

AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS • 4Q19



2.4%

Austin Unemployment Rate



3.5%

Year over Year Job Growth



\$378,202

Median New Home Price



14.9%

New Home Closings Up

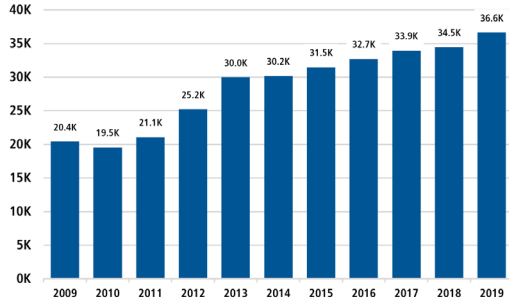


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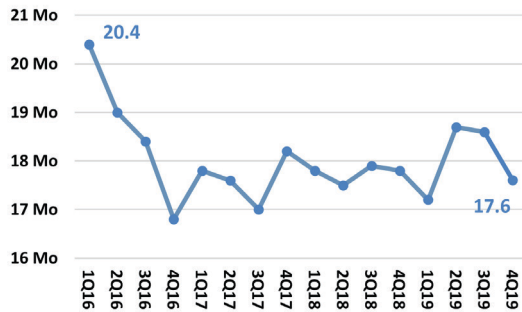
NEW HOUSING TRENDS¹

New & Existing Homes Sold



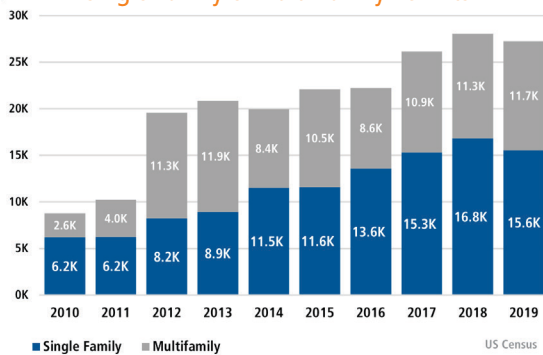
Texas A&M

Vacant Developed Lot Supply



MetroStudy

Single Family & Multi-Family Permits



US Census

ANNUALIZED NEW HOME STARTS



2018
16,485
2019
18,905

14.7% ▲

ANNUALIZED NEW HOME CLOSINGS

14.9% ▲

2018
16,284
2019
18,708



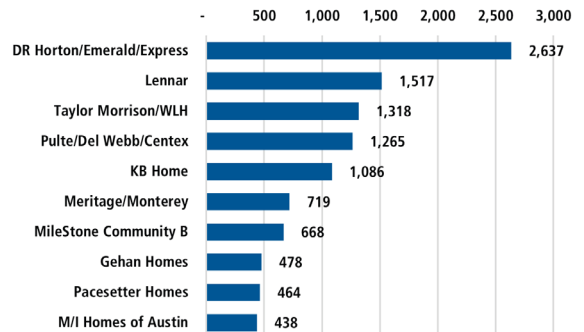
AVERAGE NEW HOME PRICE



Dec 2018
\$372,512
Dec 2019
\$378,202

1.5% ▲

Top 10 Builders by Closings - Last 12 Months



MetroStudy

MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

CLOSED SALES LAST 12 MONTHS

2018 **34,594** ▲ 5.9% 2019 **36,639**

MONTHS OF INVENTORY

Dec 2018 **2.2 mos** ▼ 0.4 mos Dec 2019 **1.8 mos**

MEDIAN SALE PRICE

Dec 2018 **\$300,000** ▲ 7.3% Dec 2019 **\$321,950**

12 MONTH SALES VOLUME

2018 **\$13.1B** ▲ 9.8% 2019 **\$14.4B**

ECONOMIC TRENDS²

UNEMPLOYMENT RATE

AUSTIN

Dec 2018	Dec 2019
2.7%	2.4%
▼ -0.3%	

TEXAS

Dec 2018	Dec 2019
3.6%	3.3%
▼ -0.3%	



TOTAL NONFARM EMPLOYMENT (in thousands)

AUSTIN

Dec 2018	Dec 2019
1,082.0	1,119.8
▲ 3.5%	

TEXAS

Dec 2018	Dec 2019
12,711.0	13,055.2
▲ 2.7%	



EMPLOYMENT GROWTH

AUSTIN

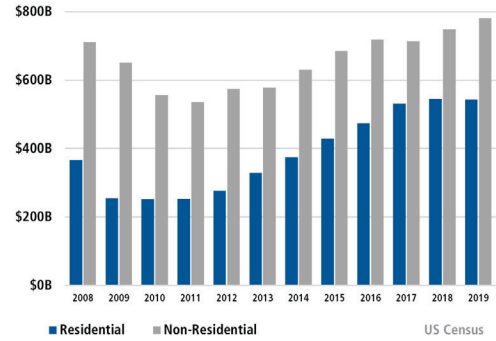
Annualized Employment Change*
2.5%

TEXAS

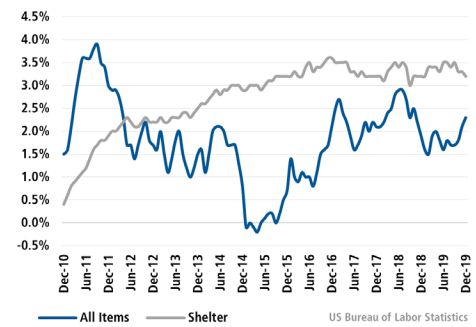
Annualized Employment Change*
1.9%



US Construction Spending



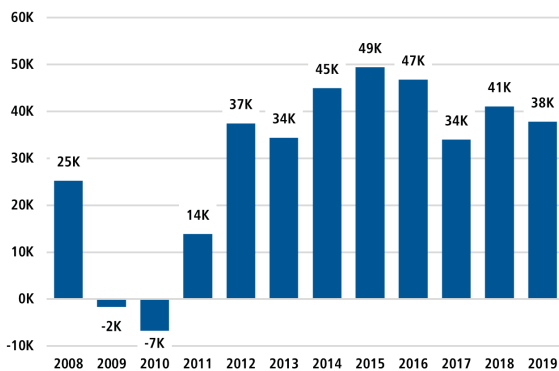
Consumer Price Index - Total CPI vs Shelter



Healthy YOY Employment Growth Seen In

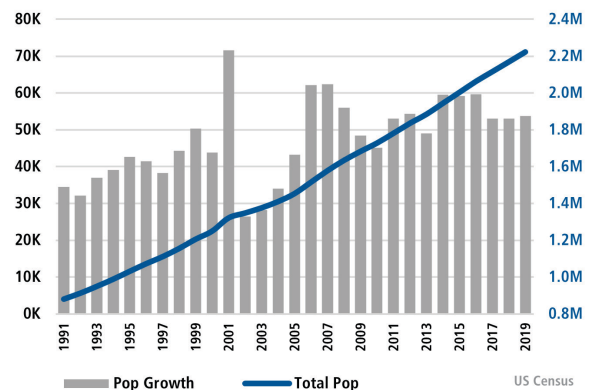
	Personal Services	8.4%
	Mining, Logging, and Construction	8.2%
	Leisure and Hospitality	6.1%
	Professional and Business Services	5.6%

Employment Growth



Bureau of Labor Statistics, average YOY monthly employment change.

Population Growth & Total Population



Sources: (2) US Bureau of Labor Statistics
*Seasonally Adjusted

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ROSEVILLE, CA
SAN DIEGO, CA
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