



TEXAS
CONDOMINIUM SALES
REPORT

2019 Edition

ABOUT THE TEXAS CONDOMINIUM SALES REPORT

Data for the *Texas Condominium Sales Report* is provided by the Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Data analysis is provided by the Real Estate Center at Texas A&M University. The report analyzes condominium and townhome sales data from July 2018 through June 2019 for the Austin, Dallas-Fort Worth, El Paso, Houston, McAllen, and San Antonio metropolitan statistical areas. To view the report in its entirety, visit texasrealestate.com.

ABOUT TEXAS REALTORS®

With more than 125,000 members, Texas REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We are the advocate for REALTORS® and private property rights in Texas. Visit texasrealestate.com to learn more.

MEDIA CONTACT

Hunter Dodson
Pierpont Communications
hdodson@piercom.com
512.448.4950

EXECUTIVE SUMMARY

Texas condominium and townhome sales fell slightly between July 2018 and June 2019. Texas condominium sales decreased 8.4% to 13,118 sales, while townhome sales declined 2.7% to 8,849 sales during this time frame.

Condominiums and townhomes remain a popular choice for Texas buyers because they often have lower price points compared to single-family homes. Also appealing is the decreased maintenance, and they oftentimes offer a closer commute to work, schools and city life.

Inventory for Texas condominiums and townhomes increased slightly, with condominiums increasing 0.6 months to 5.1 months of inventory and townhomes increasing 0.9 months to 5.4 months of inventory. In the first six months of the year, Texas condominiums spent an average of 69 days on the market, while townhomes spent an average of 63 days on the market.

From July 2018 to June 2019, the total dollar volume of condominiums and townhomes sold in Texas was \$5,504,751,660, with \$3,224,612,082 in condominium sales and \$2,280,139,578 in townhome sales.

Although condominium and townhome sales experienced slight decreases across the major Texas markets, the increase in inventory statewide is a strong indicator of developer demand to build upwards in not only urban areas but some suburban areas as well.

Sales prices increased moderately for condominiums, while townhome sales prices decreased slightly. Statewide, the year-to-date median sales price as of June 2019 was \$189,000 for condominiums, an annual increase of 1.5%, and \$226,000 for townhomes, an annual decrease of 1.2%. The average price per square foot during this time frame was \$194 for condominiums and \$140 for townhomes.

From millennials to older homebuyers, condominiums and townhomes offer a turnkey lifestyle and can feature more or better amenities than a traditional single-family home. With more affordable price points, the market for these types of properties can be competitive. A Texas REALTOR® can help buyers navigate the market, understand property-owners-association rules, and provide expert guidance before making a decision.

TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

CONDOMINIUM & TOWNHOME SALES STATEWIDE

12-MONTH COMPARISON: MEDIAN PRICE STATEWIDE CONDO & TOWNHOME SALES



TEXAS CONDOMINIUM & TOWNHOME SALES BY THE NUMBERS

13,118

Number of condominiums sold in Texas between July 2018 and June 2019. During the same time frame, 8,849 townhomes were sold statewide.

\$3.22 BILLION

The dollar volume of condominiums sold in Texas between July 2018 and June 2019. The dollar volume for townhomes sold in Texas is \$2.28 billion.

\$189,000

Year-to-date median price for condominiums in Texas for the first six months of 2019. The median price for townhomes sold is \$226,000.

5.1 MONTHS

Monthly housing inventory for condominiums in Texas as of June 2019. The monthly housing inventory for townhomes is 5.4 months.

69 DAYS

The average amount of time condominiums in Texas spent on the market in the first six months of 2019. For townhomes in Texas this was 63 days.

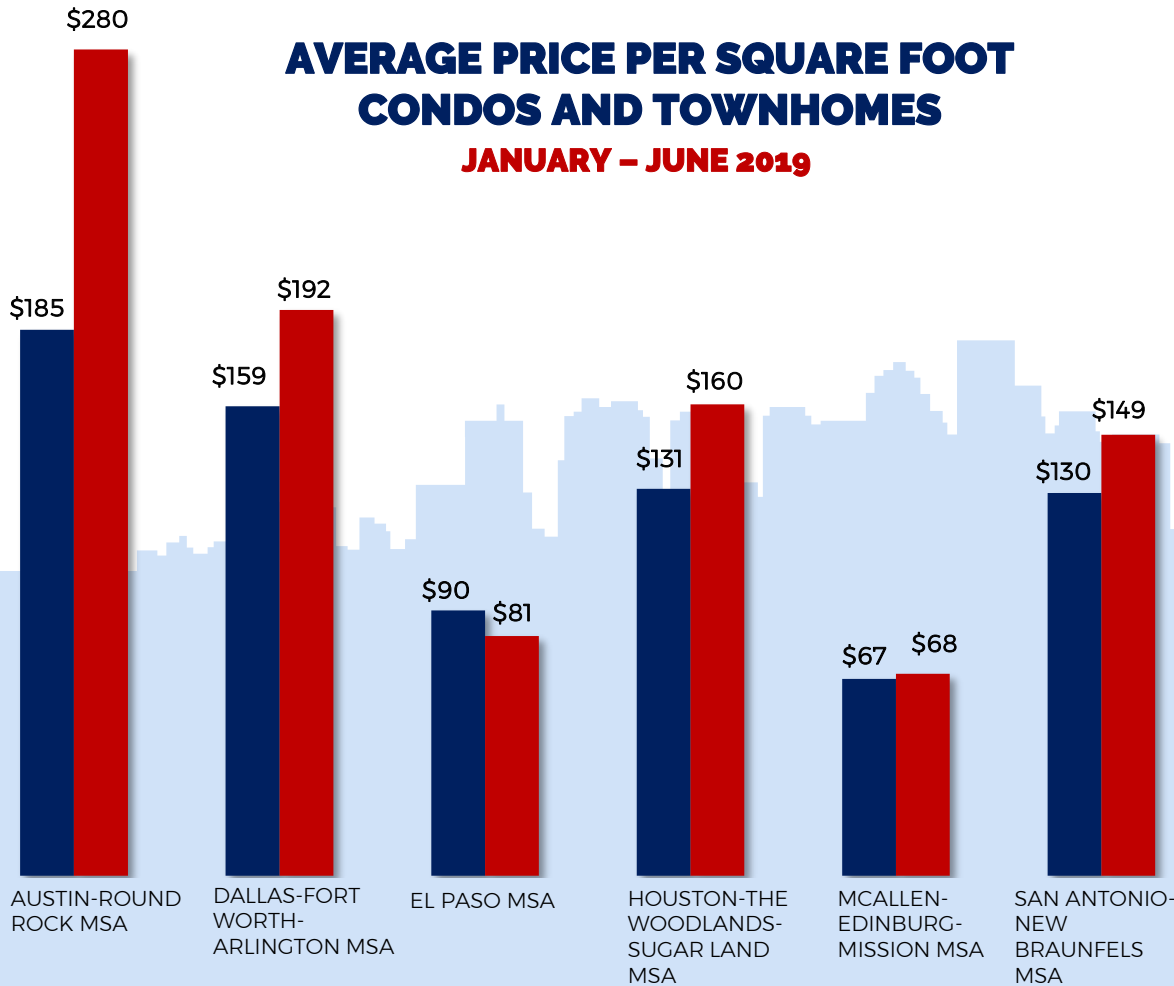


TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

CONDOMINIUM & TOWNHOME SALES STATEWIDE

AVERAGE PRICE PER SQUARE FOOT CONDOS AND TOWNHOMES

JANUARY – JUNE 2019



CONDO LISTINGS



NEW LISTINGS
JULY 2018 -
JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019

TOWNHOME LISTINGS



NEW LISTINGS
JULY 2018 -
JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019

■ Townhomes ■ Condos

TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

AUSTIN-ROUND ROCK MSA

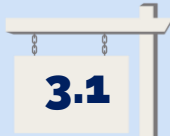
CONDOS TOWNHOMES



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



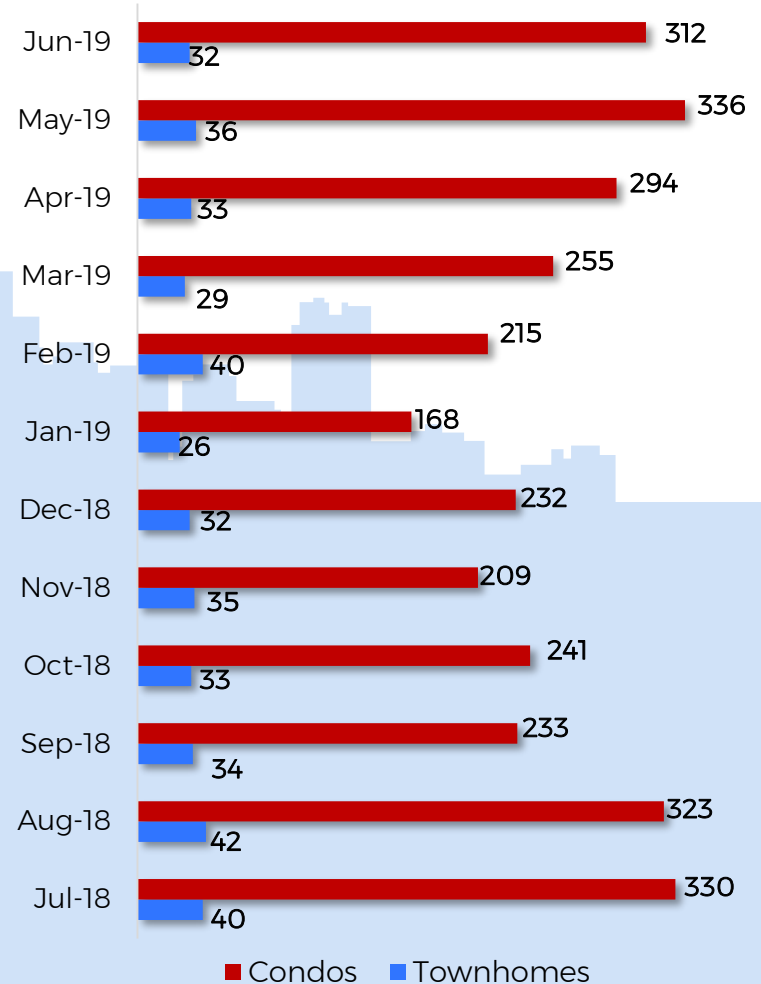
MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019

CONDOS AND TOWNHOME SALES BY MONTH

AUSTIN-ROUND ROCK MSA



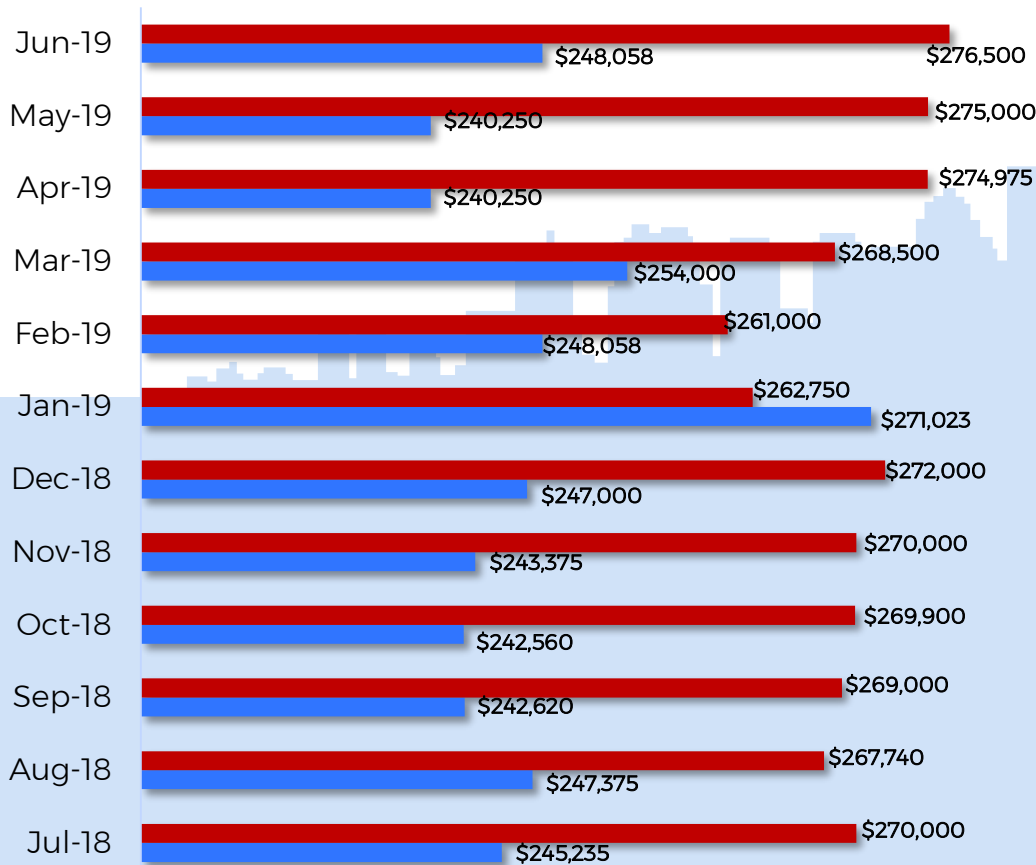
■ Condos ■ Townhomes

TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

AUSTIN-ROUND ROCK MSA

12-MONTH COMPARISON: MEDIAN PRICE

AUSTIN-ROUND ROCK MSA



■ Condos ■ Townhomes

DOLLAR VOLUME

JULY 2018 – JUNE 2019



CONDOS

\$1,072,721,219



TOWNHOMES

\$125,879,103

AVERAGE PRICE PER SQUARE FOOT

JANUARY – JUNE 2019

CONDOS



\$280

TOWNHOMES



\$185

TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

DALLAS-FORT WORTH-ARLINGTON MSA

CONDOS

TOWNHOMES



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



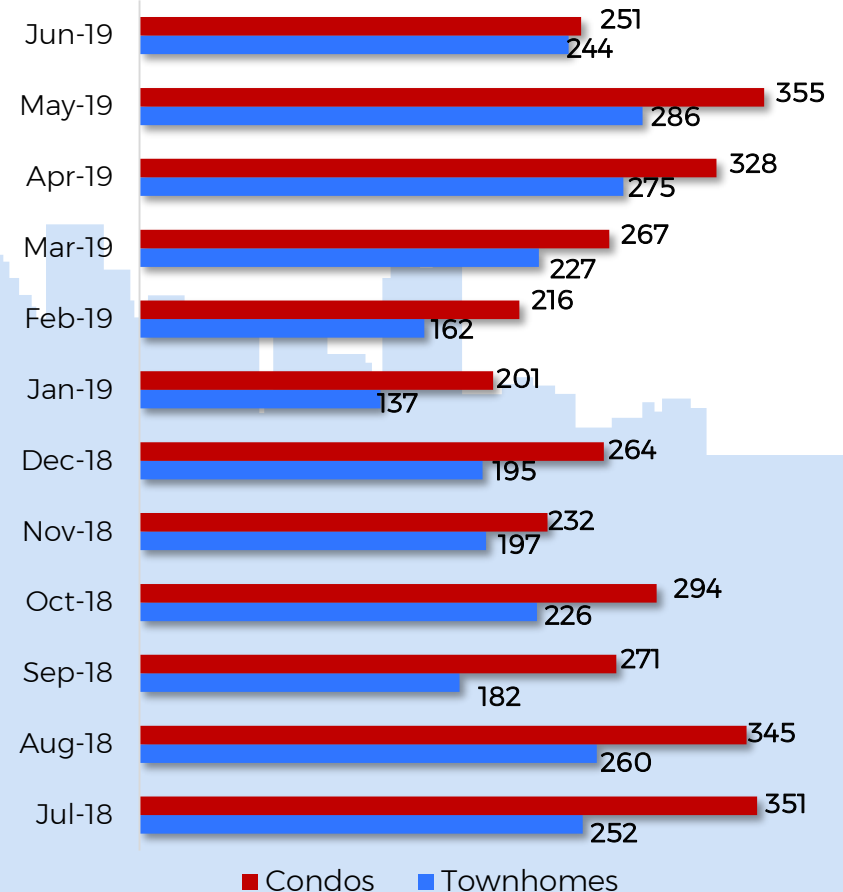
MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019

CONDOS AND TOWNHOME SALES BY MONTH

DALLAS-FORT WORTH-ARLINGTON MSA

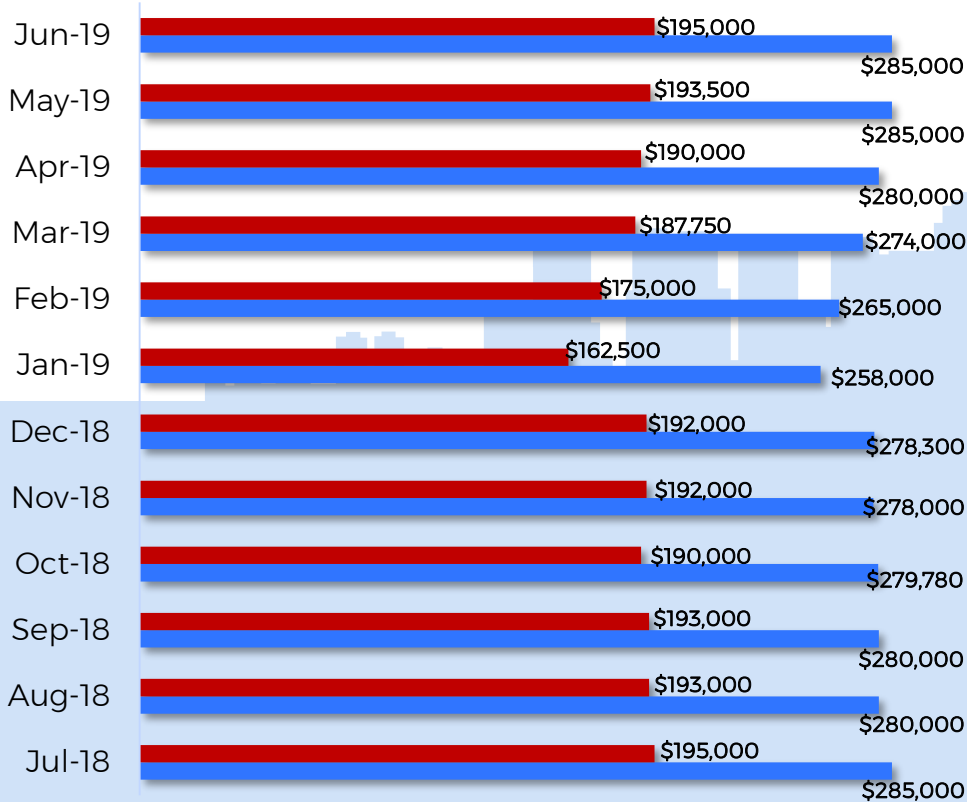


TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

DALLAS-FORT WORTH-ARLINGTON MSA

12-MONTH COMPARISON: MEDIAN PRICE

DALLAS-FORT WORTH-ARLINGTON MSA



■ Condos ■ Townhomes

DOLLAR VOLUME

JULY 2018 – JUNE 2019



CONDOS
\$855,458,007



TOWNHOMES
\$781,724,195

AVERAGE PRICE PER SQUARE FOOT

JANUARY – JUNE 2019

CONDOS



\$192

TOWNHOMES



\$159

TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

EL PASO MSA

CONDOS

TOWNHOMES

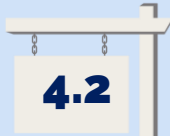


111

NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019



109

NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



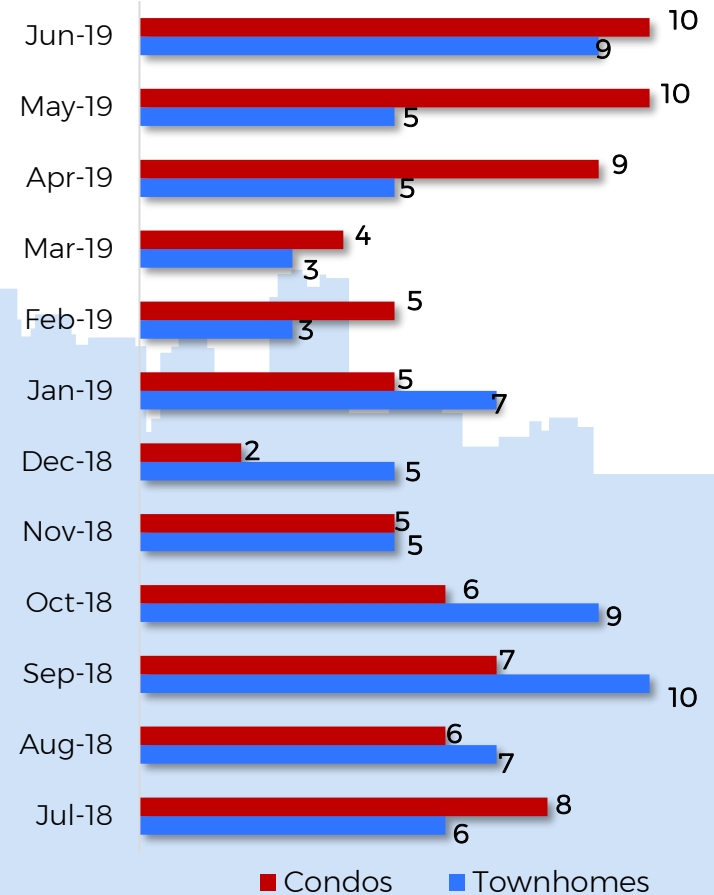
MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019

CONDOS AND TOWNHOME SALES BY MONTH

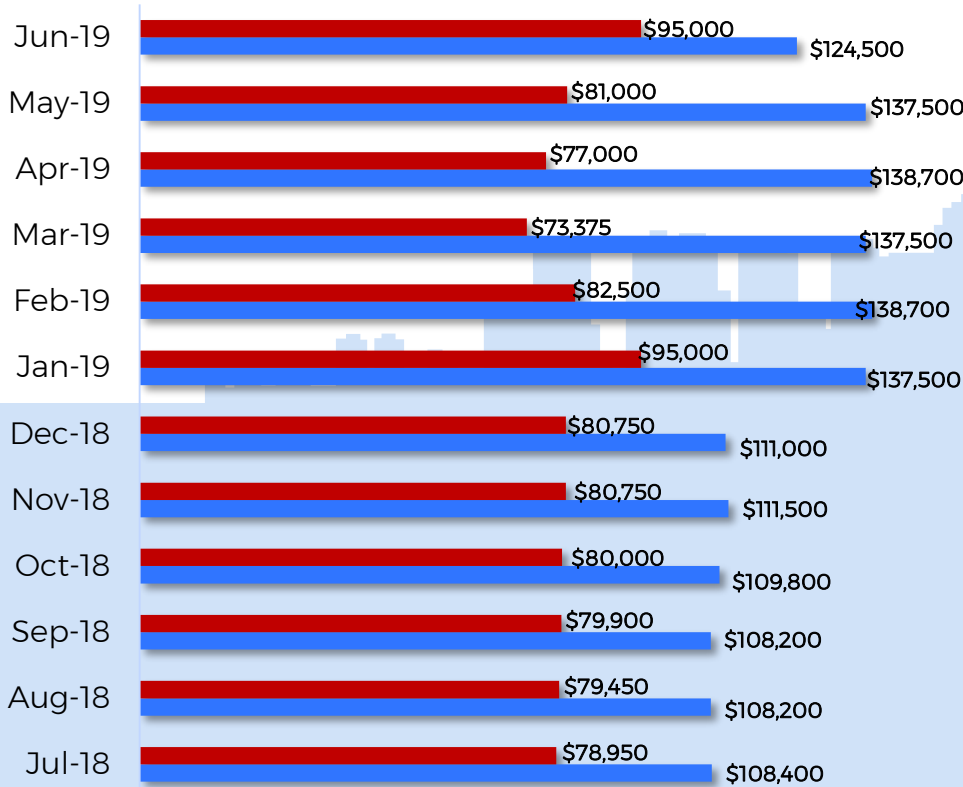
EL PASO MSA



TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

EL PASO MSA

12-MONTH COMPARISON: MEDIAN PRICE EL PASO MSA



■ Condos ■ Townhomes

DOLLAR VOLUME JULY 2018– JUNE 2019



CONDOS
\$7,968,066



TOWNHOMES
\$10,563,617

AVERAGE PRICE PER SQUARE FOOT

JANUARY– JUNE 2019

CONDOS



\$81

TOWNHOMES



\$90

TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

HOUSTON-WOODLANDS-SUGAR LAND MSA

CONDOS

TOWNHOMES



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



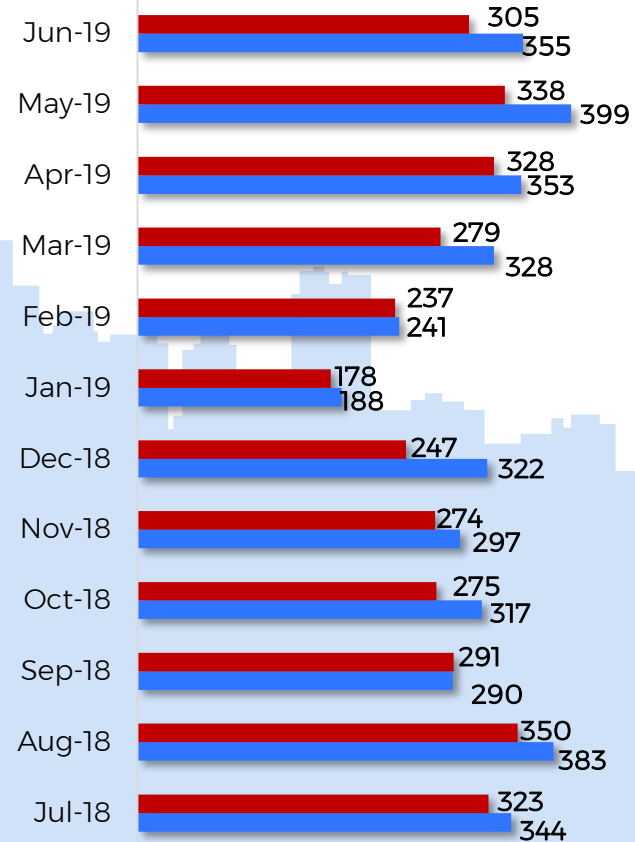
MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019

CONDOS AND TOWNHOME SALES BY MONTH

HOUSTON-THE WOODLANDS-SUGAR LAND MSA



■ Condos ■ Townhomes

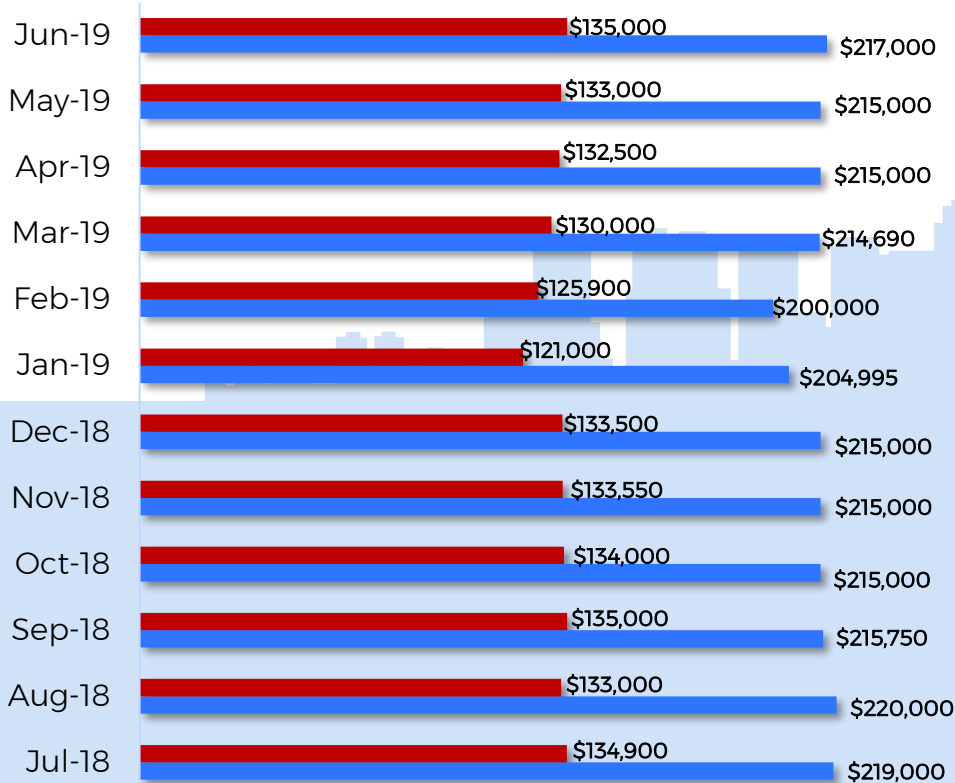


TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

HOUSTON-WOODLANDS-SUGAR LAND MSA

12-MONTH COMPARISON: MEDIAN PRICE

HOUSTON-THE WOODLANDS-SUGAR LAND MSA



■ Condos ■ Townhomes

DOLLAR VOLUME

JULY 2018 – JUNE 2019



CONDOS
\$685,754,446



TOWNHOMES
\$1,002,280,361

AVERAGE PRICE PER SQUARE FOOT

JANUARY – JUNE 2019

CONDOS



\$160

TOWNHOMES



\$131



TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

MCALLEN-EDINBURG-MISSION MSA

CONDOS

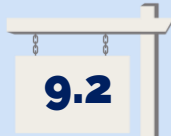
TOWNHOMES



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019

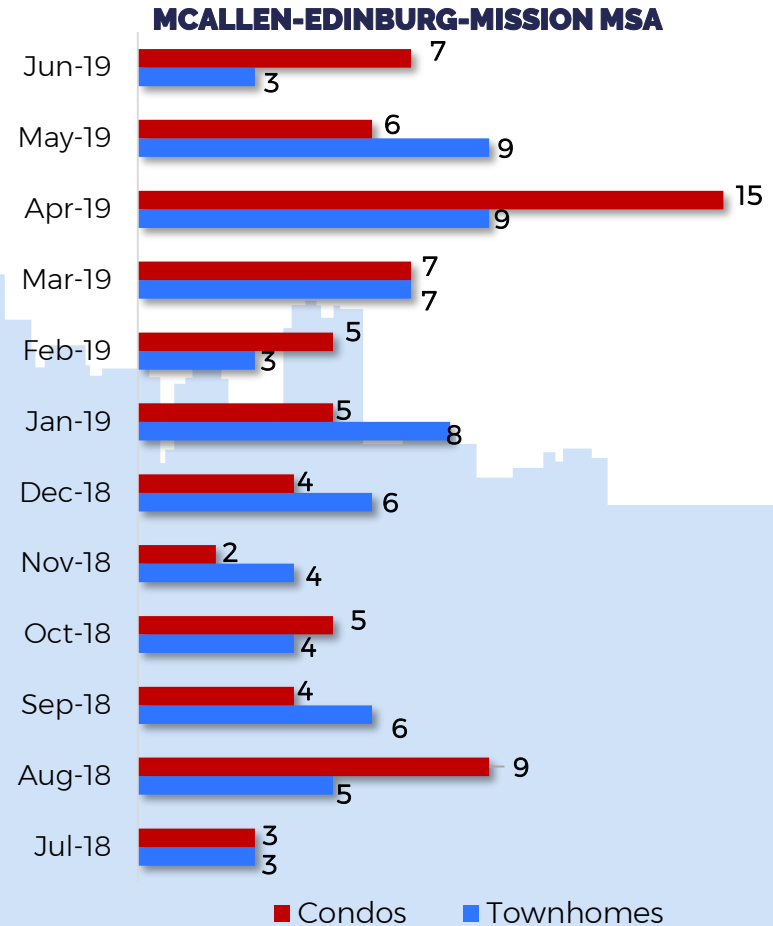


MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019

CONDOS AND TOWNHOME SALES BY MONTH

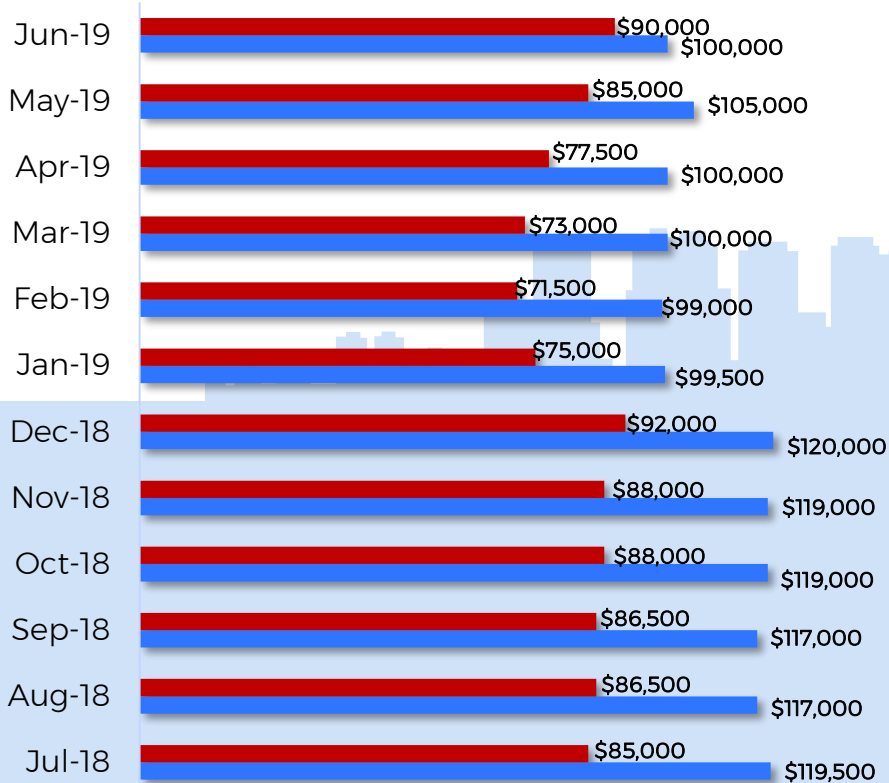


TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

MCALLEN-EDINBURG-MISSION MSA

12-MONTH COMPARISON: MEDIAN PRICE

MCALLEN-EDINBURG-MISSION MSA



■ Condos ■ Townhomes

DOLLAR VOLUME

JULY 2018 – JUNE 2019



CONDOS
\$6,078,875



TOWNHOMES
\$8,278,295

AVERAGE PRICE PER SQUARE FOOT

JANUARY – JUNE 2019

CONDOS



TOWNHOMES



TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

SAN ANTONIO-NEW BRAUNFELS MSA

CONDOS

TOWNHOMES



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019



NEW LISTINGS
JULY 2018 - JUNE 2019



ACTIVE LISTINGS
AS OF JUNE 2019



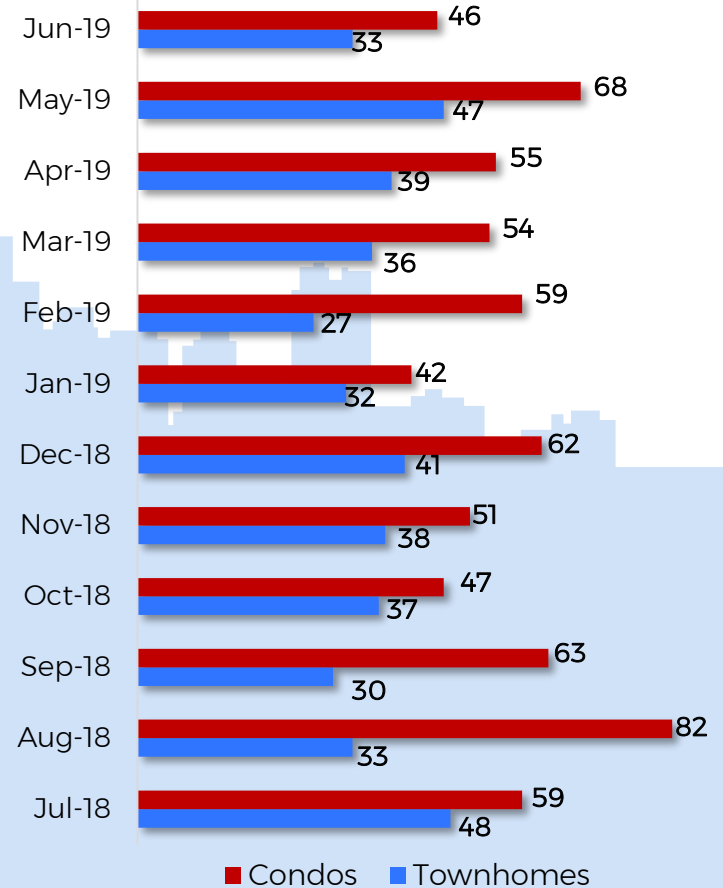
MONTHS OF
INVENTORY
AS OF JUNE 2019



AVERAGE DAYS ON MARKET
JANUARY-JUNE 2019

CONDOS AND TOWNHOME SALES BY MONTH

SAN ANTONIO-NEW BRAUNFELS MSA

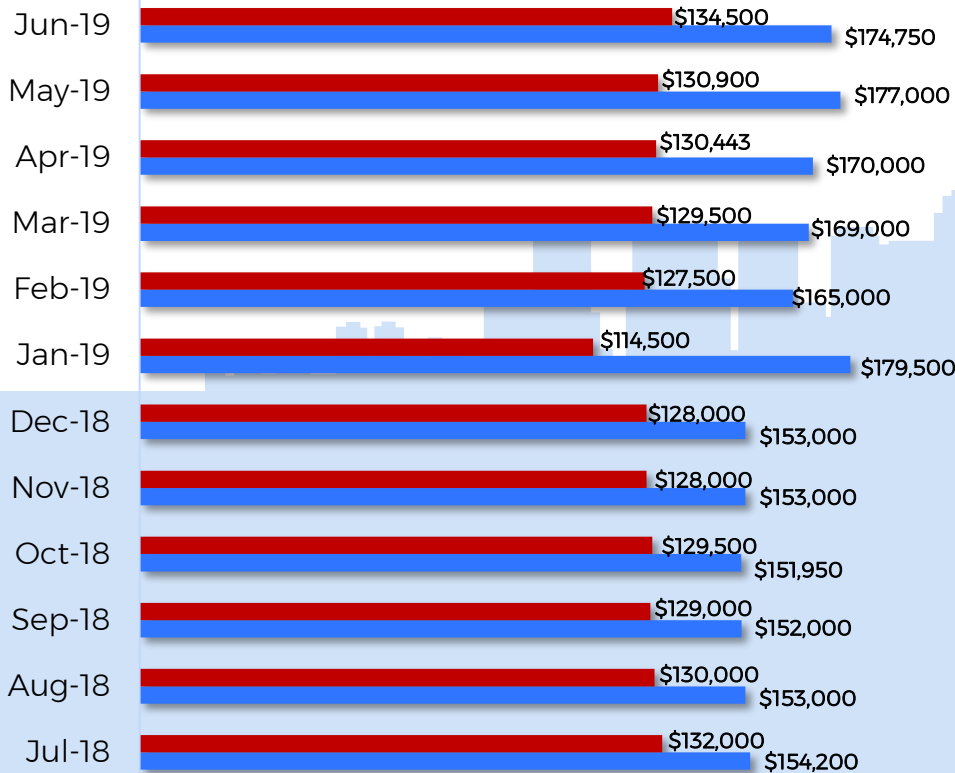


TEXAS CONDOMINIUM SALES REPORT | 2019 EDITION

SAN ANTONIO-NEW BRAUNFELS MSA

12-MONTH COMPARISON: MEDIAN PRICE

SAN ANTONIO-NEW BRAUNFELS MSA



■ Condos ■ Townhomes

DOLLAR VOLUME

JULY 2018 – JUNE 2019



CONDOS
\$123,607,844



TOWNHOMES
\$83,626,091

AVERAGE PRICE PER SQUARE FOOT

JANUARY – JUNE 2019

CONDOS



\$149

TOWNHOMES



\$130