

# AUSTIN MARKET REPORT

# AUS

MARKET INSIGHTS • 3Q19



**2.6%**

Austin Unemployment Rate



**3.2%**

Annualized Job Growth



**\$373,879**

Median New Home Price



**7.6%**

New Home Closings Up

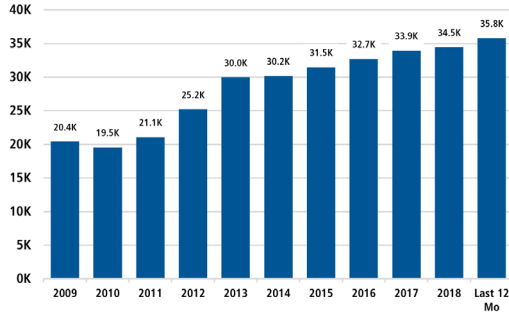


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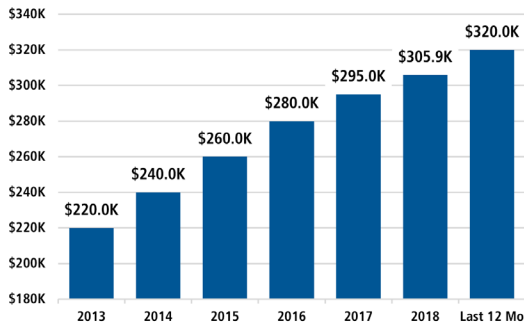
**NEW HOUSING TRENDS<sup>1</sup>**

**New & Existing Homes Sold**



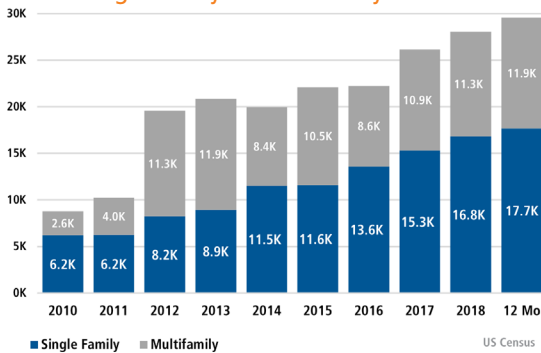
Texas A&M

**Median Price New & Existing Homes**



Texas A&M

**Single Family & Multi-Family Permits**



US Census

**ANNUALIZED NEW HOME STARTS**



Q3 2018  
**16,378**  
Q3 2019  
**17,562**

**7.2%** ▲

**ANNUALIZED NEW HOME CLOSINGS**

**7.6%** ▲

Q3 2018  
**16,273**  
Q3 2019  
**17,513**



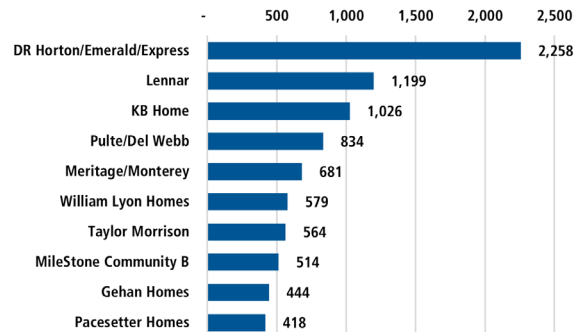
**AVERAGE NEW HOME PRICE**



Q3 2018  
**\$372,406**  
Q3 2019  
**\$373,879**

**0.4%** ▲

**Top 10 Builders by Closings - Last 12 Months**



MetroStudy

**MLS RESALE STATISTICS - SINGLE FAMILY HOMES<sup>2</sup>**

**CLOSED SALES LAST 12 MONTHS**

2018  
**34,824** → **▲ 2.8%** → 2019  
**35,790**

**MONTHS OF INVENTORY**

Sep 2018  
**2.9 mos** → **▼ -0.4 mos** → Sep 2019  
**2.5 mos**

**MEDIAN SALE PRICE**

Sep 2018  
**\$298,000** → **▲ 7.4%** → Sep 2019  
**\$320,000**

**12 MONTH SALES VOLUME**

2018  
**\$13.1B** → **▲ 5.7%** → 2019  
**\$13.9B**

**ECONOMIC TRENDS<sup>2</sup>**

UNEMPLOYMENT RATE

**AUSTIN**

Sep 2018	Sep 2019
2.9%	2.6%
▼ -0.3%	

**TEXAS**

Sep 2018	Sep 2019
3.7%	3.3%
▼ -0.4%	



TOTAL NONFARM EMPLOYMENT (in thousands)

**AUSTIN**

Sep 2018	Sep 2019
1,200.2	1,217.7
▲ 1.5%	

**TEXAS**

Sep 2018	Sep 2019
13,849.8	14,112.7
▲ 1.9%	



EMPLOYMENT GROWTH

**AUSTIN**

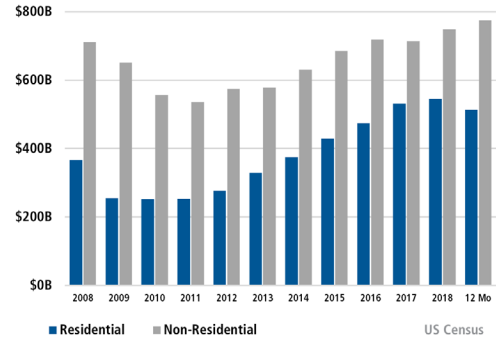
Annualized Employment Change
3.2%

**TEXAS**

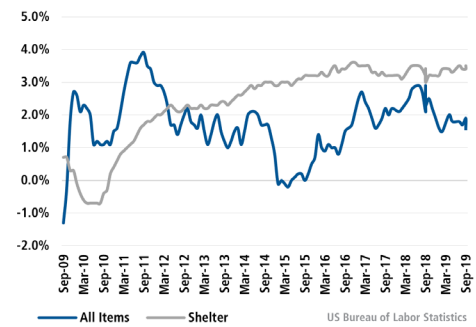
Annualized Employment Change
2.2%



US Construction Spending



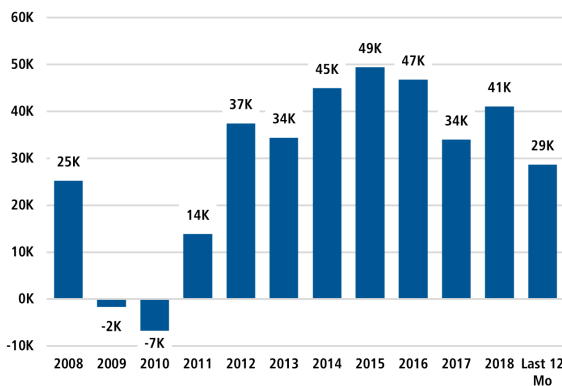
Consumer Price Index - Total CPI vs Shelter



Healthy YOY Employment Growth Seen In

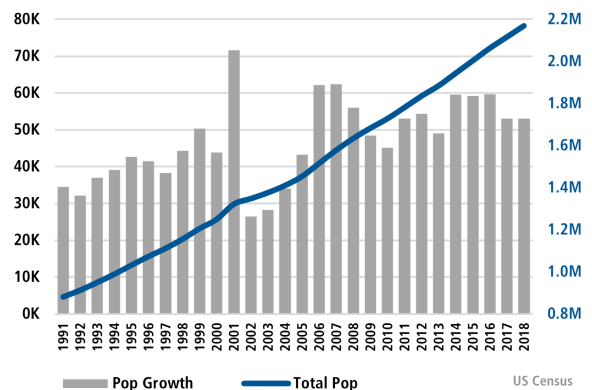
	Information	3.6%
	Personal Services	3.5%
	Trade, Transportation, and Utilities	2.9%
	Professional and Business Services	2.7%

Employment Growth



Bureau of Labor Statistics, average YOY monthly employment change.

Population Growth & Total Population



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