



Housing Report for Killeen-Temple

Spotlight on December 2018

Economic News

December MSA jobs decreased from 149,900 to 148,200, according to the latest figures published by the Texas Workforce Commission. This marks a 1.13% year-over-year (YoY) decrease compared with December 2017, a net decrease of 1,700 existing jobs. Over the past five years, the job growth rate has increased at an average annual rate of 2.25%.

In addition, the unemployment rate for December increased to 3.90% from 3.50% in 2017.

Housing Update

Sales volume for single-unit residential housing decreased 1.36% YoY from 513 to 506 transactions. Year-to-date sales reached a total of 6,634 closed listings. Dollar volume rose from \$88.73 million to \$89.29 million.

The average sales price rose 2.03% YoY from \$172,962 to \$176,467, while the average price per square foot subsequently rose from \$88.30 to \$90.75. Median price rose 4.42% YoY from \$149,900 to \$156,525, while the median price per square foot also rose from \$81.99 to \$86.83.

Months inventory for single-unit residential housing declined from 3.3 to 2.9 months supply, and days to sell declined from 103 to 99.

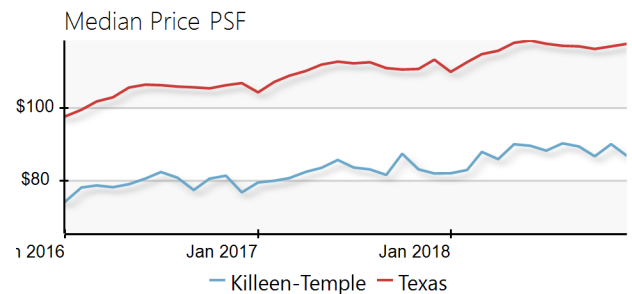
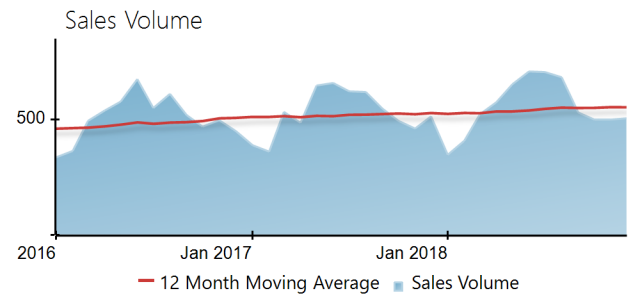
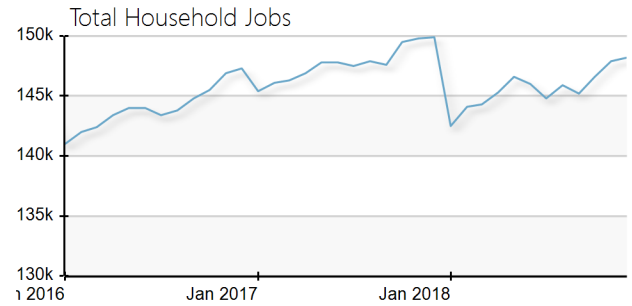


Table 1: Month Activity

	2018				2017	
	December	YoY %	YTD	YoY %	December	YoY %
Sales	506	-1.36%	6,634	4.72%	513	13.75%
Dollar Volume	\$89,292,524	0.63%	\$1,193,521,001	9.61%	\$88,729,363	27.81%
Median Close Price	\$156,525	4.42%	\$160,000	4.58%	\$149,900	8.62%
New Listings	434	4.58%	8,525	0.09%	415	-21.70%
Active Listings	1,604	-6.96%	1,720	-7.03%	1,724	-6.20%
Months Inventory	2.9	-11.16%	2.9	-11.16%	3.3	-9.95%
Days to Sell*	99	-3.88%	95	-8.65%	103	-8.04%
Average Price PSF	\$90.75	2.78%	\$91.83	6.45%	\$88.30	11.38%
Median Price PSF	\$86.83	5.90%	\$87.93	6.06%	\$81.99	6.78%
Median Square Feet	1,772	-3.54%	1,820	-0.16%	1,837	1.89%
Close to Original List Price	95.83%	-0.88%	96.93%	0.30%	96.68%	2.33%

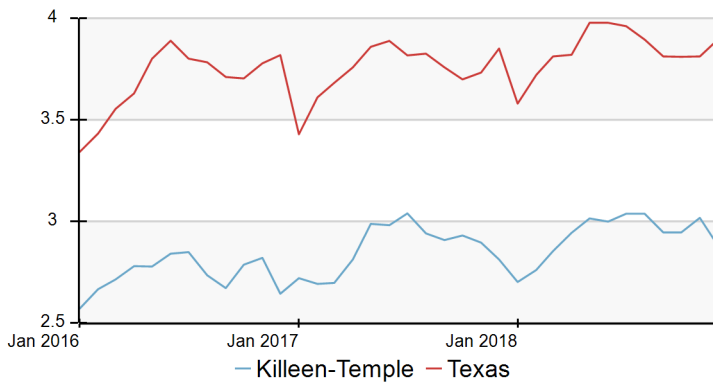
* Days to Sell = Days on Market + Days to Close

About the data used in this report

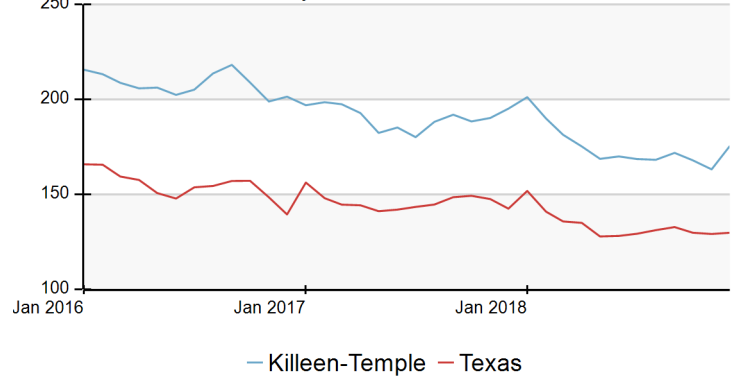
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Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

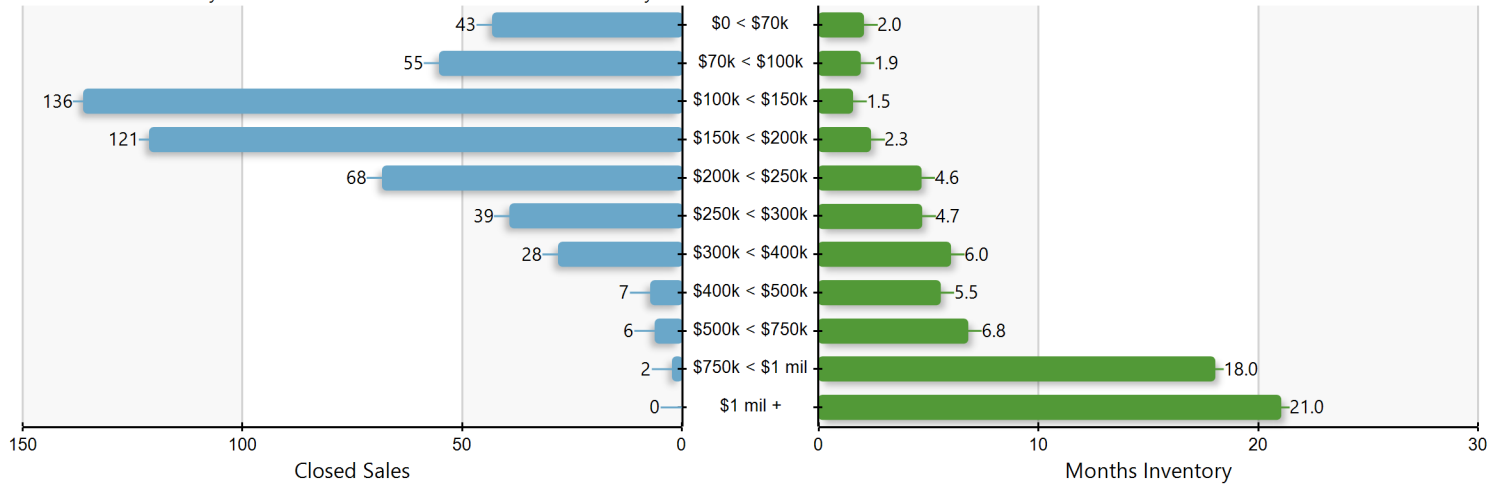


Table 2: Price Cohort Analysis

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	43	10.26%	8.51%	\$53,000	-0.93%	\$41.45	4.84%	81	2.0	1,120	1968
\$70k < \$100k	55	-16.67%	10.89%	\$88,000	3.53%	\$61.48	6.32%	106	1.9	1,346	1978
\$100k < \$150k	136	-12.26%	26.93%	\$129,000	2.54%	\$83.28	8.54%	219	1.5	1,537	2003
\$150k < \$200k	121	4.31%	23.96%	\$176,425	1.39%	\$91.16	2.46%	351	2.4	1,921	2010
\$200k < \$250k	68	23.64%	13.47%	\$224,950	1.56%	\$107.58	1.01%	310	4.7	2,093	2010
\$250k < \$300k	39	5.41%	7.72%	\$271,107	-1.40%	\$114.46	-4.75%	199	4.7	2,326	2013
\$300k < \$400k	28	-9.68%	5.54%	\$326,000	-2.62%	\$134.83	3.05%	198	6.0	2,467	2012
\$400k < \$500k	7	-22.22%	1.39%	\$445,000	1.71%	\$152.38	-2.58%	60	5.5	2,994	2018
\$500k < \$750k	6	200.00%	1.19%	\$563,191	-0.32%	\$164.84	-13.21%	45	6.8	3,231	2015
\$750k < \$1 mil	2	100.00%	0.40%	***	***	***	***	21	18.0	3,201	2004
\$1 mil +	0	-100.00%	0.00%	***	***	***	***	14	21.0	NA	NA

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes decreased 1.18% YoY from 510 to 504 transactions. Year-to-date sales reached a total of 6,604 closed listings. Dollar volume rose from \$88.37 million to \$88.98 million.

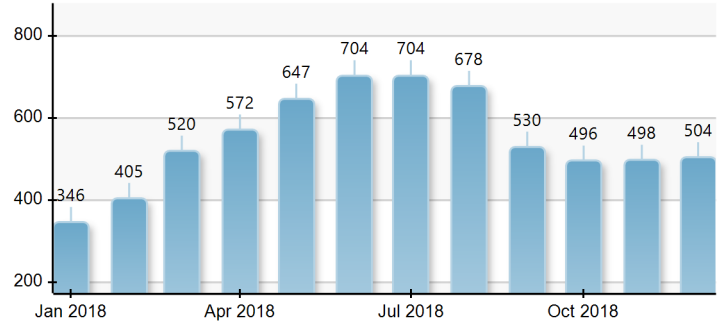
The average sales price rose 1.89% YoY from \$173,269 to \$176,552, while the average price per square foot subsequently rose from \$88.10 to \$90.78. Median price rose 4.42% YoY from \$149,900 to \$156,525, while the median price per square foot also rose from \$81.96 to \$86.83.

Months inventory for single-family homes declined from 3.3 to 2.9 months supply, and days to sell declined from 102 to 99.

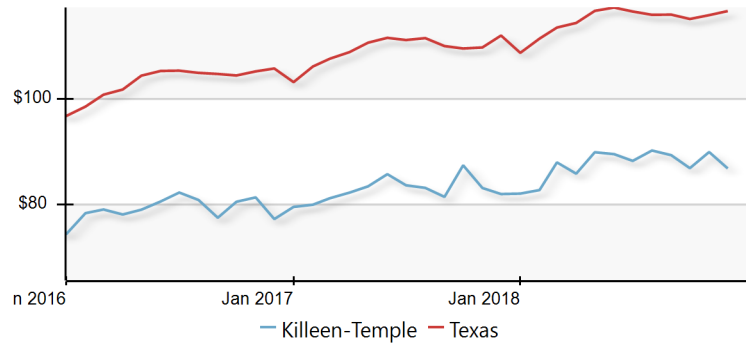
Table 3: Single-Family Activity

	Dec 2018	YoY %
Sales	504	-1.18%
Dollar Volume	\$88,982,403	0.70%
Median Close Price	\$156,525	4.42%
New Listings	431	4.36%
Active Listings	1,592	-6.85%
Months Inventory	2.9	-11.11%
Days to Sell	99	-2.94%
Average Price PSF	\$90.78	3.04%
Median Price PSF	\$86.83	5.94%
Median Square Feet	1,772	-3.64%
Close to Original List Price	95.82%	-0.96%

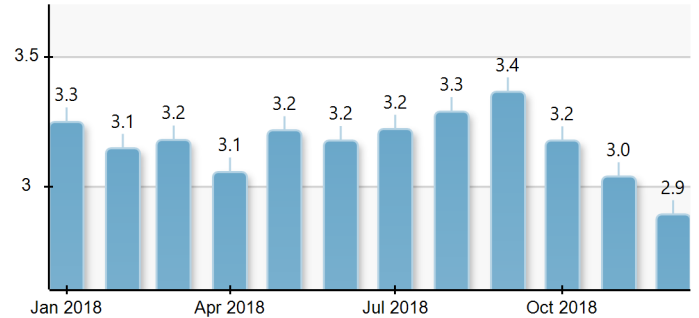
Total Sales Volume



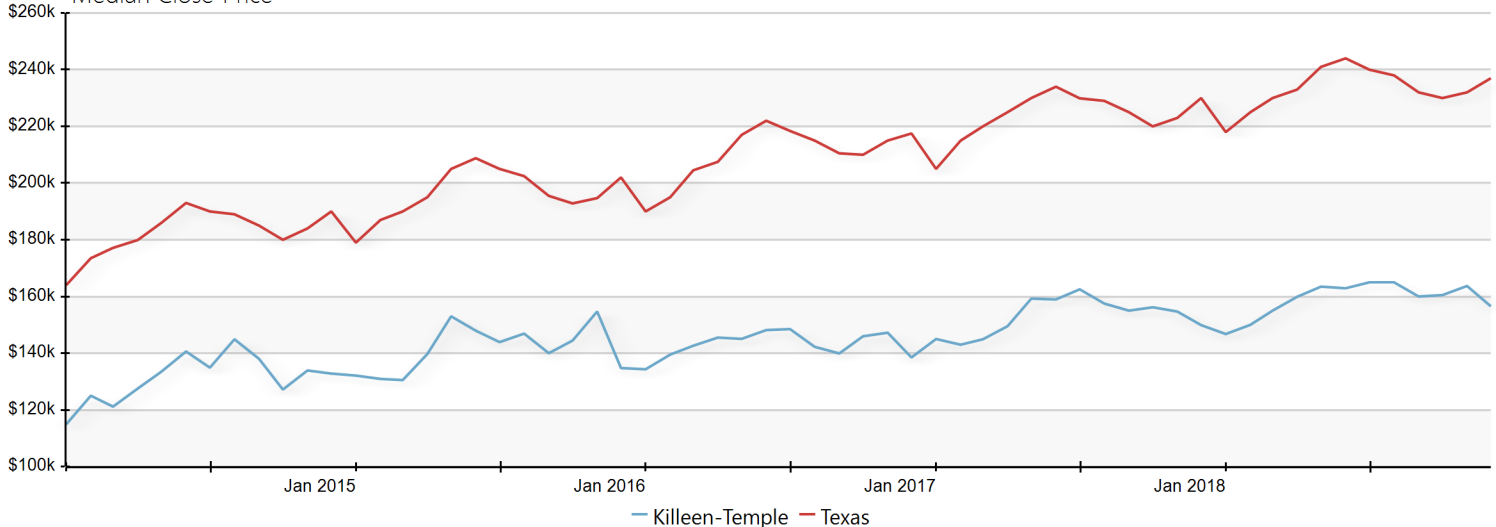
Median Price PSF



Months Inventory



Median Close Price



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