



Housing Report for Austin-Round Rock

Spotlight on August 2017

Economic News

August MSA jobs increased from 997,800 to 1,018,900, according to the latest figures published by the Texas Workforce Commission. This marks a 2.11% year-over-year (YoY) increase compared with August 2016, a net increase of 21,100 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 3.75%.

In addition, the unemployment rate for August did not change from 2016.

Housing Update

Sales volume for single-unit residential housing increased 3.09% YoY from 3,267 to 3,368 transactions. Year-to-date sales reached a total of 23,565 closed listings. Dollar volume rose from \$1.15 billion to \$1.24 billion.

The average sales price rose 4.96% YoY from \$352,019 to \$369,467, while the average price per square foot subsequently rose from \$166 to \$176. Median price rose 4.08% YoY from \$283,434 to \$295,000, while the median price per square foot also rose from \$142 to \$149.

Months inventory for single-unit residential housing rose from 2.8 to 3.1 months supply, and days to sell rose from 79 to 80.

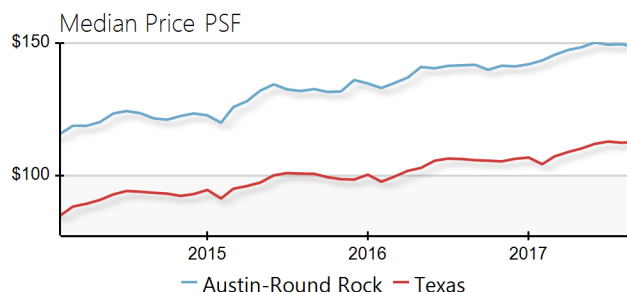
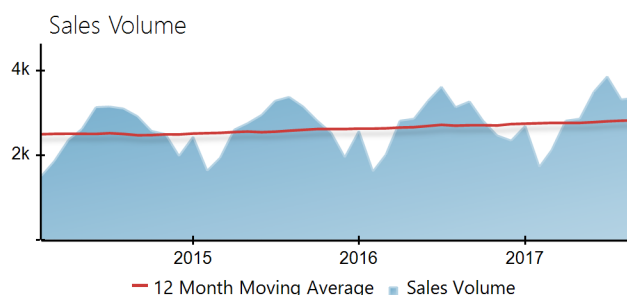
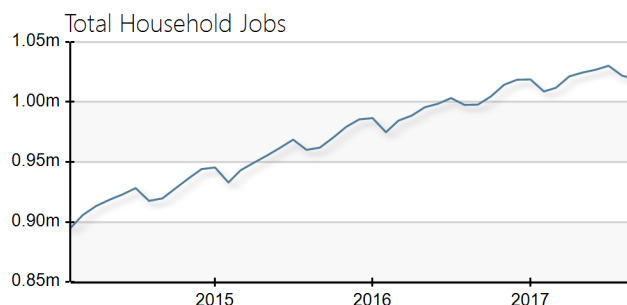


Table 1: Month Activity

	2017				2016	
	August	YoY %	YTD	YoY %	August	YoY %
Sales	3,368	3.09%	23,565	4.14%	3,267	3.68%
Dollar Volume	\$1,244,364,325	8.20%	\$8,717,011,656	11.37%	\$1,150,046,043	11.88%
Median Close Price	\$295,000	4.08%	\$295,000	5.36%	\$283,434	9.01%
New Listings	3,748	7.79%	33,180	8.60%	3,477	-2.66%
Active Listings	8,777	16.44%	7,445	16.38%	7,538	6.69%
Months Inventory	3.1	11.68%	3.1	11.68%	2.8	2.38%
Days to Sell*	80	1.27%	85	0.00%	79	5.33%
Average Price PSF	\$176	5.84%	\$176	6.24%	\$166	6.29%
Median Price PSF	\$149	4.78%	\$148	6.33%	\$142	6.93%
Median Square Feet	1,981	-0.90%	1,975	-0.85%	1,999	2.51%
Close to Original List Price	96.62%	-0.29%	97.14%	-0.33%	96.90%	-0.62%

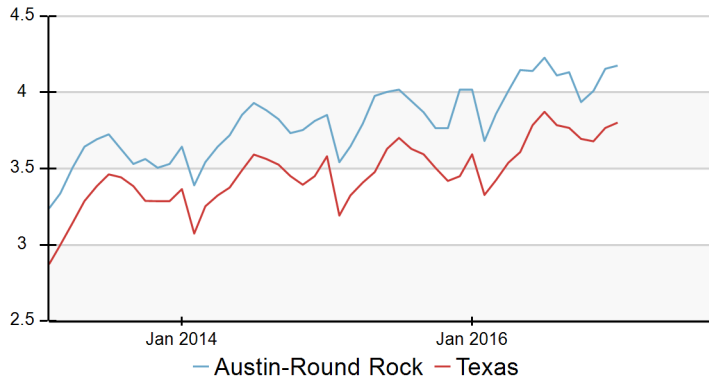
* Days to Sell = Days on Market + Days to Close

About the data used in this report

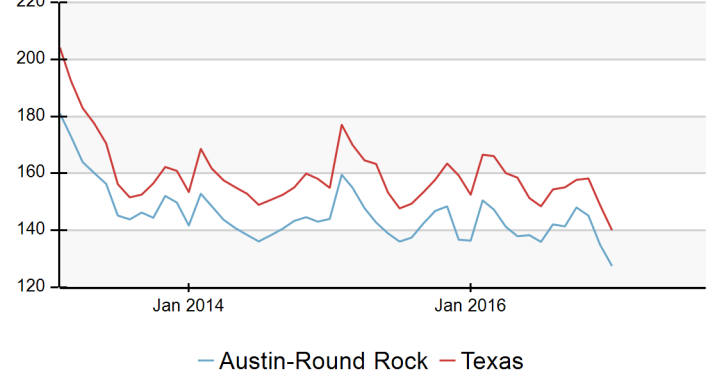
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Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

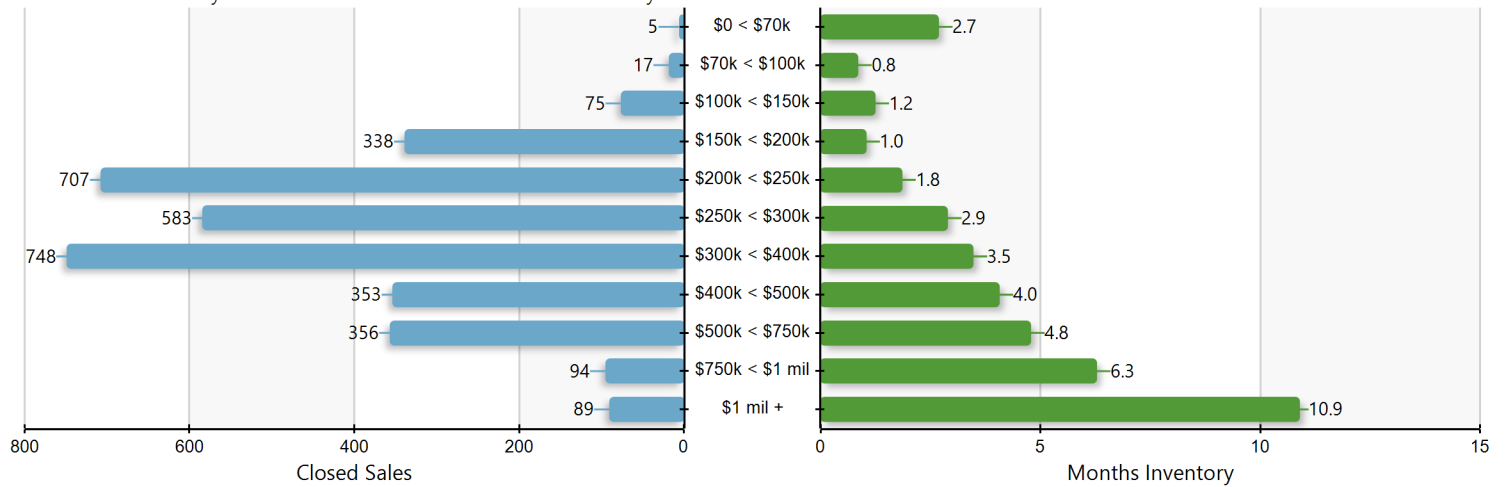


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	5	-28.57%	0.15%	\$67,000	1.52%	\$79	58.65%	20	2.7	820	1962
\$70k < \$100k	17	-32.00%	0.51%	\$83,975	-1.21%	\$111	16.21%	15	0.8	736	1982
\$100k < \$150k	75	-38.02%	2.23%	\$139,000	4.91%	\$128	7.46%	96	1.2	1,067	1984
\$150k < \$200k	338	-31.16%	10.04%	\$180,000	0.00%	\$130	5.94%	361	1.0	1,384	2001
\$200k < \$250k	707	11.69%	21.01%	\$225,000	0.45%	\$132	5.08%	1,045	1.9	1,691	2003
\$250k < \$300k	583	15.22%	17.33%	\$272,033	0.09%	\$137	1.09%	1,301	2.9	2,000	2006
\$300k < \$400k	748	20.26%	22.23%	\$345,000	0.00%	\$154	2.70%	2,047	3.5	2,205	2006
\$400k < \$500k	353	-2.22%	10.49%	\$440,000	-0.90%	\$164	1.79%	1,249	4.1	2,648	2005
\$500k < \$750k	356	7.55%	10.58%	\$585,000	-0.85%	\$201	5.57%	1,370	4.8	2,994	2004
\$750k < \$1 mil	94	-5.05%	2.79%	\$858,000	3.39%	\$273	9.73%	492	6.3	3,094	2001
\$1 mil +	89	25.35%	2.64%	\$1,307,000	1.71%	\$330	0.82%	781	11.0	4,062	2002

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 1.01% YoY from 2,964 to 2,994 transactions. Year-to-date sales reached a total of 20,864 closed listings. Dollar volume rose from \$1.07 billion to \$1.13 billion.

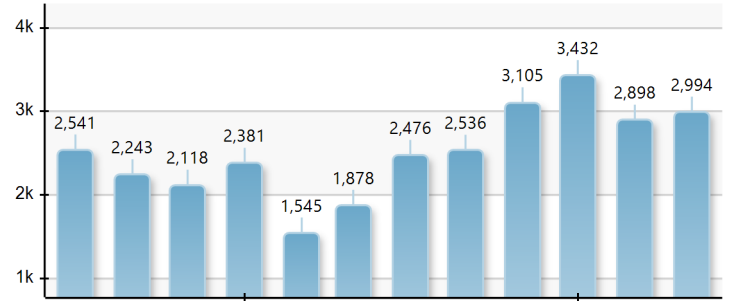
The average sales price rose 4.82% YoY from \$359,611 to \$376,942, while the average price per square foot subsequently rose from \$159 to \$167. Median price rose 4.03% YoY from \$288,389 to \$300,000, while the median price per square foot also rose from \$139 to \$145.

Months inventory for single-family homes rose from 2.7 to 3.1 months supply, and days to sell declined from 81 to 80.

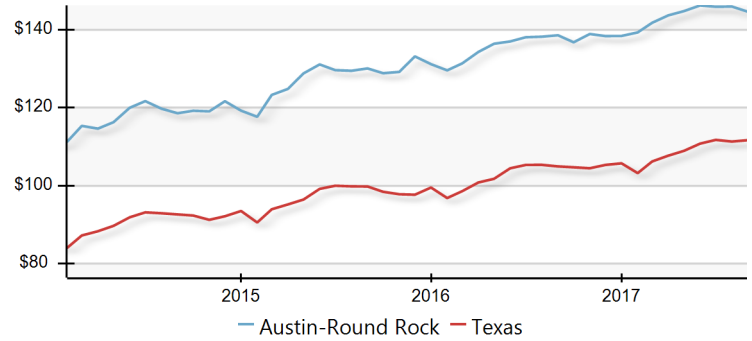
Table 3: Single-Family Activity

	Aug 2017	YoY %
Sales	2,994	1.01%
Dollar Volume	\$1,128,565,155	5.88%
Median Close Price	\$300,000	4.03%
New Listings	3,316	8.19%
Active Listings	7,781	16.13%
Months Inventory	3.1	12.72%
Days to Sell	80	-1.23%
Average Price PSF	\$167	5.17%
Median Price PSF	\$145	4.35%
Median Square Feet	2,081	-0.24%
Close to Original List Price	96.55%	-0.26%

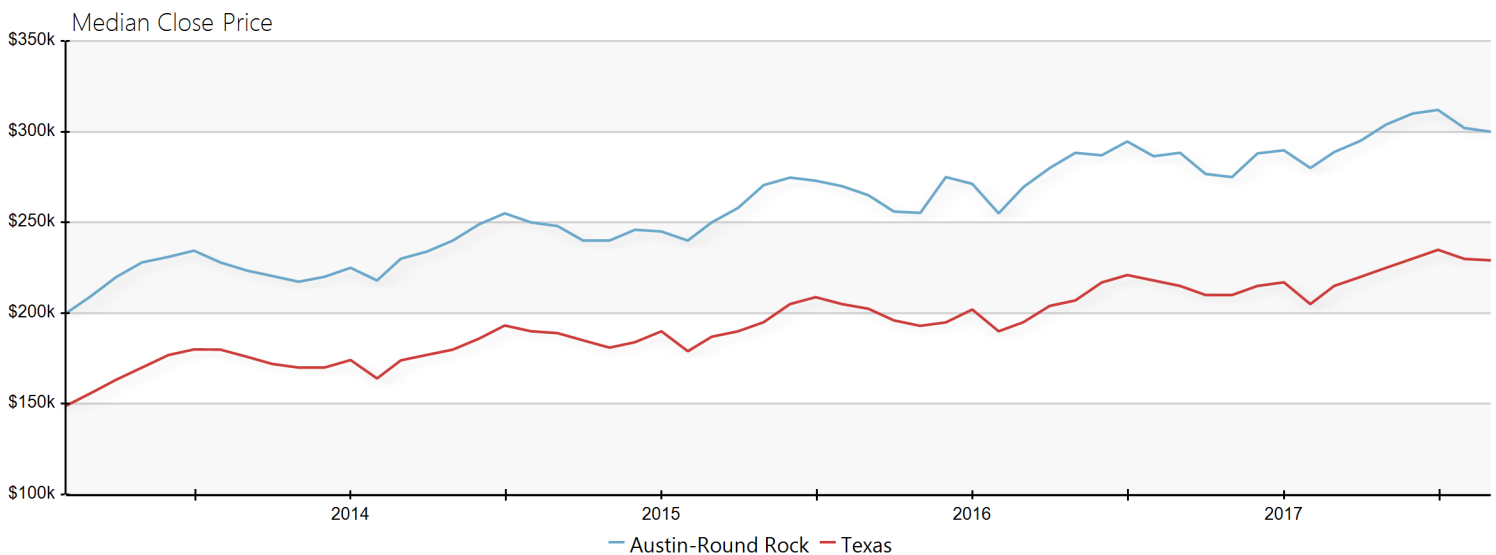
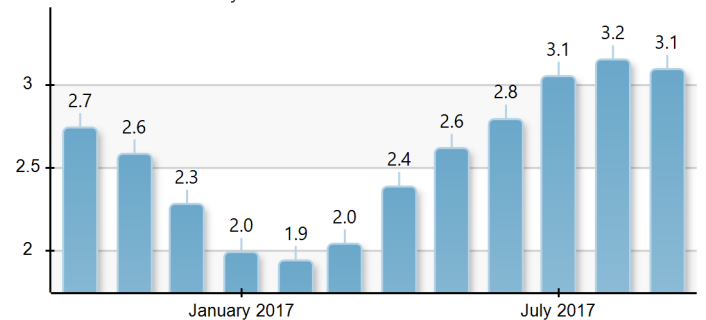
Total Sales Volume



Median Price PSF



Months Inventory



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Townhomes

Sales volume for townhomes increased 117.39% YoY from 23 to 50 transactions. Year-to-date sales reached a total of 290 closed listings. Dollar volume rose from \$6.09 million to \$13.4 million.

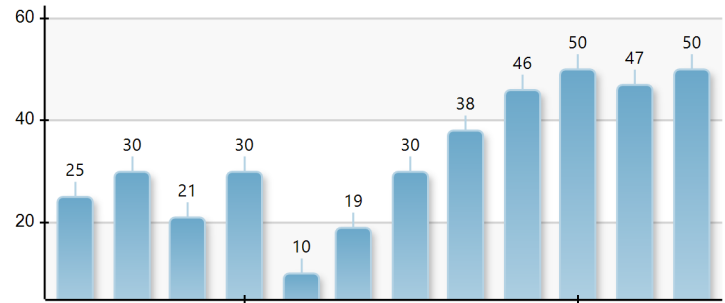
The average sales price rose 1.16% YoY from \$264,822 to \$267,904, while the average price per square foot subsequently rose from \$168 to \$169. Median price rose 12.9% YoY from \$217,000 to \$245,000, while the median price per square foot also rose from \$132 to \$154.

Months inventory for townhomes rose from 3.1 to 3.5 months supply, and days to sell rose from 63 to 118.

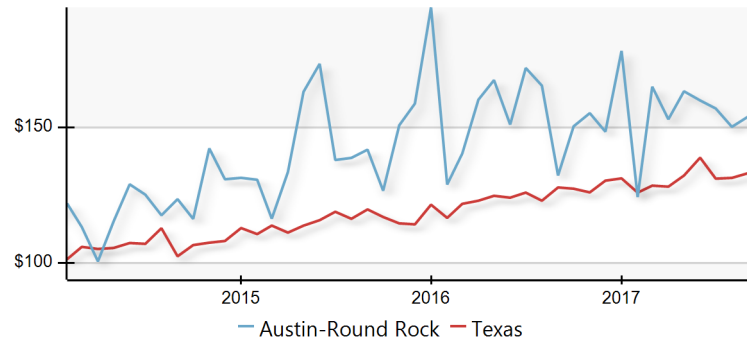
Table 4: Townhouse Activity

	Aug 2017	YoY %
Sales	50	117.39%
Dollar Volume	\$13,395,219	119.92%
Median Close Price	\$245,000	12.90%
New Listings	44	15.79%
Active Listings	117	36.05%
Months Inventory	3.5	13.37%
Days to Sell	118	87.30%
Average Price PSF	\$169	0.97%
Median Price PSF	\$154	16.35%
Median Square Feet	1,585	1.34%
Close to Original List Price	97.04%	-1.14%

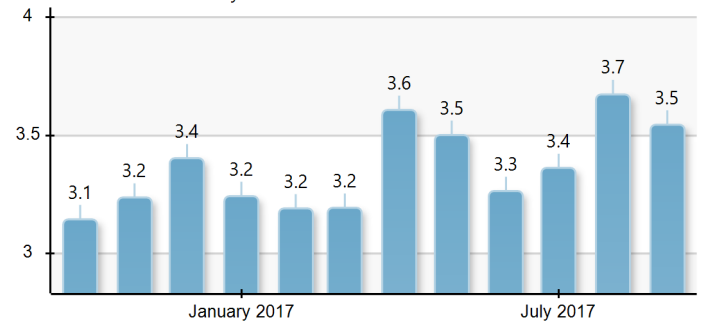
Total Sales Volume



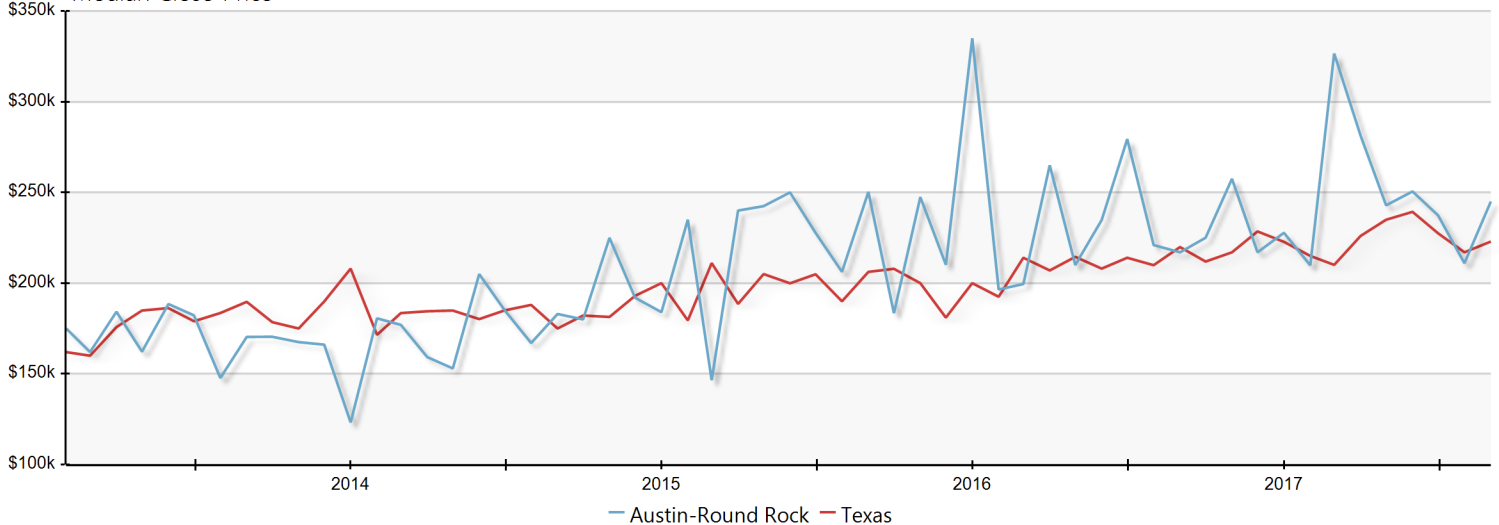
Median Price PSF



Months Inventory



Median Close Price



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Condominiums

Sales volume for condominiums increased 13.21% YoY from 280 to 317 transactions. Year-to-date sales reached a total of 2,401 closed listings. Dollar volume rose from \$78.07 million to \$100.09 million.

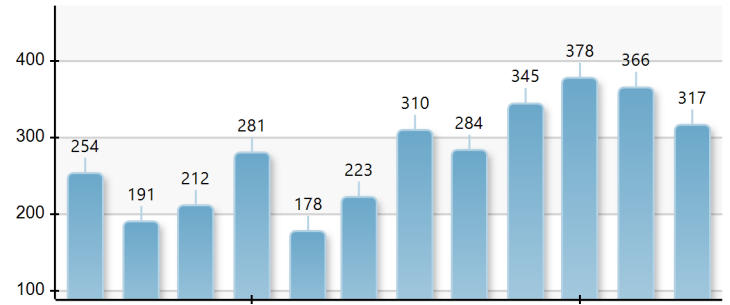
The average sales price rose 13.24% YoY from \$278,813 to \$315,740, while the average price per square foot subsequently rose from \$241 to \$257. Median price rose 3.69% YoY from \$241,000 to \$249,900, while the median price per square foot also rose from \$213 to \$238.

Months inventory for condominiums rose from 3.1 to 3.2 months supply, and days to sell rose from 69 to 77.

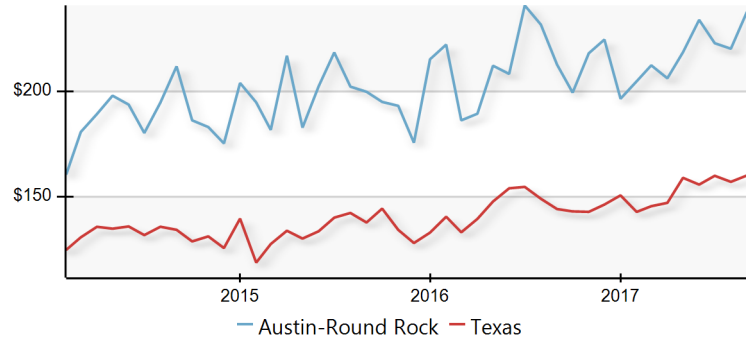
Table 5: Condominium Activity

	Aug 2017	YoY %
Sales	317	13.21%
Dollar Volume	\$100,089,613	28.21%
Median Close Price	\$249,900	3.69%
New Listings	388	3.74%
Active Listings	879	16.89%
Months Inventory	3.2	2.08%
Days to Sell	77	11.59%
Average Price PSF	\$257	6.74%
Median Price PSF	\$238	11.77%
Median Square Feet	1,189	1.97%
Close to Original List Price	97.17%	-0.74%

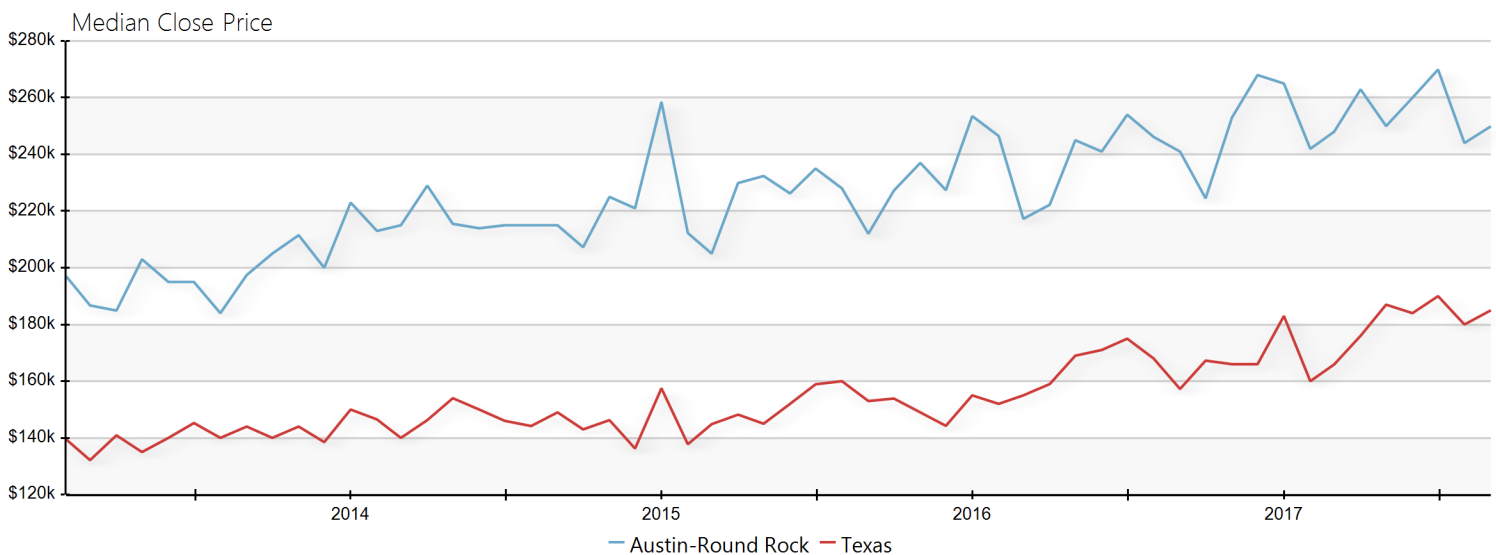
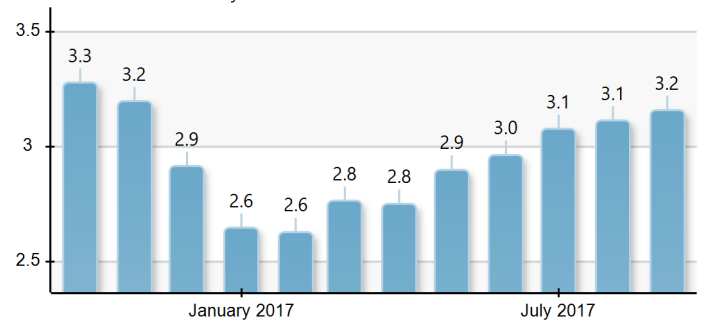
Total Sales Volume



Median Price PSF



Months Inventory



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