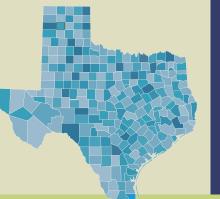


January-





Texas Association of Realtors*

REAL January-June 2017 Midyear Review

2017
BY THE NUMBERS
Texas

MEDIAN PRICE \$221,800

7.7% from 2016 YTD

ACTIVE LISTINGS

99.398

5.9% from 2016 YTD

AVERAGE DAYS ON MARKET

Unchanged from 2016

HOMES SOLD **56.25**6

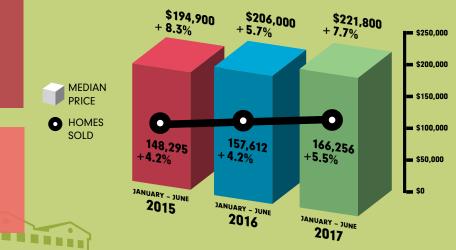
5.5% from 2016 YTD

Welcome to the **2017 Texas Real Estate Midyear Review Report**. Compiled and presented by the Texas Association of REALTORS®, the purpose of this report is to present a clear, accurate and well-rounded view into the Texas real estate market. It includes annual data from a statewide perspective and for 25 metropolitan statistical areas in Texas from a variety of reliable sources, including:

- The Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state, with analysis provided by the Real Estate Center at Texas A&M University;
- The U.S. Census Bureau's 2015 American Community Survey;
- Reis, a provider of commercial real estate market information and analytical tools; and
- Metrostudy, a provider of primary and secondary market information to the housing and residential construction industry.

To access the full version of this report, please visit www.TexasRealEstate.com.

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



MONTHS OF INVENTORY

4.1

0.3 months from June 2016

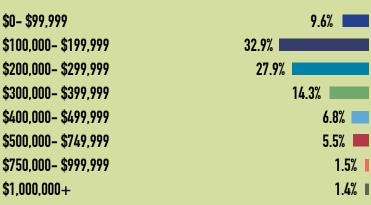
PRICE PER SQ FT.

\$ 122

6.8% from 2016 YTD

PRICE CLASS DISTRIBUTION

TEXAS



AUSTIN-ROUND ROCK MSA

\$0- \$99,999		0.9%
\$100,000- \$199,999		14.2%
\$200,000- \$299,999	36.2%	
\$300,000- \$399,999		21.3%
\$400,000- \$499,999		11.5%
\$500,000- \$749,999		10.5%
\$750,000- \$999,999		2.9%
\$1,000,000+		2.5%

HOUSTON-THE WOODLANDS-SUGAR LAND MSA

\$0- \$99,999	6.2%
\$100,000- \$199,999	33.7%
\$200,000- \$299,999	28.8%
\$300,000- \$399,999	15.2%
\$400,000- \$499,999	6.9%
\$500,000- \$749,999	5.7%
\$750,000- \$999,999	1.7%
\$1,000,000+	1.9%

DALLAS-FORT WORTH-ARLINGTON MSA

\$0- \$99,999	4.6%
\$100,000- \$199,999	27.0%
\$200,000- \$299,999	30.7%
\$300,000- \$399,999	18.2%
\$400,000- \$499,999	8.7%
\$500,000- \$749,999	7.2%
\$750,000- \$999,999	1.9%
\$1,000,000+	1.8%

\$53,207

Median Household Income

ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 14.5% since 2014

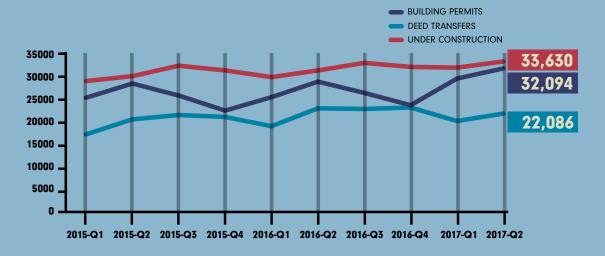
SAN ANTONIO-NEW BRAUNFELS MSA

\$0- \$99,999	7.2%
\$100,000- \$199,999	38.9%
\$200,000- \$299,999	30.4%
\$300,000- \$399,999	12.6%
\$400,000- \$499,999	5.9%
\$500,000- \$749,999	3.7%
\$750,000- \$999,999	0.9%
\$1.000.000+	0.5%

NEW CONSTRUCTION HISTORY | JANUARY - JUNE



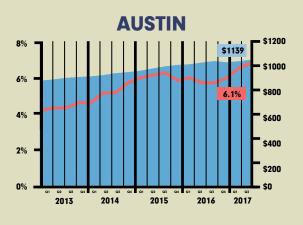


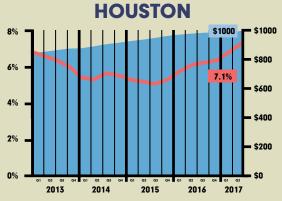


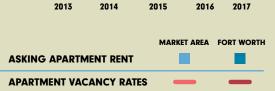
APARTMENT RENT & VACANCY RATES

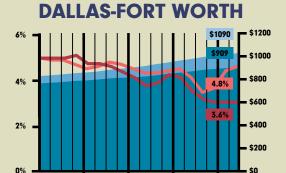


2017





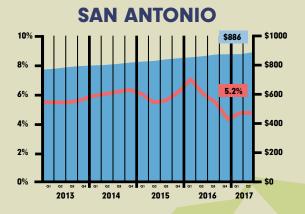




2015

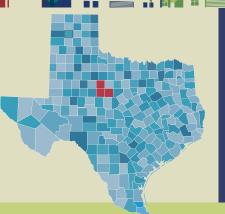
2013

2014





ABILENE



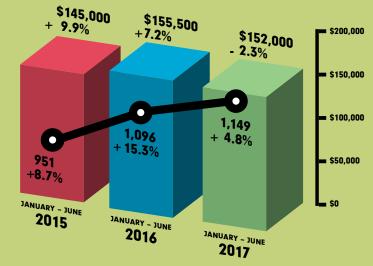
TEXAS ASSOCIATION OF REALTORS

REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
Abilene

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$152,000 \$2.3% from 2016 YTD

ACTIVE LISTINGS

676

2.1% from 2016 YTI

AVERAGE DAYS ON MARKET

3 days from 2016 YTD

MONTHS OF INVENTORY

HOMES SOLD

4.8% from 2016 YTD

3.8

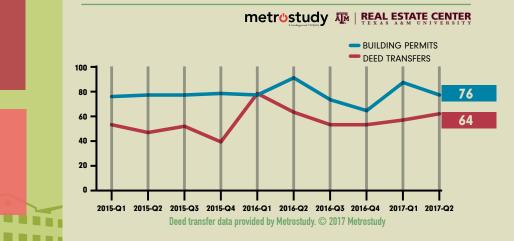
0.1 months from June 2016

PRICE PER SQ FT.

\$88

0.4% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE ABILENE



PRICE CLASS DISTRIBUTION

ABILENE MSA

\$0- \$99,999	26.6%
\$100,000- \$199,999	43.6%
\$200,000- \$299,999	22.5%
\$300,000- \$399,999	4.9%
\$400,000- \$499,999	1.3%
\$500,000- \$749,999	1.0%
\$750,000- \$999,999	0.2%
\$1,000,000+	0.1%

CALLAHAN COUNTY

\$0- \$99,999	43.6%
\$100,000- \$199,999	46.8%
\$200,000- \$299,999	6.5%
\$300,000- \$399,999	3.2%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

JONES COUNTY

\$0- \$99,999	66.7%
\$100,000- \$199,999	21.7%
\$200,000- \$299,999	11.7%
\$300,000- \$399,999	0.0%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	በ በሂ

TAYLOR COUNTY

\$0- \$99,999	23.2%
\$100,000- \$199,999	44.7%
\$200,000- \$299,999	24.1%
\$300,000- \$399,999	5.3%
\$400,000- \$499,999	1.5%
\$500,000- \$749,999	1.1%
\$750,000- \$999,999	0.2%
\$1,000,000+	0.1%

\$44,799 Median Household Income Abilene

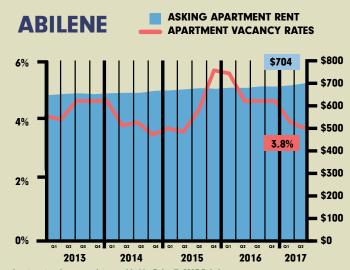
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 9.5% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS





MEDIAN

PRICE HOMES

SOLD

AMARILLO



Texas Association of Realtors

January-June

January-June

Amarillo

MEDIAN PRICE 163,700 4.8% from 2016 YTD

ACTIVE LISTINGS

5.5% from 2016 YTD

AVERAGE DAYS ON MARKET

Unchanged from 2016 YTD

HOMES SOLD

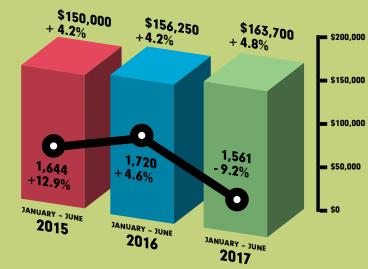
9.2% from 2016 YTD

MONTHS OF INVENTORY

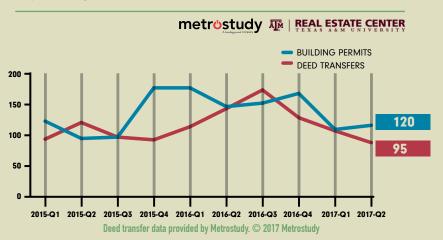
0.4 months from

PRICE PER SQ FT. 3.5% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



NEW CONSTRUCTION HISTORY | JANUARY - JUNE AMARILLO



Texas Association of Realtors®

PRICE CLASS DISTRIBUTION

AMARILLO MSA

\$0- \$99,999	17.9%
\$100,000- \$199,999	50.4%
\$200,000- \$299,999	20.3%
\$300,000- \$399,999	6.2%
\$400,000- \$499,999	2.8%
\$500,000- \$749,999	1.7%
\$750,000- \$999,999	0.4%
\$1,000,000+	0.5%

HUTCHINSON COUNTY

\$0- \$99,999	62.5%
\$100,000- \$199,999	30.6%
\$200,000- \$299,999	2.8%
\$300,000- \$399,999	4.2%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

RANDALL COUNTY

\$0- \$99,999	9.4%
\$100,000- \$199,999	55.8%
\$200,000- \$299,999	23.0%
\$300,000- \$399,999	6.6%
\$400,000- \$499,999	2.3%
\$500,000- \$749,999	2.1%
\$750,000- \$999,999	0.2%
\$1,000,000+	0.6%

POTTER COUNTY

\$0- \$99,999	37.3%
\$100,000- \$199,999	36.7%
\$200,000- \$299,999	14.9%
\$300,000- \$399,999	5.8%
\$400,000- \$499,999	3.8%
\$500,000- \$749,999	0.7%
\$750,000- \$999,999	0.9%
\$1,000,000+	0.0%

\$50,383 Median Household Income Amarillo

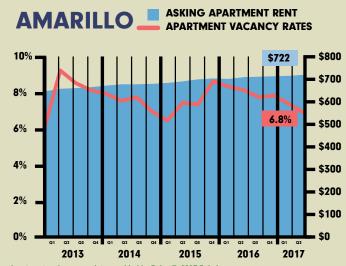
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 4.4% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



AUSTIN-ROUND ROCK



MEDIAN PRICE

HOMES

SOLD



Texas Association of Realtors

January-June

January-June THE NUMBERS **Austin-Round Rock**

MEDIAN PRICE

5.7% from 2016 YTD

ACTIVE LISTINGS

16.4% from 2016 YTD

AVERAGE DAYS ON MARKET

2 days from 2016 YTD

4.1% from 2016 YTD

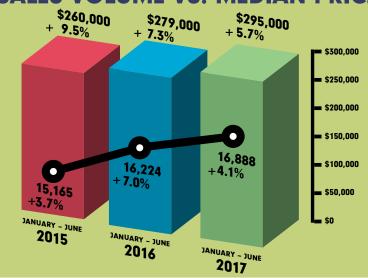
HOMES SOLD

MONTHS OF INVENTORY

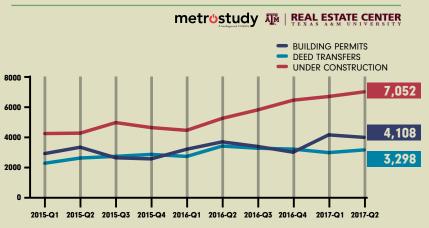
0.5 months from

PRICE PER SQ FT. 6.2% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



NEW CONSTRUCTION HISTORY | JANUARY - JUNE AUSTIN-ROUND ROCK



Under construction and deed transfer data provided by Metrostudy. © 2017 Metrostudy

Texas Association of Realtors*

PRICE CLASS DISTRIBUTION

AUSTIN-ROUND ROCK



WILLIAMSON COUNTY



TRAVIS COUNTY

\$0- \$99,999	0.6%
\$100,000- \$199,999	10.8%
\$200,000- \$299,999	29.5%
\$300,000- \$399,999	21.8%
\$400,000- \$499,999	13.2%
\$500,000- \$749,999	14.6%
\$750,000- \$999,999	5.0%
\$1,000,000+	4.5% ■

HAYS COUNTY

\$0- \$99,999	0.7% ।
\$100,000- \$199,999	21.5%
\$200,000- \$299,999	41.5%
\$300,000- \$399,999	13.4%
\$400,000- \$499,999	10.9%
\$500,000- \$749,999	10.0%
\$750,000- \$999,999	0.9%
\$1,000,000+	1.1%

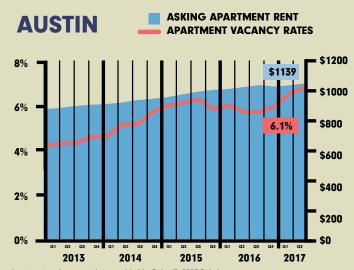
\$63,437 Median Household Income Austin-Round Rock ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 22.0% since 2014

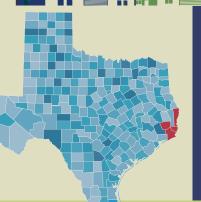
APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS









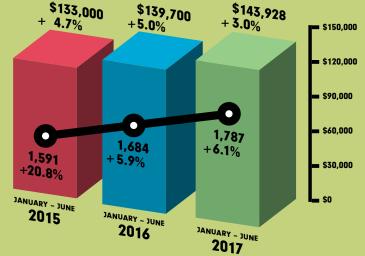
Texas Association of Realtors

REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
Begumont-Port Arthur

3-YEAR COMPARISON | JANUARY - JUNE 52 HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$143,928 ↑ 3.0% from 2016 YTD

1,787 1,787 • 6.1% from 2016 YTD

ACTIVE LISTINGS

3.3% from 2016 YTD

AVERAGE DAYS ON MARKET

12 days from 2016 YTD

MONTHS OF INVENTORY

4.6

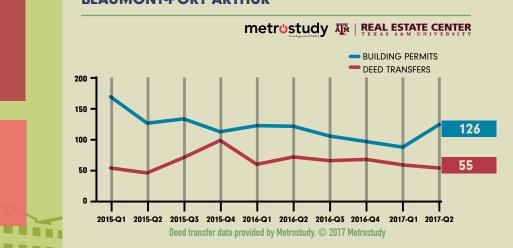
0.1 months from June 2016

PRICE PER SQ FT.

\$82

4.0% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE BEAUMONT-PORT ARTHUR



Texas Association of Realtors®

PRICE CLASS DISTRIBUTION

BEAUMONT-PORT ARTHUR MSA

\$0- \$99,999	28.8%
\$100,000- \$199,999	44.6%
\$200,000- \$299,999	18.4%
\$300,000- \$399,999	5.6%
\$400,000- \$499,999	1.6%
\$500,000- \$749,999	1.0%
\$750,000- \$999,999	0.1%
\$1,000,000+	0.0%

NEWTON COUNTY

\$0- \$99,999	36.4%
\$100,000- \$199,999	45.5%
\$200,000- \$299,999	18.2%
\$300,000- \$399,999	0.0%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

ORANGE COUNTY

\$0- \$99,999	32.4%
\$100,000- \$199,999	41.3%
\$200,000- \$299,999	20.9%
\$300,000- \$399,999	5.0%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	0.3%
\$750,000- \$999,999	0.3%
\$1,000,000+	0.0%

JEFFERSON COUNTY

\$0- \$99,999	30.0%
\$100,000- \$199,999	45.2%
\$200,000- \$299,999	16.5%
\$300,000- \$399,999	5.2%
\$400,000- \$499,999	1.8%
\$500,000- \$749,999	1.3%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

\$45,861 Median Household Income Beaumont-Port Arthur

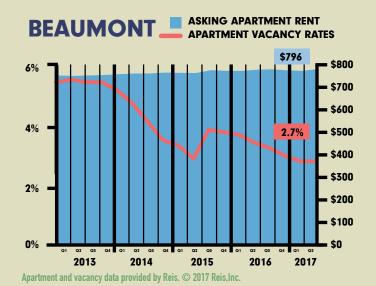
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 7.7% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



BROWNSVILLE-HARLINGEN



MEDIAN

PRICE

HOMES

SOLD



Texas Association of Realtors

January-June

January-June THE NUMBERS

Brownsville-Harlingen

MEDIAN PRICE

2.3% from 2016 YTD

ACTIVE LISTINGS

0.2% from 2016 YTD

AVERAGE DAYS ON MARKET

7 days from 2016 YTD

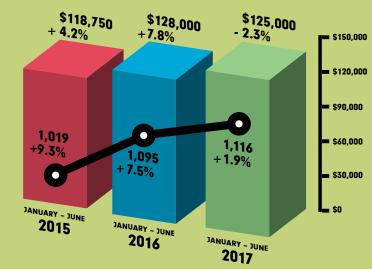
HOMES SOLD 1.9% from 2016 YTD

MONTHS OF INVENTORY

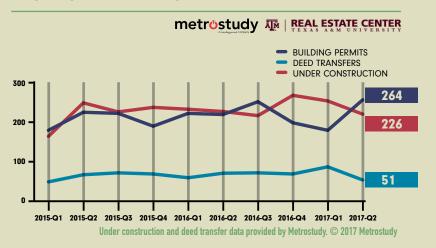
0.1 months from

PRICE PER SQ FT 3.2% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



NEW CONSTRUCTION HISTORY | JANUARY - JUNE BROWNSVILLE-HARLINGEN



Texas Association of Realtors*

PRICE CLASS DISTRIBUTION

BROWNSVILLE-HARLINGEN MSA

\$0- \$99,999	35.3%
\$100,000- \$199,999	43.3%
\$200,000- \$299,999	13.6%
\$300,000- \$399,999	3.8%
\$400,000- \$499,999	1.7%
\$500,000- \$749,999	1.5%
\$750,000- \$999,999	0.4%
\$1,000,000+	0.3%

	TEXAS
\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

CAMERON COUNTY

\$0- \$99,999	35.3%
\$100,000- \$199,999	43.3%
\$200,000- \$299,999	13.6%
\$300,000- \$399,999	3.8%
\$400,000- \$499,999	1.7%
\$500,000- \$749,999	1.5% ■
\$750,000- \$999,999	0.4%
\$1,000,000+	0.3%

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$33,266

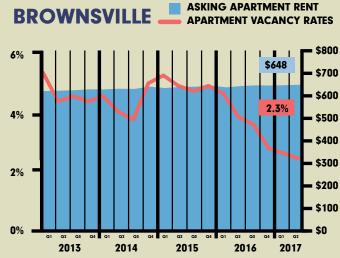
Median Household Income Brownsville-Harlingen

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 4.5% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS





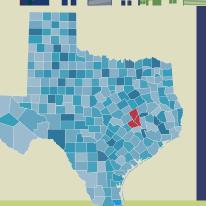


MEDIAN

PRICE

HOMES

SOLD



Texas Association of Realtors

January-June

January-June THE NUMBERS

College Station-Bryan

MEDIAN PRICE 13,000

8.1% from 2016 YTD

ACTIVE LISTINGS

24.6% from 2016 YTD

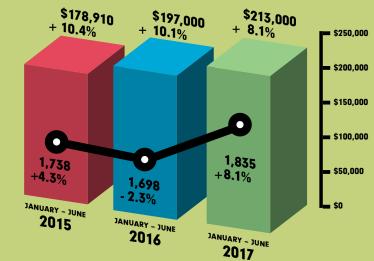
AVERAGE DAYS ON MARKET

5 days from 2016 YTD

HOMES SOLD

8.1% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



MONTHS OF INVENTORY

0.9 months from

PRICE PER SQ FT. 5.8% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE COLLEGE STATION-BRYAN



PRICE CLASS DISTRIBUTION

COLLEGE STATION-BRYAN MSA

\$0- \$99,999	8.7%
\$100,000- \$199,999	34.0%
\$200,000- \$299,999	34.9%
\$300,000- \$399,999	11.8%
\$400,000- \$499,999	6.2%
\$500,000- \$749,999	3.8%
\$750,000- \$999,999	0.3%
\$1,000,000+	0.3%

BRAZOS COUNTY

\$0- \$99,999	6.7%
\$100,000- \$199,999	34.1%
\$200,000- \$299,999	36.0%
\$300,000- \$399,999	12.3%
\$400,000- \$499,999	6.4%
\$500,000- \$749,999	4.1%
\$750,000- \$999,999	0.2%
\$1,000,000+	0.2%

ROBERTSON COUNTY

\$0- \$99,999	30.8%
\$100,000- \$199,999	32.7%
\$200,000- \$299,999	23.1%
\$300,000- \$399,999	5.8%
\$400,000- \$499,999	5.8%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	1.9%
\$1,000,000+	n n%

BURLESON COUNTY

\$0- \$99,999	39.7%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	19.2%
\$300,000- \$399,999	4.1%
\$400,000- \$499,999	1.4%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	1.4%
\$1,000,000+	1.4% ■

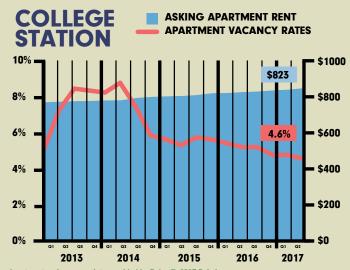
\$41,067 Median Household Income College Station-Bryan ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 27.4% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS









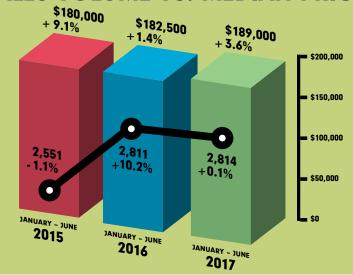
Texas Association of Realtors

January-June

January-June THE NUMBERS **Corpus Christi**

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE 89,000 3.6% from 2016 YTD

ACTIVE LISTINGS

19.7% from 2016 YTD

AVERAGE DAYS ON MARKET

3 days from 2016 YTD

HOMES SOLD

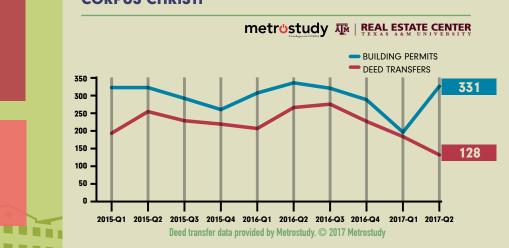
0.1% from 2016 YTD

MONTHS OF INVENTORY

1.4 months from

PRICE PER SQ FT. 5.2% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE CORPUS CHRISTI



Texas Association of Realtors®

PRICE CLASS DISTRIBUTION

CORPUS CHRISTI MSA

\$0- \$99,999	13.5%
\$100,000- \$199,999	41.1%
\$200,000- \$299,999	26.1%
\$300,000- \$399,999	11.3%
\$400,000- \$499,999	3.8%
\$500,000- \$749,999	3.1%
\$750,000- \$999,999	0.8%
\$1,000,000+	0.5% ▮

ARANSAS COUNTY

\$0- \$99,999	15.4%
\$100,000- \$199,999	28.9%
\$200,000- \$299,999	30.5%
\$300,000- \$399,999	12.3%
\$400,000- \$499,999	6.2%
\$500,000- \$749,999	3.9%
\$750,000- \$999,999	2.2%
\$1,000,000+	0.6%

SAN PATRICIO COUNTY

\$0- \$99,999	17.1%
\$100,000- \$199,999	46.6%
\$200,000- \$299,999	20.9%
\$300,000- \$399,999	11.5%
\$400,000- \$499,999	2.0%
\$500,000- \$749,999	1.5%
\$750,000- \$999,999	0.3%
\$1,000,000+	0.3%

NUECES COUNTY

\$0- \$99,999	12.5%
\$100,000- \$199,999	42.1%
\$200,000- \$299,999	26.3%
\$300,000- \$399,999	11.1%
\$400,000- \$499,999	3.7%
\$500,000- \$749,999	3.2%
\$750,000- \$999,999	0.6%
\$1,000,000+	0.5%

\$50,267 Median Household Income Corpus Christi

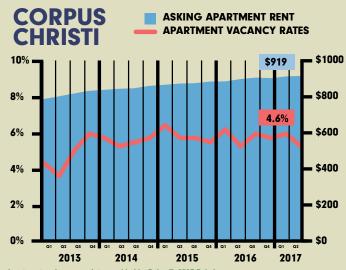
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 9.9% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



DALLAS-FORT WORTH-ARLINGTON

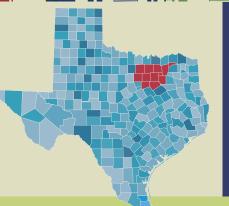


MEDIAN

PRICE

HOMES

SOLD



Texas Association of Realtors*

REAL January-June 2017 Midyear Review

January-June
2017

BY THE NUMBERS
Dallas-Fort Worth-Arlington

MEDIAN PRICE \$254,269

11.5% from 2016 YTD

ACTIVE LISTINGS

18,318

7.0% from 2016 YTD

AVERAGE DAYS ON MARKET

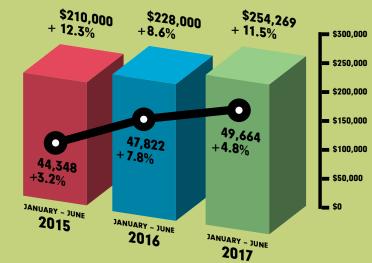
1 days from 2016 YTD

HOMES SOLD

49,664

3.9% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



MONTHS OF INVENTORY

2.6

0.2 months from June 2016

PRICE PER SQ FT.

\$ 129

• 9.9% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE DALLAS-FORT WORTH-ARLINGTON





PRICE CLASS DISTRIBUTION

DALLAS-FORT WORTH-ARLINGTON MSA

\$0- \$99,999	4.6%
\$100,000- \$199,999	27.0%
\$200,000- \$299,999	30.7%
\$300,000- \$399,999	18.2%
\$400,000- \$499,999	8.7%
\$500,000- \$749,999	7.2%
\$750,000- \$999,999	1.9%
\$1,000,000+	1.8%

DALLAS COUNTY

\$0- \$99,999	6.9%
\$100,000- \$199,999	34.7%
\$200,000- \$299,999	21.6%
\$300,000- \$399,999	13.5%
\$400,000- \$499,999	8.0%
\$500,000- \$749,999	8.0%
\$750,000- \$999,999	2.7%
\$1,000,000+	4.7%

COLLIN COUNTY

\$0- \$99,999	0.5%
\$100,000- \$199,999	6.4%
\$200,000- \$299,999	31.8%
\$300,000- \$399,999	31.1%
\$400,000- \$499,999	15.4%
\$500,000- \$749,999	11.3%
\$750,000- \$999,999	2.4%
\$1,000,000+	1.2%

TARRANT COUNTY

\$0- \$99,999	4.6%
\$100,000- \$199,999	37.5%
\$200,000- \$299,999	32.3%
\$300,000- \$399,999	12.9%
\$400,000- \$499,999	5.2%
\$500,000- \$749,999	4.9%
\$750,000- \$999,999	1.5% •
\$1,000,000+	1.0%

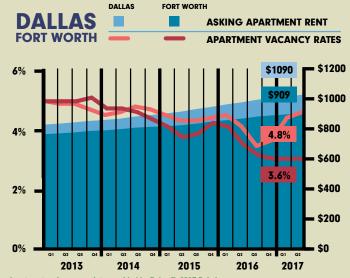
\$59,946 Median Household Income Dallas-Fort Worth-Arlington ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 22.5% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS









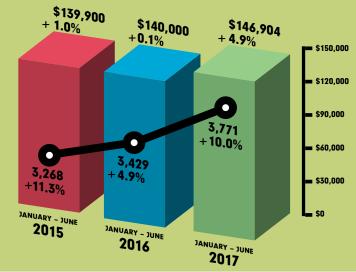
Texas Association of Realtors

REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
EI Paso

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$146,904

4.9% from 2016 YTD

ACTIVE LISTINGS

3,456

3.8% from 2016 YTD

AVERAGE DAYS ON MARKET

2 days from 2016 YTD

MONTHS OF INVENTORY

HOMES SOLD

10.0% from 2016 YTD

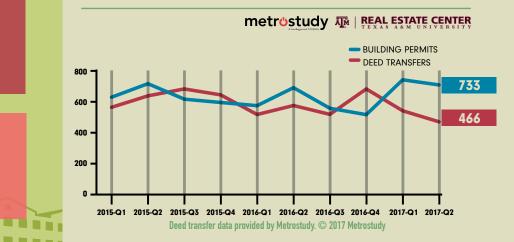
5.6

0.6 months from June 2016

PRICE PER SQ FT.

\$88
4.0% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE EL PASO



PRICE CLASS DISTRIBUTION

EL PASO MSA

		1,1074
\$0- \$99,999	18.0%	
\$100,000- \$199,999	61.3%	
\$200,000- \$299,999	15.6%	
\$300,000- \$399,999		3.2%
\$400,000- \$499,999		0.9%
\$500,000- \$749,999		0.7%
\$750,000- \$999,999		0.2%
\$1,000,000+		0.1%

EL PASO COUNTY

\$0- \$99,999	17.9%
\$100,000- \$199,999	61.4%
\$200,000- \$299,999	15.6%
\$300,000- \$399,999	3.2%
\$400,000- \$499,999	0.9%
\$500,000- \$749,999	0.7%
\$750,000- \$999,999	0.2%
\$1,000,000+	0.1%

TEXAS

\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$41,578

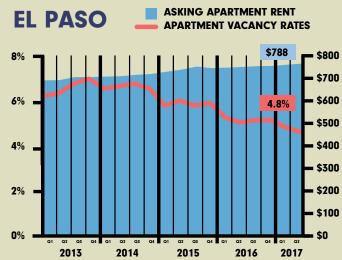
Median Household Income El Paso

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 0.8% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS







REAL January-June 2017 Midyear Review

2017

BY THE NUMBERS

Houston-The Woodlands-Sugar Land

\$229,000

💠 5.1% from 2016 YTD

ACTIVE LISTINGS

25,436

11.1% from 2016 YTD

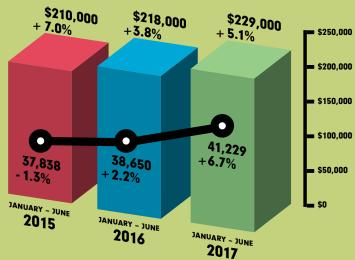
AVERAGE DAYS ON MARKET

30

1 day from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





6.7% from 2016 YTD

HOMES SOLD

MONTHS OF INVENTORY

4.3

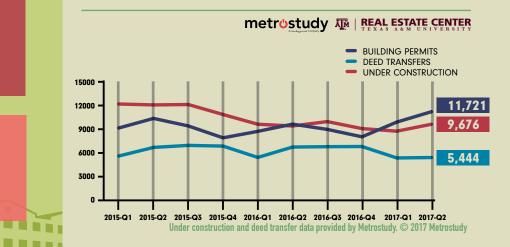
0.5 months from June 2016

PRICE PER SQ FT.

\$ 121

5.2% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE HOUSTON-THE WOODLANDS-SUGAR LAND



PRICE CLASS DISTRIBUTION

HOUSTON-THE WOODLANDS-SUGAR LAND MSA

\$0- \$99,999	6.2%
\$100,000- \$199,999	33.7%
\$200,000- \$299,999	28.8%
\$300,000- \$399,999	15.2%
\$400,000- \$499,999	6.9%
\$500,000- \$749,999	5.7%
\$750,000- \$999,999	1.7%
\$1,000,000+	1.9% ■

FORT BEND COUNTY

\$0- \$99,999	1.1%
\$100,000- \$199,999	20.0%
\$200,000- \$299,999	35.7%
\$300,000- \$399,999	23.1%
\$400,000- \$499,999	11.0%
\$500,000- \$749,999	7.6%
\$750,000- \$999,999	1.0%
\$1,000,000+	0.6%

MONTGOMERY COUNTY

\$0- \$99,999	4.8%
\$100,000- \$199,999	27.8%
\$200,000- \$299,999	33.1%
\$300,000- \$399,999	16.7%
\$400,000- \$499,999	8.2%
\$500,000- \$749,999	6.6%
\$750,000- \$999,999	1.7%
\$1,000,000+	1.3% ■

HARRIS COUNTY

\$0- \$99,999	7.1%
\$100,000- \$199,999	39.0%
\$200,000- \$299,999	24.9%
\$300,000- \$399,999	12.7%
\$400,000- \$499,999	5.9%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	2.1%
\$1,000,000+	2.7%■

\$59,649 Median Household Income Houston-The Woodlands-**Sugar Land** ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 11.0% since 2014

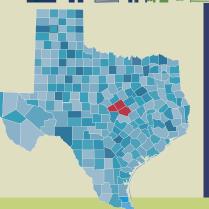
APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS









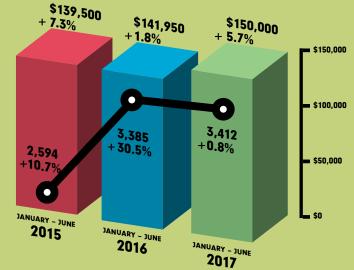
Texas Association of Realtors

REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
Killeen-Temple

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$150,000 ↑ 5.7% from 2016 YTD

3.7% IIUIII 2010 TID

ACTIVE LISTINGS

2,153

1.3% from 2016 YTD

AVERAGE DAYS ON MARKET

68

7 days from 2016 YTD

HOMES SOLD

3,412

0.8% from 2016 YTD

MONTHS OF INVENTORY

3.7

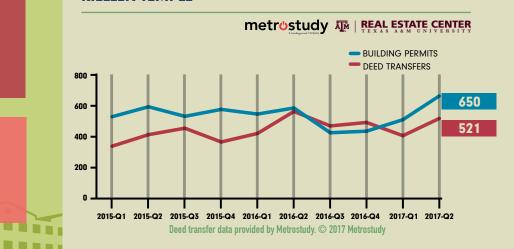
0.3 months from June 2016

PRICE PER SQ FT.

\$84

4.6% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE KILLEEN-TEMPLE



PRICE CLASS DISTRIBUTION

KILLEEN-TEMPLE MSA

23.4%
51.1%
17.2%
5.3%
2.1%
0.9%
0.1%
0.0%

BELL COUNTY

21.4%
52.0%
17.4%
5.9%
2.3%
1.0%
0.1%
0.0%

LAMPASAS COUNTY

\$0- \$99,999	17.5%
\$100,000- \$199,999	43.7%
\$200,000- \$299,999	31.9%
\$300,000- \$399,999	5.6%
\$400,000- \$499,999	1.3%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

CORYELL COUNTY

37.4%
48.3%
10.9%
1.4%
1.4%
0.5%
0.0%
0.2%

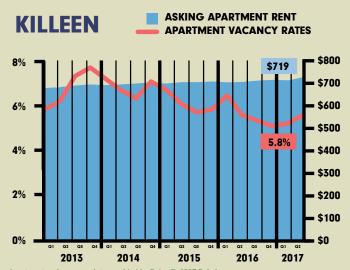
\$50,288 Median Household Income Killeen-Temple ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 8.1% since 2014

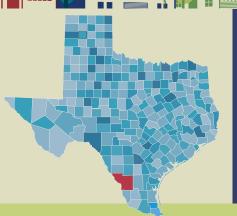
APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS





LAREDO



Texas Association of Realtors

January-June

January-June

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



MEDIAN PRICE 55,000

1.9% from 2016 YTD

ACTIVE LISTINGS

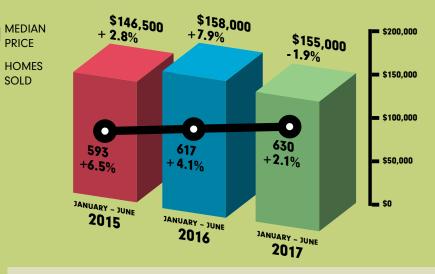
1.8% from 2016 YTD

AVERAGE DAYS ON MARKET

6 days from 2016 YTD

HOMES SOLD

2.1% from 2016 YTD

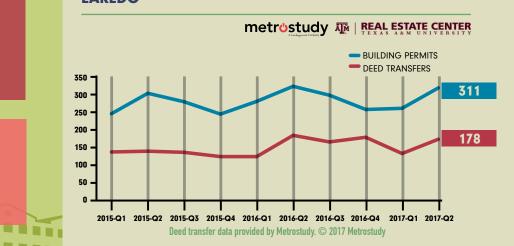


MONTHS OF INVENTORY

0.3 months from

PRICE PER SQ FT 0.5% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE LAREDO



Texas Association of Realtors*

PRICE CLASS DISTRIBUTION

		LAREDO MSA
\$0- \$99,999		11.9%
\$100,000- \$199,999	60.5%	
\$200,000- \$299,999		22.8%
\$300,000- \$399,999		3.4%
\$400,000- \$499,999		0.8%
\$500,000- \$749,999		0.6%
\$750,000- \$999,999		0.0%
\$1,000,000+		0.0%

	TEXAS
\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

WEBB COUNTY

\$0- \$99,999	11.9%	
\$100,000- \$199,999	60.5%	
\$200,000- \$299,999	22.8%	
\$300,000- \$399,999	3.4%	
\$400,000- \$499,999	0.8%	ı
\$500,000- \$749,999	0.6%	ì
\$750,000- \$999,999	0.0%	
\$1,000,000+	0.0%	

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$38,862

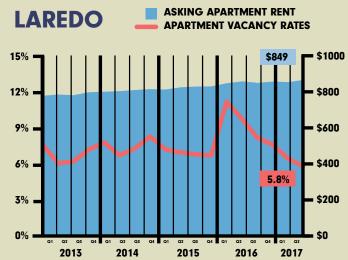
Median Household Income Laredo

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 3.5% since 2014

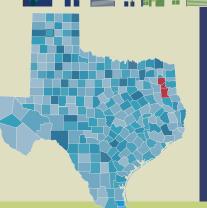
APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS









Texas Association of Realtors

January-June

January-June Longview

MEDIAN PRICE

\$139,900

3.5% from 2016 YTD

AVERAGE DAYS ON MARKET

2 days from 2016 YTD

HOMES SOLD

10.7% from 2016 YTD

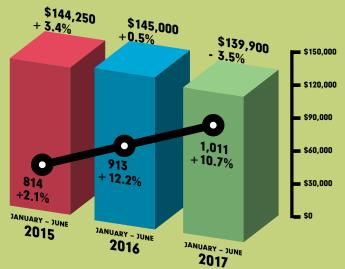
MONTHS OF INVENTORY

1.0 months from

PRICE PER SQ FT. 3.5% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





NEW CONSTRUCTION HISTORY | JANUARY - JUNE LONGVIEW



Texas Association of Realtors®

PRICE CLASS DISTRIBUTION

LONGVIEW MSA

\$0- \$99,999	27.1%
\$100,000- \$199,999	51.0%
\$200,000- \$299,999	14.8%
\$300,000- \$399,999	4.4%
\$400,000- \$499,999	1.2%
\$500,000- \$749,999	1.3%
\$750,000- \$999,999	0.1%
\$1,000,000+	0.1%

GREGG COUNTY

\$0- \$99,999	21.5%
\$100,000- \$199,999	52.9%
\$200,000- \$299,999	18.0%
\$300,000- \$399,999	4.5%
\$400,000- \$499,999	1.5%
\$500,000- \$749,999	1.5%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.2%

UPSHUR COUNTY

\$0- \$99,999	31.0%
\$100,000- \$199,999	51.3%
\$200,000- \$299,999	12.7%
\$300,000- \$399,999	3.1%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	2.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

RUSK COUNTY

\$0- \$99,999	41.9%
\$100,000- \$199,999	44.1%
\$200,000- \$299,999	6.2%
\$300,000- \$399,999	5.6%
\$400,000- \$499,999	1.7%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.6%
\$1,000,000+	0.0%

\$47,066 Median Household Income Longview

ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has increased 0.3% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



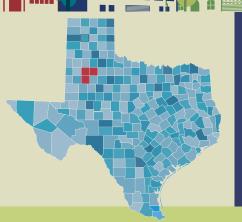


PRICE

HOMES

SOLD

LUBBOCK



Texas Association of Realtors

January-June

January-June

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE

Lubbock

MEDIAN PRICE **55,000** 4.0% from 2016 YTD

ACTIVE LISTINGS

0.1% from 2016 YTD

AVERAGE DAYS ON MARKET

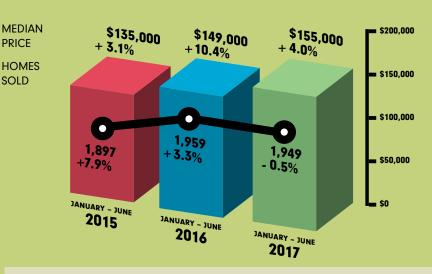
2 days from 2016 YTD

MONTHS OF INVENTORY

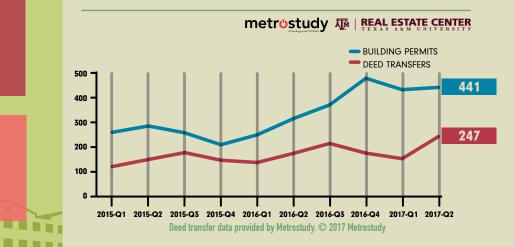
HOMES SOLD

0.1 months from

PRICE PER SQ FT. 5.2% from 2016 YTD



NEW CONSTRUCTION HISTORY | JANUARY - JUNE LUBBOCK



Texas Association of Realtors*

PRICE CLASS DISTRIBUTION

TEXAS

9.6%

6.8% 6.8% 5.5% 1.5% 1.4%

7.9%

LUBBOCK MSA

\$0- \$99,999	17.2%
\$100,000- \$199,999	54.4%
\$200,000- \$299,999	18.1%
\$300,000- \$399,999	6.5%
\$400,000- \$499,999	2.4%
\$500,000- \$749,999	1.2%
\$750,000- \$999,999	0.3%
\$1,000,000+	0.0%

\$0- \$99,999	
\$100,000- \$199,999	32
\$200,000- \$299,999	2
\$300,000- \$399,999	
\$400,000- \$499,999	
\$500,000- \$749,999	
\$750,000- \$999,999	
\$1,000,000+	

LUBBOCK COUNTY

\$0- \$99,999	16.3%	
\$100,000- \$199,999	54.9%	
\$200,000- \$299,999	18.3%	
\$300,000- \$399,999	6.6%	
\$400,000- \$499,999	2.4%	
\$500,000- \$749,999	1.3%	
\$750,000- \$999,999	0.3%	ī
\$1,000,000+	0.0%	,

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$45,807

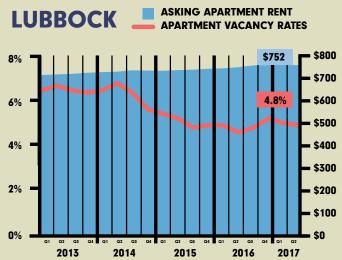
Median Household Income Lubbock

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 6.7% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



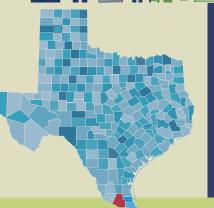


MEDIAN

PRICE

HOMES

SOLD



Texas Association of Realtors

January-June

January-June BY THE NUMBERS

McAllen-Edinburg-Mission

MEDIAN PRICE 37,000 5.4% from 2016 YTD

ACTIVE LISTINGS

3.9% from 2016 YTD

AVERAGE DAYS ON MARKET

6 days from 2016 YTD

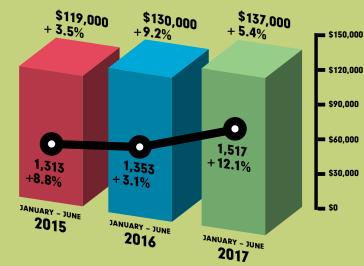
HOMES SOLD 12.1% from 2016 YTD

MONTHS OF INVENTORY

0.8 months from

PRICE PER SQ FT 4.3% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



NEW CONSTRUCTION HISTORY | JANUARY - JUNE MCALLEN-EDINBURG-MISSION



Texas Association of Realtors*

PRICE CLASS DISTRIBUTION

MCALLEN-EDINBURG-MISSION MSA

\$0- \$99,999	25.6%
\$100,000- \$199,999	54.8%
\$200,000- \$299,999	14.8%
\$300,000- \$399,999	2.7%
\$400,000- \$499,999	1.1%
\$500,000- \$749,999	0.8%
\$750,000- \$999,999	0.3%
\$1,000,000+	0.0%

TEXAS	
9.6%	
32.9%	
27.9%	
14.3%	
6.8%	
5.5%	
1.5%	
1.4%	

HIDALGO COUNTY

\$0- \$99,999	25.6%
\$100,000- \$199,999	54.8%
\$200,000- \$299,999	14.8%
\$300,000- \$399,999	2.7%
\$400,000- \$499,999	1.1%
\$500,000- \$749,999	0.8%
\$750,000- \$999,999	0.3%
\$1,000,000+	0.0%

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$34,782

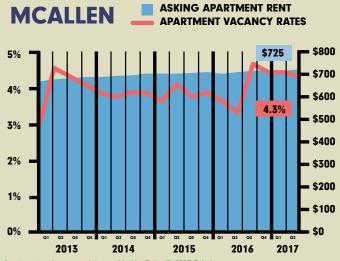
Median Household Income McAllen-Edinburg-Mission

ACCORDING TO THE U.S. CENSUS BUREAU

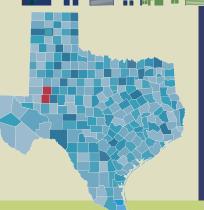
The availability of homes priced under \$200,000 has decreased 5.6% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS







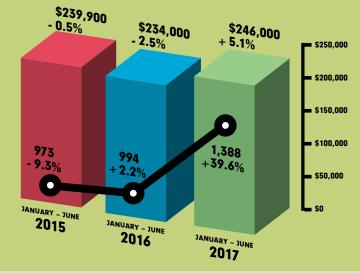
Texas Association of Realtors

REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
Midland

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$246,000

5.1% from 2016 YTD

ACTIVE LISTINGS

484

26.8% from 2016 YTD

AVERAGE DAYS ON MARKET

54

2 days from 2016 YTD

HOMES SOLD

1,388

39.6% from 2016 YTD

MONTHS OF INVENTORY

2.7

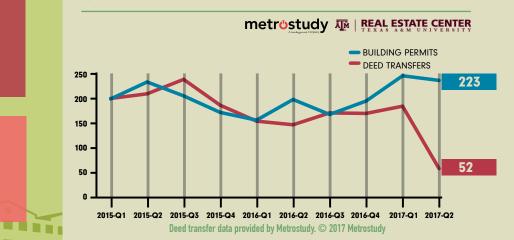
1.3 months from June 2016

PRICE PER SQ FT.

\$ 123

\$ 3.4% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE MIDLAND



Texas Association of Realtors*

PRICE CLASS DISTRIBUTION

MIDLAND MSA

\$0-\$99,999 4.9% \$100,000-\$199,999 28.0% \$200,000 - \$299,999 32.5% 17.8% \$300,000-\$399,999 8.5% \$400.000-\$499.999 \$500,000-\$749,999 5.4% \$750,000-\$999,999 2.1% \$1.000.000+ 0.8%

MIDLAND COUNTY

\$0- \$99,999	5.0%
\$100,000- \$199,999	27.9%
\$200,000- \$299,999	32.4%
\$300,000- \$399,999	18.0%
\$400,000- \$499,999	8.5%
\$500,000- \$749,999	5.4%
\$750,000- \$999,999	2.1%
\$1,000,000+	0.8%

MARTIN COUNTY

\$0- \$99,999		0.0%
\$100,000- \$199,999	45.5%	
\$200,000- \$299,999	45.5%	
\$300,000- \$399,999		0.0%
\$400,000- \$499,999		9.1%
\$500,000- \$749,999		0.0%
\$750,000- \$999,999		0.0%
\$1,000,000+		0.0%

TEXAS

SO- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
3300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
5500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

\$68,470 Median Household Income

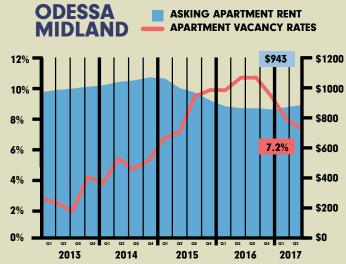
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 0.9% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS





ODESSA



Texas Association of Realtors

January-June

January-June Odessa

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE

lacksquare

551

0.7%

= \$200,000

\$150,000

\$100,000

\$50,000



547

8.2%

MEDIAN PRICE 70,000

2.4% from 2016 YTD

ACTIVE LISTINGS

5.4% from 2016 YTD

AVERAGE DAYS ON MARKET

12 days from 2016 YTD

HOMES SOLD 10.0% from 2016 YTD

MONTHS OF INVENTORY

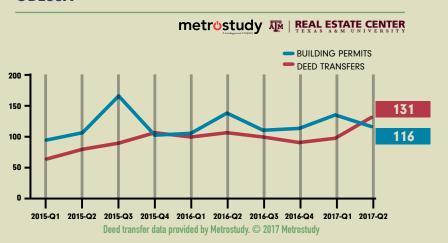
0.8 months from

PRICE PER SQ FT. 1.4% from 2016 YTD



606

+10.0%



\$1.000.000+

Texas Association of Realtors[®]

PRICE CLASS DISTRIBUTION

ODESSA MSA \$0-\$99,999 14.3% \$100,000-\$199,999 50.8% 26.4% \$200,000 - \$299,999 5 0% \$300,000-\$399,999 2.7% \$400.000-\$499.999 \$500,000-\$749,999 0.7% \$750,000-\$999,999 0.3% 0 0%

	TEXAS
\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

ECTOR COUNTY

\$0- \$99,999	14.3	%
\$100,000- \$199,999	50.8%	
\$200,000- \$299,999	26.4%	
\$300,000- \$399,999	į	5.0%
\$400,000- \$499,999		2.7%
\$500,000- \$749,999		0.7%
\$750,000- \$999,999		0.3%
\$1,000,000+		0.0%

The Real Estate Center at **Texas A&M University cites** \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$57,150

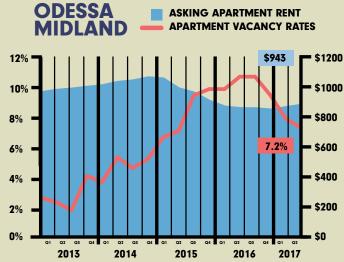
Median Household Income Odessa

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 2.6% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



Apartment and vacancy data provided by Reis. © 2017 Reis, Inc.



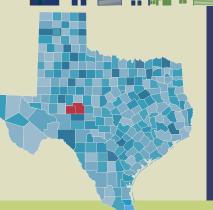


MEDIAN

PRICE

HOMES

SOLD



Texas Association of Realtors

REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
San Angelo

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE \$159,900 \$165,000



Unchanged from 2016

HOMES SOLD

0.9% from 2016 YTD

ACTIVE LISTINGS

497

3.3% from 2016 YTD

AVERAGE DAYS ON MARKET

7 days from 2016 YTD

MONTHS OF INVENTORY

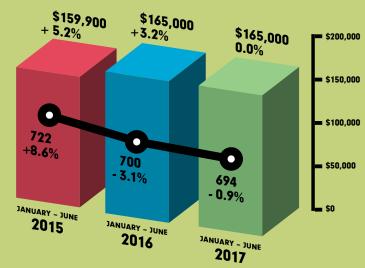
4.6

0.3 months from June 2016

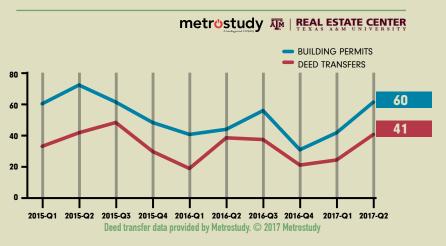
PRICE PER SQ FT.

\$ 9 9

1.3% from 2016 YTD



NEW CONSTRUCTION HISTORY | JANUARY - JUNE SAN ANGELO



PRICE CLASS DISTRIBUTION

SAN ANGELO MSA

\$0- \$99,999	16.3%
\$100,000- \$199,999	49.4%
\$200,000- \$299,999	22.8%
\$300,000- \$399,999	6.8%
\$400,000- \$499,999	1.7%
\$500,000- \$749,999	2.2%
\$750,000- \$999,999	0.4%
\$1,000,000+	0.3% ▮

IRION COUNTY

\$0- \$99,999	20.0%
\$100,000- \$199,999	46.7%
\$200,000- \$299,999	0.0%
\$300,000- \$399,999	20.0%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	13.3%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

TOM GREEN COUNTY

\$0- \$99,999	16.3%
\$100,000- \$199,999	49.5%
\$200,000- \$299,999	23.3%
\$300,000- \$399,999	6.5%
\$400,000- \$499,999	1.8%
\$500,000- \$749,999	1.9%
\$750,000- \$999,999	0.4%
\$1 000 000+	n 3 % ı

TEXAS

\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

\$46,887 Median Household Income San Angelo

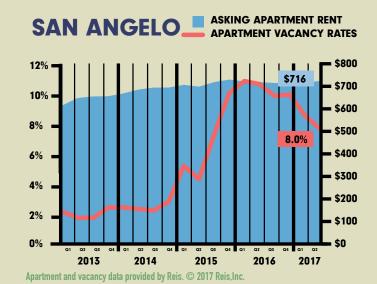
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 8.8% since 2014

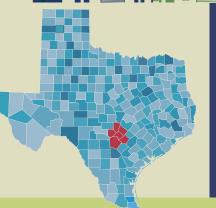
APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS





SOLD



Texas Association of Realtors

January-June

January-June BY THE NUMBERS **San Antonio-New Braunfels** **3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE**



MEDIAN PRICE 0,000

5.0% from 2016 YTD

ACTIVE LISTINGS

4.4% from 2016 YTD

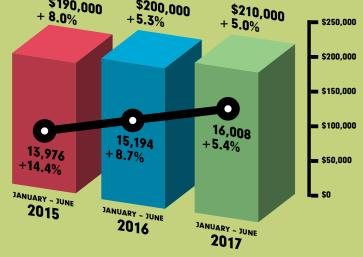
AVERAGE DAYS ON MARKET

2 days from 2016 YTD

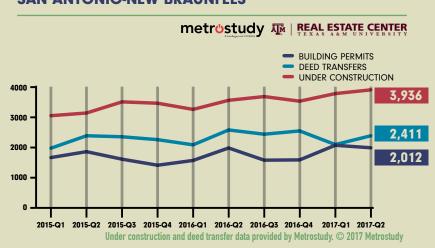
HOMES SOLD 5.4% from 2016 YTD

MONTHS OF INVENTORY

PRICE PER SQ FT 6.2% from 2016 YTD



NEW CONSTRUCTION HISTORY | JANUARY - JUNE SAN ANTONIO-NEW BRAUNFELS





PRICE CLASS DISTRIBUTION

SAN ANTONIO-NEW BRAUNFELS MSA

\$0- \$99,999	7.2%
\$100,000- \$199,999	38.9%
\$200,000- \$299,999	30.4%
\$300,000- \$399,999	12.6%
\$400,000- \$499,999	5.9%
\$500,000- \$749,999	3.7%
\$750,000- \$999,999	0.9%
\$1,000,000+	0.5% ▮

BEXAR COUNTY

\$0- \$99,999	7.9%
\$100,000- \$199,999	43.3%
\$200,000- \$299,999	28.3%
\$300,000- \$399,999	11.4%
\$400,000- \$499,999	4.9%
\$500,000- \$749,999	3.0%
\$750,000- \$999,999	0.8%
\$1,000,000+	0.5%

GUADALUPE COUNTY

\$0- \$99,999	4.2%
\$100,000- \$199,999	35.6%
\$200,000- \$299,999	45.5%
\$300,000- \$399,999	11.2%
\$400,000- \$499,999	2.0%
\$500,000- \$749,999	1.2%
\$750,000- \$999,999	0.2%
\$1,000,000+	0.1%

COMAL COUNTY

\$0- \$99,999	2.1%
\$100,000- \$199,999	21.4%
\$200,000- \$299,999	34.3%
\$300,000- \$399,999	18.5%
\$400,000- \$499,999	13.7%
\$500,000- \$749,999	8.5%
\$750,000- \$999,999	1.0%
\$1,000,000+	0.5%

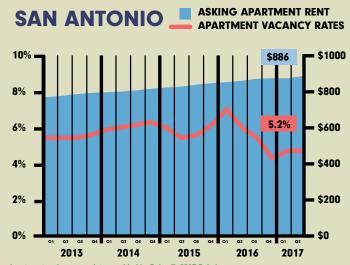
\$53,122 Median Household Income San Antonio-New Braunfels ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 13.6% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS









REAL January-June 2017 Midyear Review

2017
BY THE NUMBERS

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE

Sherman-Denison

MEDIAN PRICE

\$155,000

11.9% from 2016 YTD

ACTIVE LISTINGS

555

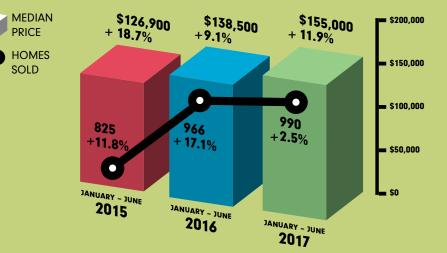
AVERAGE DAYS ON MARKET

11 days from 2016 YTD

HOMES SOLD

990

2.5% from 2016 YTD



MONTHS OF INVENTORY

3.9

0.2 months from June 2016

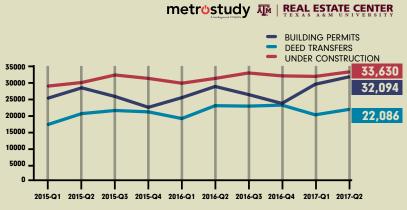
PRICE PER SQ FT.

\$94

12.0% from 2016 YTD

. . .

NEW CONSTRUCTION HISTORY | JANUARY - JUNE TEXAS



Under construction and deed transfer data provided by Metrostudy. © 2017 Metrostudy

Texas Association of Realtors[®]

PRICE CLASS DISTRIBUTION

TEXAS

9.6%

14.3% 6.8% 5.5% 1.5% 1.4%

SHERMAN-DENISON MSA

\$0- \$99,999	26.4%
\$100,000- \$199,999	39.0%
\$200,000- \$299,999	21.4%
\$300,000- \$399,999	7.7%
\$400,000- \$499,999	2.5%
\$500,000- \$749,999	2.1%
\$750,000- \$999,999	0.4%
\$1,000,000+	0.4%

	IEAA
\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

GRAYSON COUNTY

\$0- \$99,999	26.4%
\$100,000- \$199,999	39.0%
\$200,000- \$299,999	21.4%
\$300,000- \$399,999	7.7%
\$400,000- \$499,999	2.5%
\$500,000- \$749,999	2.1%
\$750,000- \$999,999	0.4%
\$1,000,000+	0.4%

The Real Estate Center at **Texas A&M University cites** \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$47,952

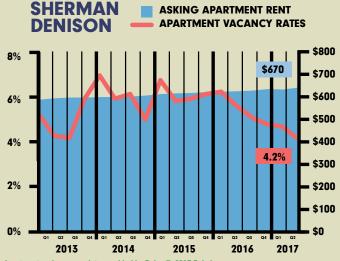
Median Household Income Sherman-Denison

ACCORDING TO THE U.S. CENSUS BUREAU

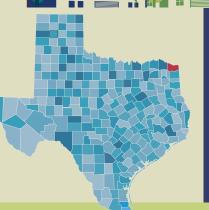
The availability of homes priced under \$200,000 has decreased 13.3% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS







January-June

January-June

Texarkana

MEDIAN PRICE **\$137,500**

9.9% from 2016 YTD

ACTIVE LISTINGS

39.7% from 2016 YTD

AVERAGE DAYS ON MARKET

7 days from 2016 YTD

HOMES SOLD

Unchanged from 2016

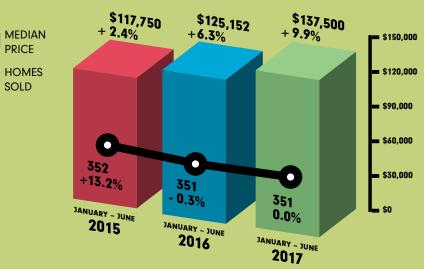


MONTHS OF INVENTORY

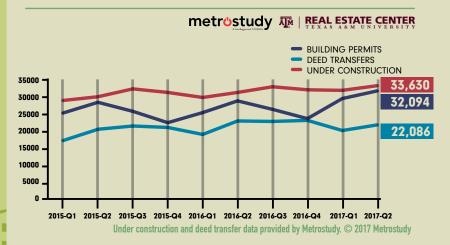
5.1 months from

PRICE PER SQ FT 6.9% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE

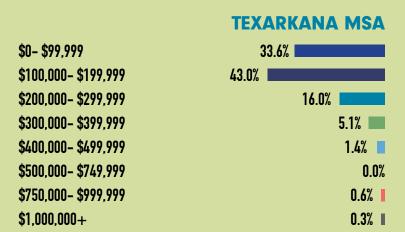


NEW CONSTRUCTION HISTORY | JANUARY - JUNE TEXAS





PRICE CLASS DISTRIBUTION





BOWIE COUNTY

\$0- \$99,999	33.6%	
\$100,000- \$199,999	43.0%	
\$200,000- \$299,999	16.0%	
\$300,000- \$399,999	5.1%	
\$400,000- \$499,999	1.4%	
\$500,000- \$749,999	0.0%	
\$750,000- \$999,999	0.6%	
\$1,000,000+	0.3%	

\$0- \$99,999 \$100,000- \$199,999 \$200,000- \$299,999 \$300,000- \$399,999 \$400,000- \$499,999 \$500,000- \$749,999

\$750,000-\$999,999

\$1.000,000+

9.6%

32.9%

27.9%

14.3%

6.8%

5.5%

1.5%

1.4%

TEXAS

\$41,206

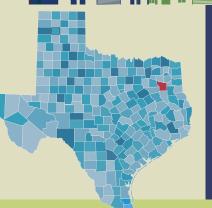
Median Household Income Texarkana

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 6.3% since 2014

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.



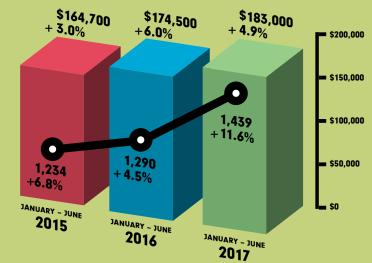


REAL January-June 2017 Midyear Review

January-June 2017
BY THE NUMBERS

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$183,000

4.9% from 2016 YTD

ACTIVE LISTINGS

1,055

10.9% from 2016 YTD

AVERAGE DAYS ON MARKET

, 4 days from 2016 YTD

1,459

HOMES SOLD

11.6% from 2016 YTD

MONTHS OF INVENTORY

4.9

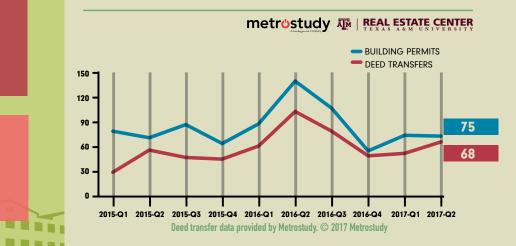
0.3 months from June 2016

PRICE PER SQ FT.

\$ 101

5.9% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE TYLER



PRICE CLASS DISTRIBUTION



	TEXAS
\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

SMITH COUNTY

SO- \$99,99 9	11.6%
\$100,000- \$199,999	46.1%
S200,000- \$299,999	24.8%
300,000- \$399,999	9.3%
6400,000- \$499,999	4.3%
5500,000- \$749,999	2.7%
3750,000 - \$999,999	0.8%
31,000,000+	0.4%

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$46,929

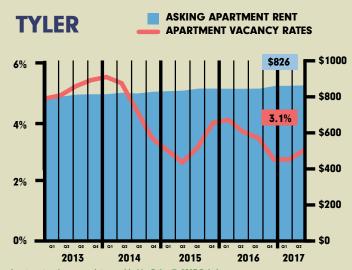
Median Household Income
Tyler

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 8.7% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



Apartment and vacancy data provided by Reis. © 2017 Reis, Inc.





MEDIAN

PRICE

HOMES

SOLD



Texas Association of Realtors

January-June

January-June

Victoria

MEDIAN PRICE 59,950

3.6% from 2016 YTD

ACTIVE LISTINGS

13.6% from 2016 YTD

AVERAGE DAYS ON MARKET

19 days from 2016 YTD

HOMES SOLD

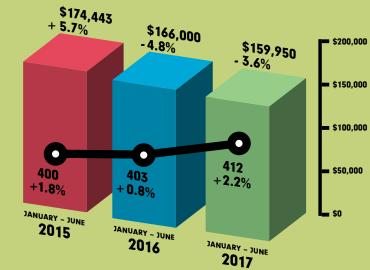
2.2% from 2016 YTD

MONTHS OF INVENTORY

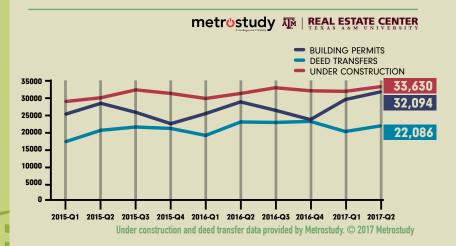
0.8 months from

PRICE PER SQ FT 4.1% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



NEW CONSTRUCTION HISTORY | JANUARY - JUNE TEXAS



PRICE CLASS DISTRIBUTION

VICTORIA MSA

\$0- \$99,999		18.7%	
\$100,000- \$199,999	51.9%		
\$200,000- \$299,999		22.8%	
\$300,000- \$399,999			3.4%
\$400,000- \$499,999			2.9%
\$500,000- \$749,999			0.2%
\$750,000- \$999,999			0.0%
\$1,000,000+			0.0%

GOLIAD COUNTY

\$0- \$99,999		7.7%
\$100,000- \$199,999	76.9%	
\$200,000- \$299,999		7.7%
\$300,000- \$399,999		7.7%
\$400,000- \$499,999		0.0%
\$500,000- \$749,999		0.0%
\$750,000- \$999,999		0.0%
\$1,000,000+		0.0%

VICTORIA COUNTY

\$0- \$99,999	19.1%
\$100,000- \$199,999	51.1%
\$200,000- \$299,999	23.3%
\$300,000- \$399,999	3.3%
\$400,000- \$499,999	3.0%
\$500,000- \$749,999	0.3%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

TEXAS

0- \$99,999	9.6%
100,000- \$199,999	32.9%
200,000- \$299,999	27.9%
300,000- \$399,999	14.3%
400,000- \$499,999	6.8%
500,000- \$749,999	5.5%
750,000- \$999,999	1.5%
1,000,000+	1.4%

\$51,700 Median Household Income Victoria

ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has increased 0.9% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS

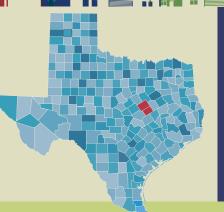


Apartment and vacancy data provided by Reis. © 2017 Reis,Inc.



PRICE

SOLD



Texas Association of Realtors

January-June

January-June Waco

MEDIAN PRICE 166,900 7.7% from 2016 YTD

HOMES SOLD 1.9% from 2016 YTD

AVERAGE DAYS ON MARKET

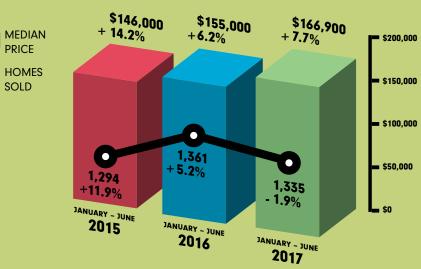
13 days from 2016 YTD

MONTHS OF INVENTORY

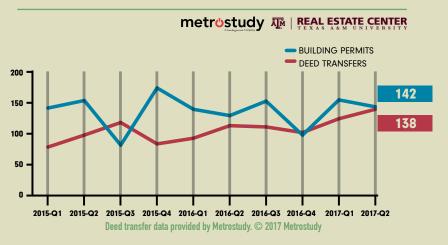
Unchanged from June 2016

PRICE PER SQ FT. 6.2% from 2016 YTD

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE



NEW CONSTRUCTION HISTORY | JANUARY - JUNE WACO



PRICE CLASS DISTRIBUTION

	WACO MSA
\$0- \$99,999	22.5%
\$100,000- \$199,999	43.2%
\$200,000- \$299,999	21.5%
\$300,000- \$399,999	7.3%
\$400,000- \$499,999	2.7%
\$500,000- \$749,999	2.1% ■
\$750,000- \$999,999	0.5%
\$1,000,000+	0.3%

	TEXAS
\$0- \$99,999	9.6%
\$100,000- \$199,999	32.9%
\$200,000- \$299,999	27.9%
\$300,000- \$399,999	14.3%
\$400,000- \$499,999	6.8%
\$500,000- \$749,999	5.5%
\$750,000- \$999,999	1.5%
\$1,000,000+	1.4%

MCLENNAN COUNTY

\$0- \$99,999	21.2%
\$100,000- \$199,999	43.8%
\$200,000- \$299,999	22.0%
\$300,000- \$399,999	7.3%
\$400,000- \$499,999	2.7%
\$500,000- \$749,999	2.2%
\$750,000- \$999,999	0.6%
\$1.000.000+	N 3% I

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

\$42,231

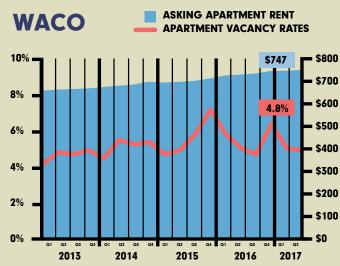
Median Household Income Waco

ACCORDING TO THE U.S. CENSUS BUREAU

The availability of homes priced under \$200,000 has decreased 13.7% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



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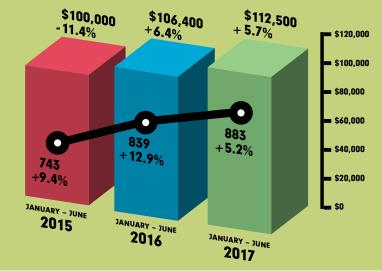


REAL January-June 2017 Midyear Review

January-June
2017
BY THE NUMBERS
Wichita Falls

3-YEAR COMPARISON | JANUARY - JUNE HOME SALES VOLUME VS. MEDIAN PRICE





MEDIAN PRICE \$112,500 ↑ 5.7% from 2016 YTD

HOMES SOLD

5.2% from 2016 YTD

ACTIVE LISTINGS

581

15.1% from 2016 YTD

AVERAGE DAYS ON MARKET

10 days from 2016 YTD

MONTHS OF INVENTORY

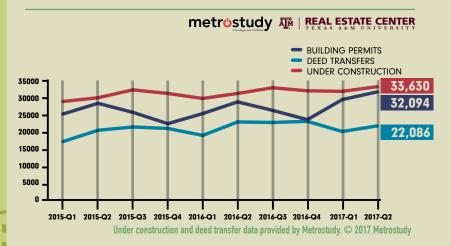
4.2

0.5 months from June 2016

PRICE PER SQ FT.

3.6% from 2016 YTD

NEW CONSTRUCTION HISTORY | JANUARY - JUNE TEXAS



TEXAS ASSOCIATION OF REALTORS®

PRICE CLASS DISTRIBUTION

WICHITA FALLS MSA

\$0- \$99,999	44.7%	
\$100,000- \$199,999	38.1%	
\$200,000- \$299,999	13.1%	
\$300,000- \$399,999	2.7%	
\$400,000- \$499,999	1.1	%
\$500,000- \$749,999	0.1	% I
\$750,000- \$999,999	0.1	%
\$1,000,000+	0.0	%

ARCHER COUNTY

\$0- \$99,999	38.5%
\$100,000- \$199,999	32.7%
\$200,000- \$299,999	15.4%
\$300,000- \$399,999	9.6%
\$400,000- \$499,999	1.9%
\$500,000- \$749,999	1.9%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

WICHITA COUNTY

\$0- \$99,999	44.6%
\$100,000- \$199,999	38.5%
\$200,000- \$299,999	13.2%
\$300,000- \$399,999	2.4%
\$400,000- \$499,999	1.2%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.1%
\$1,000,000+	በ በሂ

CLAY COUNTY

\$0- \$99,999	53.1%
\$100,000- \$199,999	38.8%
\$200,000- \$299,999	8.2%
\$300,000- \$399,999	0.0%
\$400,000- \$499,999	0.0%
\$500,000- \$749,999	0.0%
\$750,000- \$999,999	0.0%
\$1,000,000+	0.0%

\$46,277 Median Household Income Wichita Falls

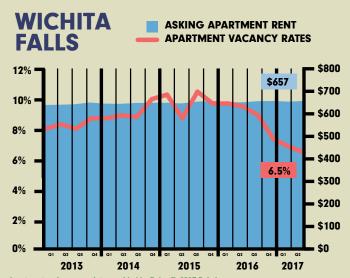
ACCORDING TO THE U.S. CENSUS BUREAU

The Real Estate Center at Texas A&M University cites \$150,000 as a typical budget threshold for entry-level and first-time homebuyers.

The availability of homes priced under \$200,000 has decreased 0.3% since 2014

APARTMENT RENT & VACANCY RATES

ACCORDING TO REIS REIS



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