About This Report ............................................................................................................................................. 2

January 2024 Summary ...................................................................................................................................... 3

Supply ................................................................................................................................................................. 6

  Texas Single-Family Permits ................................................................................................................................. 6
  Single-Family Housing Construction Permits ......................................................................................................... 6
  Single-Family Housing Construction Permit Values ............................................................................................. 7
  Top New Home Metros ......................................................................................................................................... 7
  Regional Housing Starts ....................................................................................................................................... 8
  Metro Housing Starts .......................................................................................................................................... 8
  Inventory by Price Cohort ................................................................................................................................... 9
  Texas New and Existing Inventory ....................................................................................................................... 9

Demand ................................................................................................................................................................. 10

  Residential Home Sales ...................................................................................................................................... 10
  Texas Sales by Price Cohort ................................................................................................................................. 10
  Metro Home Sales ............................................................................................................................................. 11
  Homeownership Rate ......................................................................................................................................... 11
  New and Existing Home Sales ............................................................................................................................. 12
  Metro Median Days on Market ............................................................................................................................. 12
  Metro Median Sale to List Price Ratio .................................................................................................................. 13
  Interest Rates ...................................................................................................................................................... 13

Prices ..................................................................................................................................................................... 14

  Median Existing Single-Family Home Prices ...................................................................................................... 14
  Texas New and Existing Median Home Price .................................................................................................... 14
  Texas Major Metro Median Home Prices ........................................................................................................... 15
  Texas Major Metro Median Single-Family Monthly Rent .................................................................................. 15
  Major Metro Home Price Index .......................................................................................................................... 16
  Major Metro Single-Family Rent Index ................................................................................................................ 16
Texas Real Estate Research Center economists continuously monitor many facets of the global, national, and Texas economies. *Texas Housing Insight* is a summary of important economic indicators that help discern trends in the Texas housing markets. All measurements are calculated using seasonally adjusted data, and percentage changes are calculated month-over-month, unless stated otherwise.

This monthly publication provides data and insights on the Texas housing markets. We hope you find them useful. Your feedback is always appreciated. Send comments and suggestions to [info@recenter.tamu.edu](mailto:info@recenter.tamu.edu).

Joshua Roberson and Koby McMeans

Data current as of Mar. 22, 2024

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Housing sales rebounded from last month's drop despite mortgage rates remaining at elevated levels. The average home price grew alongside sales, with the cost rising over $9,000 since December 2023. Single-family starts decreased while permits increased.

**Home Sales Skyrocket**

According to the latest data, Texas had a 14.6 percent increase in total home sales month over month (MOM), resulting in 29,209 homes sold (Table 1). Notably, all major cities in Texas experienced an upswing in housing sales compared to fourth quarter 2023. The most significant increase was in Houston (37.3 percent) with a remarkable surge of over 2,000 additional sales compared to December. The rest of the Big Four experienced strong monthly gains of over 10 percent.

The state’s **average days on market** remained unchanged with both Dallas and Houston hovering at 50 days for the second consecutive month. Both Austin (74 days) and San Antonio (64 days) recorded decreases, falling by four and three days, respectively.

Statewide **active listings** rose slightly to 105,475. For the second straight month, San Antonio (12,542) was the only one of the Big Four to post a monthly increase at 2.4 percent. Austin had the largest drop in active listings with a 2.4 percent loss to 8,109. Dallas (22,008) and Houston (24,699) had reductions of less than half a percent.

The state’s **new listings** rose to 43,817 in January. All four major metros posted monthly increases with San Antonio leading the way at 14 percent. Houston also had a strong increase of 9 percent. Amid the rise in active listings, the months of inventory (MOI) increased to 3.7. Dallas fell from 3.1 to 2.7 since November.

**Mortgage Rates Remain Below Peak Values**

Treasury and mortgage rates remain below their elevated 2023 levels as the **ten-year U.S. Treasury Bond yield** rose four basis points to 4.06 percent. However, the **Federal Home Loan Mortgage Corporation’s 30-year fixed-rate** rose 18 basis points to 6.64 percent.

**Permits Rise, Starts Unchanged**

Texas’ **single-family construction permits** increased 1.8 percent MOM to 12,723 issuances. Dallas continued its fall from last month, dropping 2.6 percent to 3,415 starts while Houston experienced
a minor fluctuation of less than 1 percent. Austin and San Antonio reported strong increases of 7.9 and 14.3 percent, respectively.

Construction starts fell alongside permits, according to data from Dodge Construction Network. **Single-family starts** decreased 1 percent MOM to 11,908 units. Austin reported the only monthly increase among the Big Four, rising just shy of 2 percent. Houston (1.3 percent) and San Antonio (0.5 percent) moderated. Dallas starts plummeted in January, falling 22.1 percent to 2,537 starts.

The state’s total **single-family starts value** climbed from $2 billion in January 2023 to $2.7 billion in January 2024. Houston accounted for a third of the state’s total starts value. Starts activity is up from last year as Austin and San Antonio posted moderate increases.

**Home Price Changes Mixed after Last Month’s Plunge**

The state’s median home price rose 2.8 percent, reaching $341,840 (Figure 1). Among the major metropolitan areas, Houston and Dallas recorded the only increases, with 3.3 percent and 1 percent, respectively. Conversely, San Antonio saw home prices decline by 4.3 percent, which was the lowest among the Big Four. Notably, Austin had previously experienced the most significant price surge of 4.2 percent, but median prices decreased by 0.5 percent in January.

The majority of sales fall into the $200,000-$300,000 and $300,000-$400,000 price range cohorts, accounting for 27 and 25 percent of total home sales, respectively.

The **Texas Repeat Sales Home Price Index** (Jan 2004=100) grew 0.3 percent MOM and remains 2.6 percent higher year over year. Austin’s annual appreciation remains well below the states average, falling to 3.2 percent.

### Table 1. Home Sales Volume

<table>
<thead>
<tr>
<th></th>
<th>December</th>
<th>January</th>
<th>MoM Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston-The Woodlands-Sugar Land</td>
<td>5,772</td>
<td>7,926</td>
<td>37.3%</td>
</tr>
<tr>
<td>Austin-Round Rock</td>
<td>2,467</td>
<td>2,830</td>
<td>14.7%</td>
</tr>
<tr>
<td>Texas</td>
<td>25,493</td>
<td>29,209</td>
<td>14.6%</td>
</tr>
<tr>
<td>Dallas-Fort Worth-Arlington</td>
<td>7,141</td>
<td>8,034</td>
<td>12.5%</td>
</tr>
<tr>
<td>San Antonio-New Braunfels</td>
<td>2,612</td>
<td>2,913</td>
<td>11.5%</td>
</tr>
</tbody>
</table>

*Source: Data Relevance Project and Texas Real Estate Research Center at Texas A&M University*

*Note: Data are seasonally adjusted*
Figure 1. Texas Median Price (SAAR)

Source: Data Relevance Project and Texas Real Estate Research Center at Texas A&M University
Texas Single-Family Permits

![Texas Single-Family Permits Graph]

Source: Texas Real Estate Research Center at Texas A&M University

Single-Family Housing Construction Permits

![Single-Family Housing Construction Permits Graph]

Source: U.S. Census Bureau - Texas Real Estate Research Center at Texas A&M University
Single-Family Housing Construction Permit Values
Seasonally Adjusted Trend

Source: U.S. Census Bureau - Texas Real Estate Research Center at Texas A&M University

Top New Home Markets
Single-Family Detached Homes

Source: U.S. Census Bureau - Texas Real Estate Research Center at Texas A&M University
Regional Housing Starts
Total Housing Units

Source: U.S. Census Bureau - Texas Real Estate Research Center at Texas A&M University

Metro Housing Starts

Source: Zonda - Texas Real Estate Research Center at Texas A&M University
Inventory by Price Cohort
Seasonally Adjusted Trend

Source: Texas Real Estate Research Center at Texas A&M University

Texas New and Existing Inventory
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University
Residential Home Sales
Seasonally Adjusted Annualized Rate

Source: National Association of Realtors - Texas Real Estate Research Center at Texas A&M University

Texas Sales by Price Cohort
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University
Metro Home Sales
Seasonally Adjusted Trend

Source: Texas Real Estate Research Center at Texas A&M University

Homeownership Rate
Seasonally Adjusted Trend

Source: U.S. Census Bureau and Texas Real Estate Research Center at Texas A&M University
New and Existing Home Sales
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University

Metro Median Days on Market
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University
Metro Median Sale to List Price Ratio
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University

Interest Rates

Source: Federal Reserve - Wall Street Journal - Texas Real Estate Research Center at Texas A&M University
Median Existing Single-Family Home Prices

Seasonally Adjusted Annualized Rate

Source: National Association of Realtors - Texas Real Estate Research Center at Texas A&M University

Texas New and Existing Median Home Price

Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University
Texas Major Metro Median Home Prices
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University

Texas Major Metro Median Single-Family Monthly Rent
Seasonally Adjusted Annualized Rate

Source: Texas Real Estate Research Center at Texas A&M University
PRICES

Major Metro Home Price Index
Seasonally Adjusted Annualized Rate

Index 2005 = 100

Source: Texas Real Estate Research Center at Texas A&M University

Major Metro Single-Family Rent Index
Seasonally Adjusted Annualized Rate

Index 2005 = 100

Source: Texas Real Estate Research Center at Texas A&M University
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