

# HOUSTON MARKET REPORT

# HOU

MARKET INSIGHTS • 4Q19



**3.6%**

Houston Unemployment Rate



**1.8%**

Annualized Job Growth



**\$347,370**

3Q19 Average New Home Price

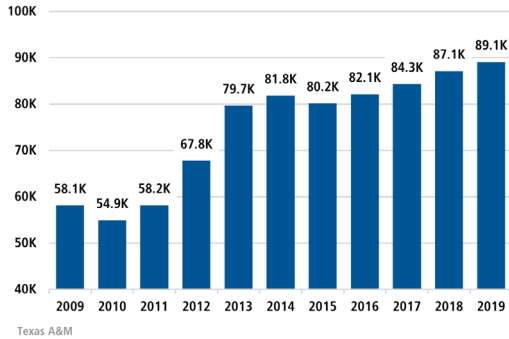


**9.5%**

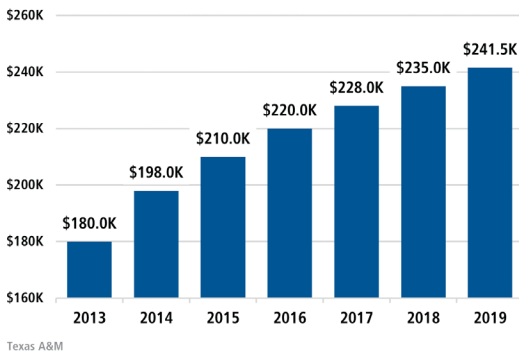
New Home Closings Up

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

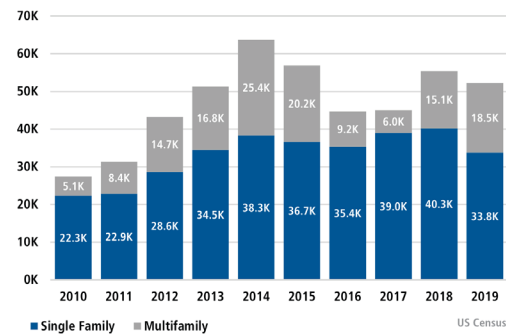
### New & Existing Homes Sold



### Median Price New & Existing Homes



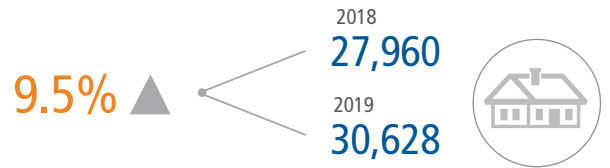
### Single Family & Multi-Family Permits



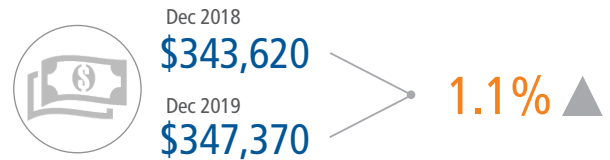
### ANNUALIZED NEW HOME STARTS



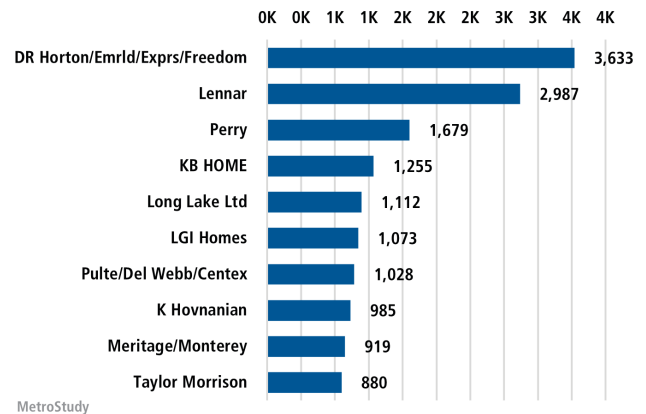
### ANNUALIZED NEW HOME CLOSINGS



### AVERAGE NEW HOME PRICE

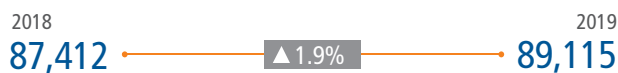


### Top 10 Builders by Closings - Last 12 months

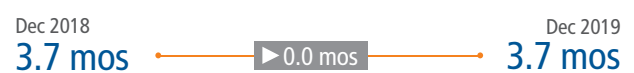


## MLS RESALE STATISTICS - SINGLE FAMILY HOMES<sup>2</sup>

### CLOSED SALES LAST 12 MONTHS



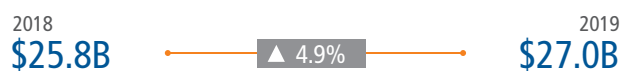
### MONTHS OF INVENTORY



### MEDIAN SALE PRICE



### 12 MONTH SALES VOLUME



## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE

#### HOUSTON

| Dec 2018 | Dec 2019 |
|----------|----------|
| 3.9%     | 3.6%     |
| ▼ -0.3%  |          |

#### TEXAS

| Dec 2018 | Dec 2019 |
|----------|----------|
| 3.6%     | 3.3%     |
| ▼ -0.3%  |          |



### TOTAL NONFARM EMPLOYMENT (in thousands)

#### HOUSTON

| Dec 2018 | Dec 2019 |
|----------|----------|
| 3,137.7  | 3,225.7  |
| ▲ 2.8%   |          |

#### TEXAS

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



### EMPLOYMENT GROWTH

#### HOUSTON

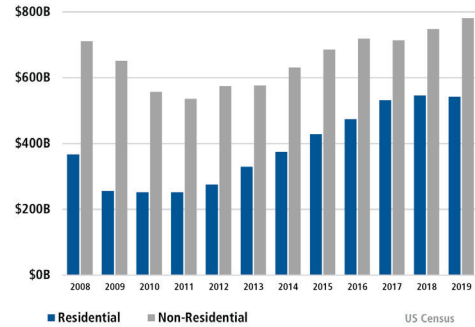
Annualized Employment Change\*  
**1.8%**

#### TEXAS

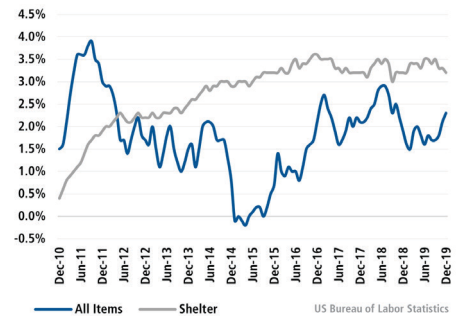
Annualized Employment Change\*  
**1.9%**



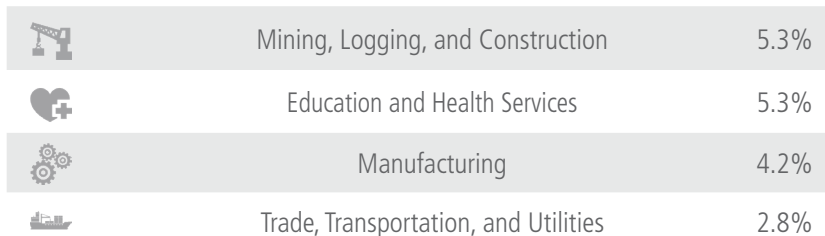
### US Construction Spending



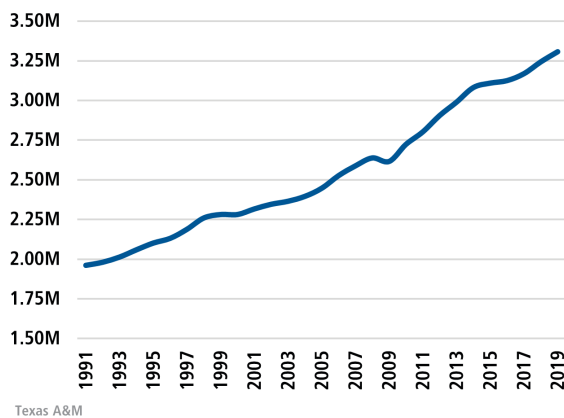
### Consumer Price Index - Total CPI vs Shelter



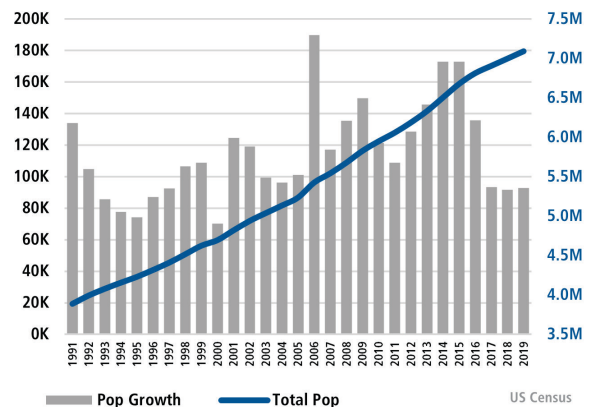
### Healthy YOY Employment Growth Seen In



### Employment Growth



### Population Growth & Total Population



Sources: (3) Bureau of Labor Statistics  
\*Seasonally Adjusted

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