 4.2 | 7 | 4.2 | -14 |
| El Paso | 462 | 601 | 457 | 1 | 3,389 | 28 | 6.7 | 6.7 | 8.8 | -24 | - | - |
| Fort Bend | 725 | 776 | 785 | -8 | 4,074 | 8 | 3.6 | 3.5 | 4.2 | -14 | 3.6 | -22 |
| Fort Worth | 566 | 600 | 551 | 3 | 3,449 | 6 | 5.0 | 4.9 | 4.6 | 9 | 4.7 | -2 |
| Galveston | 99 | 108 | 86 | 15 | 515 | 4 | 10.0 | 10.4 | - | - | 10.0 | 18 |
| Garland | - | - | 257 | - | 1,362 | -5 | - | - | 3.0 | - | - | - |
| Harlingen | 18 | 28 | 10 | 80 | 195 | -7 | 13.2 | 16.4 | 10.1 | 31 | 11.6 | 32 |
| Houston | 5,299 | 5,564 | 5,226 | 1 | 30,191 | 5 | 4.0 | 3.9 | 4.6 | -13 | 3.8 | -24 |
| Irving | 101 | 124 | 122 | -17 | 664 | -9 | 3.3 | 3.5 | 3.1 | 6 | 3.3 | -3 |
| Killeen-Fort Hood | - | - | 148 | - | - | - | - | - | - | - | - | - |
| Laredo | - | - | - | - | - | - | - | - | - | - | - | - |
| Longview-Marshall | 168 | 164 | 160 | 5 | 946 | 3 | 8.9 | 8.9 | 7.6 | 17 | 8.6 | 15 |
| Lubbock | 251 | 287 | 207 | 21 | 1,482 | 7 | 4.8 | 5.0 | 4.8 | 0 | 4.8 | 7 |
| Lufkin | 58 | 67 | 48 | 21 | 316 | 7 | 8.3 | 8.0 | 6.8 | 22 | 8.1 | 11 |
| McAllen | 109 | 101 | 115 | -5 | 648 | -8 | 14.9 | 15.8 | 15.2 | -2 | 12.8 | -8 |
| Montgomery County | 450 | 453 | 458 | -2 | 2,489 | 2 | 5.9 | 5.7 | 6.4 | -8 | 5.5 | -19 |
| Nacogdoches | - | - | - | - | - | - | - | - | - | - | - | - |
| Northeast Tarrant County | 706 | 758 | 708 | 0 | 4,022 | 4 | 4.2 | 4.2 | 3.7 | 14 | 4.1 | 5 |
| Odessa-Midland | 217 | 213 | 203 | 7 | 1,214 | -23 | 9.1 | 9.2 | 6.2 | 47 | 8.3 | 43 |
| Palestine | 28 | 31 | 37 | -24 | 171 | -10 | - | - | - | - | - | - |
| Paris | 46 | 45 | 41 | 12 | 245 | -4 | 8.8 | 9.1 | 11.7 | -25 | 9.1 | -24 |
| Port Arthur | 69 | 68 | 66 | 5 | 402 | -1 | 5.3 | 5.3 | 5.6 | -5 | 5.2 | -13 |
| San Angelo | 96 | 131 | 129 | -26 | 678 | 4 | 5.5 | 6.0 | 6.2 | -11 | 6.0 | 2 |
| San Antonio | 1,311 | 1,533 | 1,432 | -8 | 8,550 | 10 | 5.4 | 5.5 | 6.9 | -22 | 5.6 | -27 |
| San Marcos | 37 | - | 24 | 54 | 181 | 23 | 8.7 | - | 11.0 | -21 | 8.4 | -23 |
| Sherman-Denison | 71 | 84 | 95 | -25 | 524 | 8 | 6.4 | 6.2 | 7.8 | -18 | 6.3 | -17 |
| Temple-Belton | 90 | 123 | 121 | -26 | 627 | 8 | 8.2 | 7.9 | 8.7 | -6 | 7.9 | -2 |
| Texarkana | - | - | - | - | - | - | - | - | - | - | - | - |
| Tyler | 191 | 197 | 190 | 1 | 1,204 | 16 | 10.5 | 10.5 | 12.7 | -17 | 10.5 | -14 |
| Victoria | 62 | 82 | 67 | -7 | 428 | 8 | 5.1 | 4.8 | 5.3 | -4 | 4.7 | -6 |
| Waco | 172 | 176 | 152 | 13 | 990 | 6 | - | - | - | - | - | - |
| Wichita Falls | 144 | 141 | 154 | -6 | 888 | 13 | 5.4 | 5.1 | 6.7 | -19 | 5.0 | -29 |
| Texas MLS Total | 17,954 | 19,208 | 18,021 | 0 | 106,331 | 6 | 4.8 | 4.8 | 5.3 | -9 | 4.6 | -16 |

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 (\$) | | | | | |
|--------------------------|-------------------|--------------|--------------|---------|--------------|------|--------------------|--------------|--------------|---------|--------------|-------|
| | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | |
| | | | | Jul 98 | % Chg | 1999 | | | | % Chg | Jul 98 | % Chg |
| Abilene | 67,500 | 68,800 | 69,700 | -3 | 67,000 | -1 | 73,600 | 81,000 | 74,800 | -2 | 77,100 | 4 |
| Amarillo | 85,400 | 91,300 | 80,300 | 6 | 81,500 | 1 | 100,500 | 106,700 | 93,000 | 8 | 95,800 | 5 |
| Arlington | 101,400 | 96,000 | 89,900 | 13 | 95,800 | 3 | 118,100 | 115,700 | 108,300 | 9 | 114,700 | 4 |
| Austin | 126,500 | 129,300 | 119,100 | 6 | 124,600 | 7 | 164,000 | 164,400 | 158,500 | 3 | 158,700 | 7 |
| Bay Area | 111,100 | 109,900 | 105,300 | 6 | 105,600 | 7 | 132,000 | 134,600 | 123,800 | 7 | 124,200 | 6 |
| Beaumont | - | 82,500 | 72,500 | - | - | - | - | 96,500 | 89,100 | - | - | - |
| Brazoria County | 81,700 | 81,200 | 94,300 | -13 | 79,100 | -4 | 99,900 | 112,800 | 111,500 | -10 | 99,100 | 0 |
| Brownsville | - | 69,300 | 75,000 | - | 67,400 | -1 | - | 76,000 | 88,200 | - | 82,300 | 5 |
| Bryan-College Station | 95,400 | 95,400 | 88,300 | 8 | 93,000 | 7 | 110,000 | 111,000 | 97,800 | 12 | 108,200 | 8 |
| Collin County | 154,700 | 153,500 | 151,300 | 2 | 149,500 | 3 | 191,200 | 193,300 | 179,900 | 6 | 183,900 | 5 |
| Corpus Christi | 88,700 | 89,100 | 85,100 | 4 | 84,500 | 3 | 102,300 | 101,700 | 106,100 | -4 | 97,300 | 0 |
| Dallas | 123,200 | 128,000 | 119,800 | 3 | 122,100 | 5 | 157,700 | 170,400 | 153,600 | 3 | 157,900 | 6 |
| Denton County | 131,400 | 136,800 | 127,600 | 3 | 130,400 | 4 | 154,200 | 160,200 | 146,500 | 5 | 150,100 | 4 |
| El Paso | 79,700 | 77,900 | 79,400 | 0 | 77,200 | 1 | 98,900 | 93,600 | 99,700 | -1 | 94,200 | 2 |
| Fort Bend | 129,200 | 126,900 | 119,700 | 8 | 123,500 | 9 | 151,200 | 152,700 | 145,400 | 4 | 147,800 | 8 |
| Fort Worth | 83,100 | 78,700 | 74,200 | 12 | 78,600 | 6 | 105,500 | 105,700 | 101,700 | 4 | 101,900 | 8 |
| Galveston | 79,200 | 84,000 | 90,000 | -12 | 83,700 | 1 | 115,900 | 111,300 | 115,900 | 0 | 114,400 | 0 |
| Garland | - | - | 83,000 | - | 85,500 | 7 | - | - | 92,100 | - | 93,400 | 4 |
| Harlingen | 50,000 | 75,000 | 55,000 | 64 | 76,000 | 4 | 106,900 | 72,300 | 61,500 | 74 | 88,400 | 8 |
| Houston | 105,900 | 107,900 | 98,200 | 8 | 101,200 | 7 | 141,100 | 146,700 | 134,700 | 5 | 136,400 | 6 |
| Irving | 88,800 | 92,900 | 85,600 | 4 | 88,800 | 7 | 120,800 | 123,300 | 119,200 | 1 | 115,600 | 9 |
| Killeen-Fort Hood | - | - | 70,000 | - | - | - | - | - | 78,800 | - | - | - |
| Laredo | - | - | - | - | - | - | - | - | - | - | - | - |
| Longview-Marshall | 91,000 | 88,300 | 76,700 | 19 | 84,400 | 5 | 112,500 | 106,500 | 91,900 | 22 | 101,000 | 6 |
| Lubbock | 72,900 | 82,100 | 76,200 | -4 | 75,800 | 2 | 85,800 | 101,200 | 94,200 | -9 | 93,600 | 4 |
| Lufkin | 76,700 | 85,600 | 70,000 | 10 | 75,500 | 5 | 94,600 | 101,800 | 80,400 | 18 | 92,500 | 8 |
| McAllen | 80,700 | 91,000 | 74,400 | 8 | 76,300 | -1 | 86,200 | 108,400 | 87,300 | -1 | 90,500 | -3 |
| Montgomery County | 132,600 | 132,400 | 124,700 | 6 | 121,000 | 5 | 166,500 | 168,000 | 149,600 | 11 | 151,700 | 8 |
| Nacogdoches | - | - | - | - | - | - | - | - | - | - | - | - |
| Northeast Tarrant County | 154,900 | 137,100 | 128,500 | 5 | 129,100 | 4 | 172,800 | 175,300 | 162,300 | 6 | 164,300 | 6 |
| Odessa-Midland | 78,000 | 85,400 | 78,200 | 0 | 72,100 | 0 | 91,800 | 99,400 | 98,900 | -7 | 85,100 | 1 |
| Palestine | 70,000 | 65,800 | 56,100 | 25 | 60,600 | 11 | 82,000 | 87,600 | 65,700 | 25 | 72,100 | 13 |
| Paris | 68,300 | 63,000 | 77,500 | -12 | 66,200 | 7 | 75,500 | 81,200 | 91,100 | -17 | 76,000 | 6 |
| Port Arthur | 65,600 | 64,000 | 55,700 | 18 | 63,100 | 11 | 78,800 | 79,600 | 60,200 | 31 | 74,700 | 9 |
| San Angelo | 70,000 | 81,800 | 78,500 | -11 | 70,200 | 4 | 77,700 | 96,500 | 83,900 | -7 | 80,500 | 6 |
| San Antonio | 90,400 | 94,300 | 92,500 | -2 | 88,400 | 1 | 115,500 | 117,300 | 113,400 | 2 | 111,200 | 1 |
| San Marcos | 92,500 | - | 100,000 | -7 | 96,100 | 3 | 101,100 | - | 115,200 | -12 | 109,000 | 4 |
| Sherman-Denison | 82,500 | 80,000 | 67,900 | 22 | 77,900 | 9 | 91,000 | 85,400 | 77,300 | 18 | 92,100 | 13 |
| Temple-Belton | 83,300 | 85,400 | 84,200 | -1 | 80,900 | 0 | 108,400 | 107,600 | 95,000 | 14 | 99,500 | 4 |
| Texarkana | - | - | - | - | - | - | - | - | - | - | - | - |
| Tyler | 95,000 | 89,800 | 90,600 | 5 | 88,800 | -1 | 110,700 | 109,600 | 111,600 | -1 | 107,300 | -3 |
| Victoria | 85,000 | 85,400 | 80,700 | 5 | 79,000 | 3 | 97,900 | 96,400 | 80,900 | 21 | 87,000 | -1 |
| Waco | - | - | - | - | - | - | 98,400 | 99,600 | 103,400 | -5 | 94,700 | 5 |
| Wichita Falls | 69,300 | 79,700 | 76,500 | -9 | 70,500 | 0 | 76,100 | 83,800 | 89,800 | -15 | 79,600 | -2 |
| Texas MLS Total | 104,300 | 107,000 | 99,300 | 5 | 100,800 | 5 | 135,400 | 140,600 | 130,700 | 4 | 131,800 | 6 |

Source: Real Estate Center at Texas A&M University

Table 5. Texas Employment Activity

| Metropolitan Area | Unemployment Rate | | | | | | Employment (000) | | | | | |
|--------------------------|-------------------|--------------|--------------|---------|--------------|------|------------------|--------------|--------------|----------|--------------|-------|
| | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | |
| | | | | Jul 98 | Unit Chg | 1999 | | | | Year Ago | Jul 98 | % Chg |
| Abilene | 3.7 | 4.1 | 3.9 | -0.2 | 3.8 | 0.2 | 61.1 | 60.5 | 60.3 | 1.3 | 60.2 | 2.1 |
| Amarillo | 4.2 | 4.6 | 4.2 | 0.0 | 3.3 | -0.4 | 111.8 | 111.4 | 110.5 | 1.2 | 110.6 | 2.3 |
| Austin-San Marcos | 2.3 | 2.6 | 2.9 | -0.6 | 2.3 | -0.4 | 696.1 | 689.3 | 668.7 | 4.1 | 684.6 | 4.5 |
| Beaumont-Port Arthur | 9.0 | 10.3 | 7.7 | 1.3 | 8.4 | 1.1 | 175.5 | 174.7 | 172.7 | 1.6 | 173.7 | 2.5 |
| Brazoria County | 7.5 | 8.2 | 6.8 | 0.7 | 6.7 | 0.5 | 100.1 | 99.9 | 100.8 | -0.7 | 99.8 | 0.4 |
| Brownsville-Harlingen | 9.8 | 10.7 | 13.7 | -3.9 | 10.7 | -2.2 | 114.1 | 114.0 | 113.2 | 0.8 | 113.3 | 1.6 |
| Bryan-College Station | 2.1 | 2.3 | 2.0 | 0.1 | 1.8 | 0.1 | 72.5 | 71.0 | 70.7 | 2.5 | 74.0 | 3.5 |
| Corpus Christi | 7.3 | 7.5 | 7.5 | -0.2 | 6.5 | -0.3 | 168.9 | 168.7 | 168.2 | 0.4 | 167.1 | 1.7 |
| Dallas | 3.3 | 3.6 | 3.5 | -0.2 | 3.1 | -0.2 | 1,895.7 | 1,878.6 | 1,841.7 | 2.9 | 1,858.3 | 3.8 |
| El Paso | 9.5 | 10.9 | 11.3 | -1.8 | 9.8 | -0.4 | 266.3 | 265.1 | 260.3 | 2.3 | 261.9 | 1.3 |
| Fort Worth-Arlington | 3.3 | 3.6 | 4.1 | -0.8 | 3.2 | -0.3 | 893.7 | 889.1 | 864.7 | 3.4 | 874.0 | 3.8 |
| Galveston-Texas City | 7.1 | 8.0 | 7.1 | 0.0 | 6.6 | -0.2 | 117.6 | 118.2 | 117.9 | -0.3 | 116.5 | 0.6 |
| Houston | 4.9 | 5.4 | 4.5 | 0.4 | 4.5 | 0.3 | 2,103.6 | 2,093.2 | 2,083.8 | 1.0 | 2,071.1 | 2.4 |
| Killeen-Temple | 3.5 | 4.1 | 4.6 | -1.1 | 3.6 | -1.0 | 112.6 | 112.2 | 111.2 | 1.3 | 111.4 | 1.7 |
| Laredo | 8.8 | 10.3 | 9.5 | -0.7 | 9.3 | -0.2 | 68.9 | 68.8 | 66.7 | 3.3 | 68.3 | 4.1 |
| Longview-Marshall | 7.6 | 8.0 | 7.5 | 0.1 | 7.2 | 0.4 | 100.0 | 100.0 | 98.7 | 1.3 | 98.9 | 1.5 |
| Lubbock | 3.7 | 4.1 | 4.4 | -0.7 | 3.1 | -0.7 | 120.5 | 119.9 | 119.7 | 0.7 | 119.9 | 1.5 |
| McAllen-Edinburg-Mission | 14.0 | 15.2 | 17.0 | -3.0 | 15.5 | -2.3 | 162.4 | 165.1 | 159.3 | 1.9 | 165.3 | 2.6 |
| Odessa-Midland | 9.0 | 10.4 | 5.8 | 3.2 | 9.2 | 4.3 | 117.8 | 117.6 | 122.3 | -3.7 | 117.8 | -2.9 |
| San Angelo | 4.3 | 5.0 | 5.2 | -0.9 | 4.5 | 1.1 | 51.5 | 51.0 | 51.0 | 1.0 | 50.8 | 1.5 |
| San Antonio | 3.3 | 3.6 | 4.2 | -0.9 | 3.1 | -0.8 | 759.1 | 759.5 | 741.4 | 2.4 | 748.0 | 3.2 |
| Sherman-Denison | 4.6 | 5.0 | 6.2 | -1.6 | 4.8 | 0.2 | 48.9 | 48.9 | 48.1 | 1.7 | 48.8 | 1.9 |
| Texarkana | 5.1 | 5.8 | 7.6 | -2.5 | 5.6 | -2.3 | 54.3 | 54.5 | 52.6 | 3.2 | 53.7 | 3.6 |
| Tyler | 4.2 | 4.7 | 5.6 | -1.4 | 4.3 | -1.0 | 89.3 | 88.7 | 85.9 | 4.0 | 87.8 | 3.9 |
| Victoria | 4.7 | 5.1 | 5.2 | -0.5 | 4.4 | -0.3 | 42.1 | 41.8 | 41.8 | 0.7 | 41.6 | 0.6 |
| Waco | 3.8 | 4.0 | 4.9 | -1.1 | 3.4 | -1.2 | 99.6 | 99.2 | 97.1 | 2.6 | 98.7 | 3.1 |
| Wichita Falls | 4.7 | 5.1 | 5.3 | -0.6 | 4.7 | -0.1 | 63.8 | 63.6 | 62.5 | 2.1 | 63.3 | 1.0 |
| MSA Total | 4.7 | 5.2 | 5.0 | -0.3 | 4.5 | -0.2 | 8,667.9 | 8,624.4 | 8,491.9 | 2.1 | 8,539.2 | 2.9 |
| Texas Total | 4.9 | 5.4 | 5.3 | -0.4 | 4.8 | -0.2 | 9,952.2 | 9,909.1 | 9,759.2 | 2.0 | 9,806.5 | 2.7 |
| U.S. Total | 4.3 | 4.4 | 4.7 | -0.4 | 4.4 | -0.4 | 136,214.2 | 135,391.3 | 133,389.2 | 2.1 | 133,540.4 | 2.3 |

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 (\$) | | | | | |
|--------------------------|--------------------------|--------------|--------------|---------|--------------|----------|--------------------------------------|--------------|--------------|---------|--------------|----------|
| | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | |
| | | | | Jul 98 | % Chg | % Chg | | | | Jul 98 | % Chg | |
| | | | | % Chg | 1999 | Year Ago | | | | % Chg | 1999 | Year Ago |
| Abilene | 18 | 11 | 19 | -5 | 107 | -28 | 105,700 | 140,100 | 163,800 | -35 | 144,900 | 11 |
| Amarillo | 42 | 69 | 41 | 2 | 350 | 34 | 123,200 | 123,700 | 137,600 | -10 | 128,400 | -6 |
| Austin-San Marcos | 622 | 822 | 744 | -16 | 5,236 | 2 | 121,600 | 116,600 | 110,100 | 10 | 114,000 | 6 |
| Beaumont-Port Arthur | 47 | 23 | 56 | -16 | 304 | -7 | 115,400 | 111,600 | 106,800 | 8 | 118,400 | 16 |
| Brazoria County | 169 | 156 | 195 | -13 | 1,051 | -11 | 107,500 | 108,900 | 108,000 | 0 | 108,200 | 4 |
| Brownsville-Harlingen | 161 | 175 | 150 | 7 | 1,072 | 8 | 66,400 | 68,300 | 66,800 | -1 | 66,600 | 0 |
| Bryan-College Station | 72 | 95 | 70 | 3 | 505 | 10 | 96,700 | 78,800 | 92,300 | 5 | 94,200 | -2 |
| Corpus Christi | 84 | 48 | 66 | 27 | 412 | -29 | 103,900 | 110,800 | 105,000 | -1 | 103,900 | 0 |
| Dallas | 2,082 | 2,224 | 2,178 | -4 | 14,320 | 3 | 149,900 | 151,300 | 151,400 | -1 | 151,300 | 1 |
| El Paso | 242 | 290 | 307 | -21 | 1,928 | 3 | 50,500 | 52,500 | 47,400 | 7 | 51,800 | 8 |
| Fort Worth-Arlington | 904 | 840 | 818 | 11 | 6,125 | 9 | 127,000 | 132,600 | 122,900 | 3 | 122,600 | 7 |
| Galveston-Texas City | 136 | 196 | 180 | -24 | 1,015 | 0 | 135,700 | 124,700 | 119,900 | 13 | 129,500 | 2 |
| Houston | 2,001 | 2,108 | 2,046 | -2 | 13,660 | 0 | 129,700 | 126,200 | 122,800 | 6 | 122,700 | 1 |
| Killeen-Temple | 95 | 124 | 115 | -17 | 717 | 2 | 102,600 | 96,200 | 101,100 | 1 | 100,000 | 5 |
| Laredo | 130 | 140 | 161 | -19 | 810 | -14 | 51,700 | 51,700 | 48,300 | 7 | 61,700 | 24 |
| Longview-Marshall | 16 | 15 | 15 | 7 | 87 | 18 | 100,100 | 156,200 | 80,400 | 25 | 137,500 | 14 |
| Lubbock | 55 | 60 | 82 | -33 | 480 | 9 | 116,000 | 93,900 | 93,300 | 24 | 109,300 | 10 |
| McAllen-Edinburg-Mission | 365 | 401 | 416 | -12 | 2,901 | -1 | 50,000 | 50,400 | 42,600 | 17 | 63,300 | 49 |
| Odessa-Midland | 19 | 28 | 36 | -47 | 151 | -43 | 106,100 | 125,500 | 99,800 | 6 | 109,800 | 0 |
| San Angelo | 10 | 20 | 33 | -70 | 165 | 15 | 123,400 | 223,600 | 96,500 | 28 | 121,100 | 11 |
| San Antonio | 765 | 831 | 744 | 3 | 5,280 | 8 | 117,700 | 114,100 | 78,700 | 50 | 97,600 | 22 |
| Sherman-Denison | 4 | 2 | 3 | 33 | 43 | -10 | 218,500 | 75,000 | 68,300 | 220 | 117,900 | 19 |
| Texarkana | 10 | 12 | 4 | 150 | 45 | 55 | 72,200 | 61,400 | 105,000 | -31 | 67,700 | 1 |
| Tyler | 28 | 31 | 28 | 0 | 196 | 9 | 177,700 | 177,700 | 171,500 | 4 | 175,100 | -1 |
| Victoria | 17 | 23 | 27 | -37 | 137 | 3 | 115,800 | 90,900 | 90,600 | 28 | 100,900 | 13 |
| Waco | 35 | 45 | 53 | -34 | 272 | 22 | 99,000 | 113,600 | 98,700 | 0 | 113,700 | 12 |
| Wichita Falls | 8 | 24 | 13 | -38 | 124 | 51 | 147,000 | 108,200 | 83,100 | 77 | 110,800 | 3 |
| MSA Total | 8,137 | 8,813 | 8,600 | -5 | 57,493 | 2 | 122,800 | 121,400 | 114,400 | 7 | 118,600 | 5 |
| Texas Total | 8,254 | 8,960 | 8,736 | -6 | 58,393 | 2 | 122,400 | 121,100 | 114,100 | 7 | 118,200 | 5 |
| U.S. Total | 104,369 | 117,129 | 102,518 | 2 | 700,702 | 8 | 127,100 | 128,600 | 122,000 | 4 | 125,800 | 5 |

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

Table 7. Texas Residential Multifamily Building Permit Activity

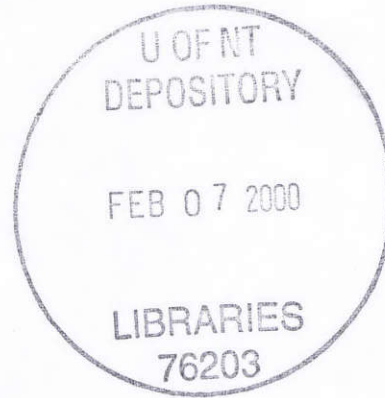
| Metropolitan Area | Number of Dwelling Units | | | | | | Average Value per Dwelling Unit (\$) | | | | | |
|--------------------------|--------------------------|--------------|--------------|-----------------|--------------|--------|--------------------------------------|--------------|--------------|-----------------|--------------|-------|
| | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | | Jul. 1999 | Jun. 1999 | Jul. 1998 | Jul 99- | Year-to-Date | |
| | | | | Jul 98 % Chg | 1999 | % Chg | | | | Jul 98 % Chg | 1999 | % Chg |
| Abilene | 2 | 0 | 0 | - | 4 | 100 | 55,000 | - | - | - | 55,500 | 59 |
| Amarillo | 0 | 0 | 0 | - | 6 | 50 | - | - | - | - | 39,800 | -11 |
| Austin-San Marcos | 341 | 293 | 374 | -9 | 3,704 | 125 | 49,500 | 36,900 | 22,600 | 119 | 42,200 | 45 |
| Beaumont-Port Arthur | 0 | 0 | 156 | -100 | 6 | -97 | - | - | 47,600 | - | 53,800 | 15 |
| Brazoria County | 72 | 0 | 174 | -59 | 248 | -52 | 54,200 | - | 39,900 | 36 | 50,800 | 18 |
| Brownsville-Harlingen | 17 | 21 | 63 | -73 | 345 | 74 | 43,700 | 42,900 | 40,100 | 9 | 35,600 | -11 |
| Bryan-College Station | 65 | 52 | 6 | 983 | 437 | -8 | 48,100 | 65,200 | 47,000 | 2 | 48,900 | 10 |
| Corpus Christi | 33 | 8 | 7 | 371 | 70 | -72 | 30,400 | 33,900 | 59,700 | -49 | 40,400 | 34 |
| Dallas | 1,674 | 879 | 1,913 | -12 | 8,788 | -9 | 46,800 | 48,400 | 47,500 | -1 | 46,100 | -5 |
| El Paso | 42 | 45 | 4 | 950 | 324 | 48 | 40,600 | 27,900 | 36,500 | 11 | 34,300 | -6 |
| Fort Worth-Arlington | 174 | 267 | 350 | -50 | 1,498 | -44 | 64,700 | 48,800 | 53,800 | 20 | 45,700 | -13 |
| Galveston-Texas City | 4 | 8 | 0 | - | 456 | 22,700 | 46,500 | 46,600 | - | - | 35,300 | 488 |
| Houston | 1,408 | 534 | 1,797 | -22 | 6,624 | -50 | 39,500 | 45,100 | 43,400 | -9 | 42,000 | 6 |
| Killeen-Temple | 40 | 36 | 26 | 54 | 182 | -19 | 48,200 | 41,800 | 38,200 | 26 | 45,700 | 23 |
| Laredo | 14 | 13 | 3 | 367 | 89 | 178 | 32,900 | 36,900 | 33,300 | -1 | 36,600 | 33 |
| Longview-Marshall | 0 | 0 | 2 | -100 | 0 | -100 | - | - | 40,000 | - | - | - |
| Lubbock | 4 | 0 | 0 | - | 172 | 23 | 66,000 | - | - | - | 53,000 | 22 |
| McAllen-Edinburg-Mission | 57 | 68 | 102 | -44 | 496 | 16 | 31,700 | 30,900 | 35,600 | -11 | 28,800 | -5 |
| Odessa-Midland | 0 | 0 | 0 | - | 0 | - | - | - | - | - | - | - |
| San Angelo | 0 | 0 | 0 | - | 0 | -100 | - | - | - | - | - | - |
| San Antonio | 972 | 298 | 4 | 24,200 | 2,398 | 222 | 49,500 | 49,900 | 38,500 | 29 | 42,400 | 70 |
| Sherman-Denison | 0 | 0 | 0 | - | 8 | -94 | - | - | - | - | 45,000 | 29 |
| Texarkana | 0 | 0 | 0 | - | 0 | -100 | - | - | - | - | - | - |
| Tyler | 6 | 6 | 11 | -45 | 54 | 93 | 46,200 | 46,200 | 46,200 | 0 | 46,200 | -2 |
| Victoria | 0 | 0 | 0 | - | 2 | -99 | - | - | - | - | 79,500 | 140 |
| Waco | 0 | 0 | 2 | -100 | 87 | -78 | - | - | 30,000 | - | 39,700 | 37 |
| Wichita Falls | 0 | 0 | 0 | - | 0 | - | - | - | - | - | - | - |
| MSA Total | 4,925 | 2,528 | 4,994 | -1 | 25,998 | -18 | 45,800 | 45,800 | 43,900 | 4 | 43,400 | 3 |
| Texas Total | 4,925 | 2,549 | 4,994 | -1 | 26,053 | -18 | 45,800 | 45,700 | 43,900 | 4 | 43,400 | 3 |
| U.S. Total | 32,525 | 38,614 | 36,059 | -10 | 219,255 | 1 | 57,300 | 56,500 | 56,400 | 2 | 57,000 | 7 |

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

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