

TEXAS QUARTERLY COMMERCIAL REPORT

Dr. Harold D. Hunt
RESEARCH ECONOMIST

Dr. Adam Perdue
RESEARCH ECONOMIST

Dr. Daniel Oney
RESEARCH DIRECTOR

Reece Neathery
RESEARCH INTERN

Michael Mwizerwa
RESEARCH INTERN



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Table of Contents

Texas

3

Austin

14

- Economy
- Apartments
- Office
- Retail
- Warehouse

Dallas-Fort Worth

53

- Economy
- Apartments
- Office
- Retail
- Warehouse

Houston

92

- Economy
- Apartments
- Office
- Retail
- Warehouse

San Antonio

131

- Economy
- Apartments
- Office
- Retail
- Warehouse

Notes and Definitions 170



Market Summary Comparison



	Apartment				Office				Retail				Warehouse			
	Rent per SF		Vacancy		Rent per SF		Vacancy		Rent per SF		Vacancy		Rent per SF		Vacancy	
	Current	% Δ Y-o-Y	Current	Δ Y-o-Y	Current	% Δ Y-o-Y	Current	Δ Y-o-Y	Current	% Δ Y-o-Y	Current	Δ Y-o-Y	Current	% Δ Y-o-Y	Current	Δ Y-o-Y
Austin	\$1.85	3.16%	8.40%	1.70%	\$29.79	2.43%	17.00%	1.63%	\$23.68	9.49%	3.70%	-0.70%	\$11.98	12.42%	4.90%	0.83%
Dallas-Fort Worth	\$1.69	4.44%	7.75%	1.62%	\$22.98	3.90%	20.95%	-0.05%	\$17.99	7.68%	5.75%	-0.65%	\$7.27	17.13%	5.95%	-0.62%
Houston	\$1.42	3.28%	8.70%	1.20%	\$20.90	2.16%	23.10%	0.27%	\$19.48	3.42%	5.90%	-0.73%	\$8.31	8.33%	7.30%	-1.57%
San Antonio	\$1.39	2.96%	8.70%	2.23%	\$21.57	-0.93%	14.15%	0.98%	\$16.51	5.71%	4.35%	-0.95%	\$7.24	8.74%	2.70%	-2.30%

Sources: CoStar, Texas Real Estate Research Center

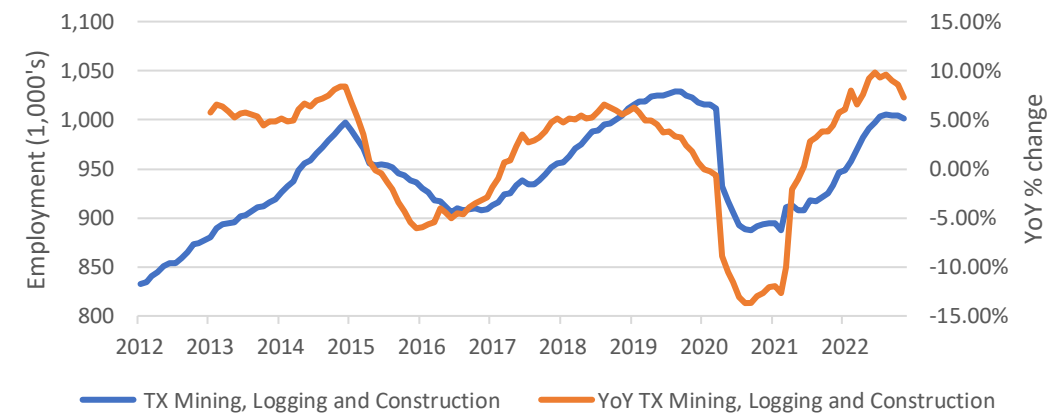
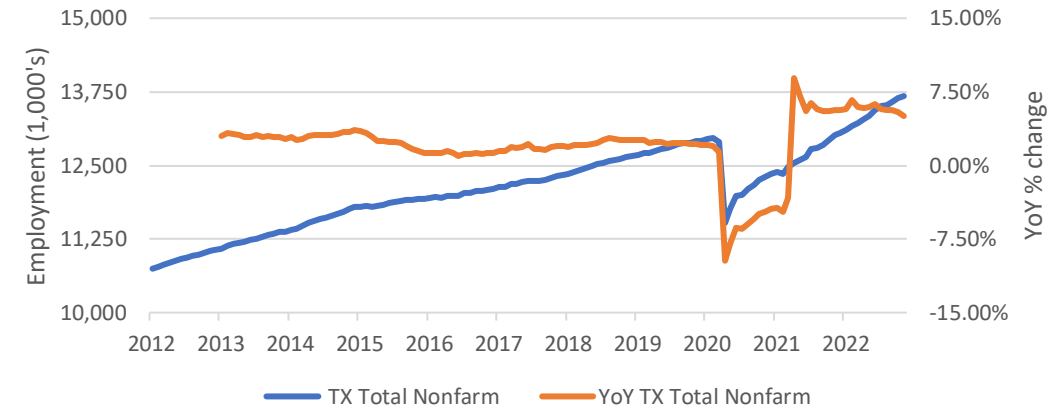
Texas

- Texas employment growth on a year-over-year basis continues to outpace expectations and long-term trends across industries and in the big four Metropolitan Statistical Areas (MSAs).
- Monthly employment has moderated some, and year-over-year (YoY) results are expected to moderate further through 2023, moving closer to long-term trends.
- Office vacancy remains generally elevated across the major MSAs, but it is levelling. In Austin, the current square footage under construction (~6% of existing inventory) will increase vacancy. The eventual strength of work-from-home, hybrid-work, and corporate real estate rearrangement will remain a wild card for the midterm in all markets.
- Apartment vacancy remains subdued across Texas markets but has started to turn upward. Continued population growth and work-from-home demand pressures will contend with the last two year's unusually high permitted unit volumes coming online.

Texas Commercial Markets *key employment trends*

	Jan-23	Jan-22	Change	YoY
TX Total Nonfarm	#N/A	13,106,300	#N/A	#N/A
AUS Total Nonfarm	#N/A	1,213,200	#N/A	#N/A
DFW Total Nonfarm	#N/A	3,975,100	#N/A	#N/A
HOU Total Nonfarm	#N/A	3,155,900	#N/A	#N/A
SAT Total Nonfarm	#N/A	1,093,200	#N/A	#N/A

	Dec-22	Dec-21	Change	YoY
TX Mining, Logging and Construction	1,004,700	946,100	58,600	6.19%
AUS Mining, Logging and Construction	71,800	75,300	(3,500)	-4.65%
DFW Mining, Logging and Construction	236,900	224,900	12,000	5.34%
HOU Mining, Logging and Construction	304,400	279,900	24,500	8.75%
SAT Mining, Logging and Construction	#N/A	62,200	#N/A	#N/A

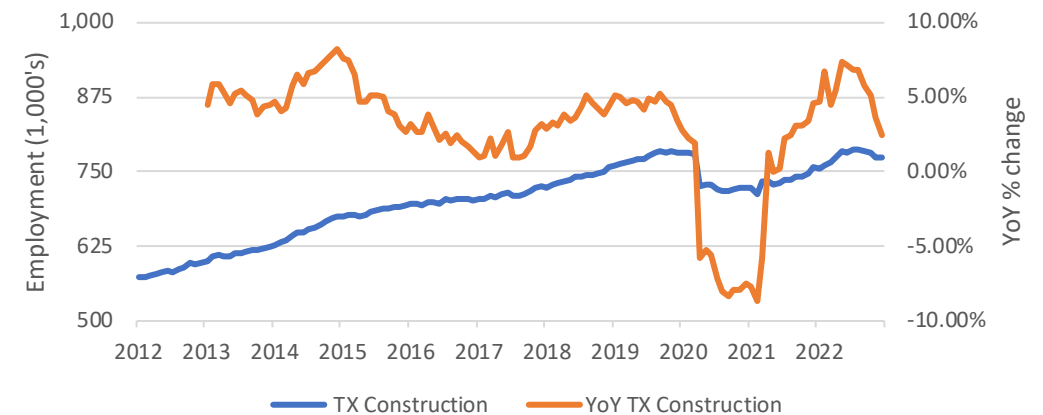
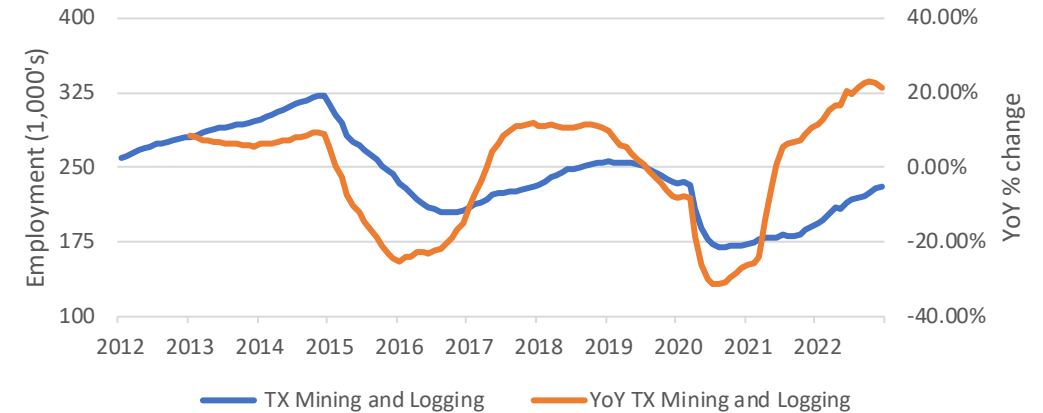


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Mining and Logging	230,100	189,800	40,300	21.23%
AUS Mining and Logging	-	-	-	-
DFW Mining and Logging	-	-	-	-
HOU Mining and Logging	69,300	63,600	5,700	8.96%
SAT Mining and Logging	6,300	5,900	400	6.78%

	Dec-22	Dec-21	Change	YoY
TX Construction	774,600	756,300	18,300	2.42%
AUS Construction	-	-	-	-
DFW Construction	-	-	-	-
HOU Construction	235,100	216,300	18,800	8.69%
SAT Construction	55,000	56,900	(1,900)	-3.34%

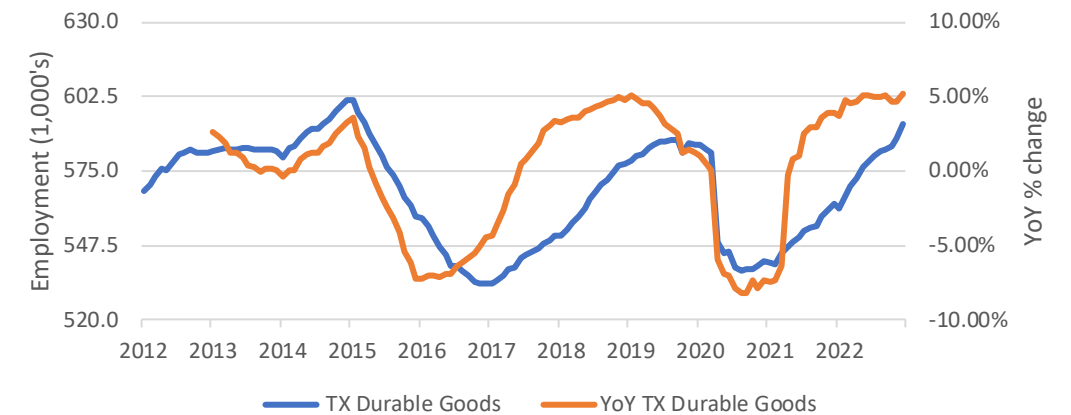
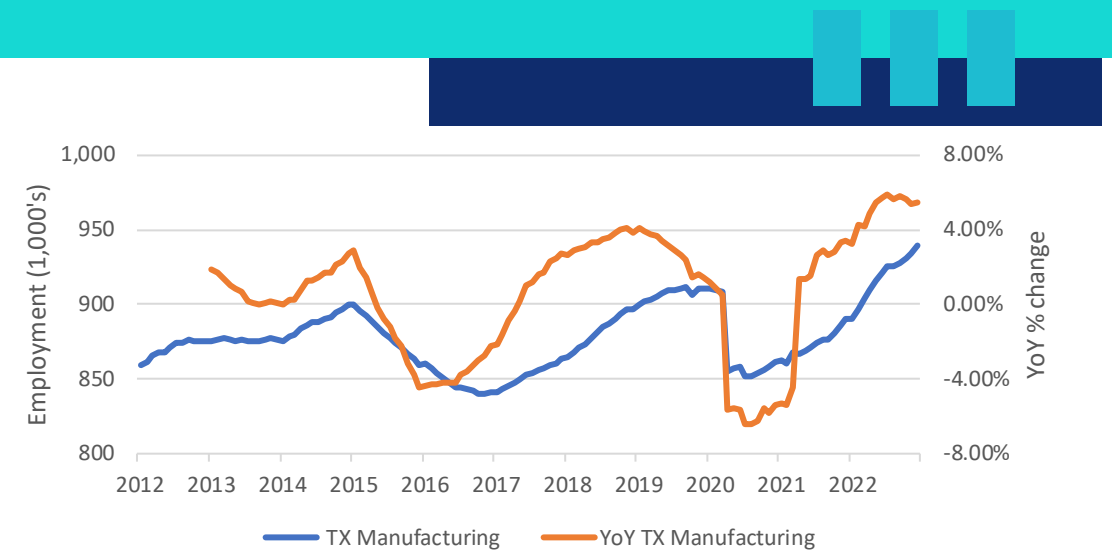


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Manufacturing	939,700	890,700	49,000	5.50%
AUS Manufacturing	70,100	66,900	3,200	4.78%
DFW Manufacturing	308,000	288,100	19,900	6.91%
HOU Manufacturing	229,400	218,000	11,400	5.23%
SAT Manufacturing	54,700	52,900	1,800	3.40%

	Dec-22	Dec-21	Change	YoY
TX Durable Goods	592,200	563,000	29,200	5.19%
AUS Durable Goods	-	-	-	-
DFW Durable Goods	212,400	201,000	11,400	5.67%
HOU Durable Goods	142,800	134,900	7,900	5.86%
SAT Durable Goods	37,500	36,000	1,500	4.17%

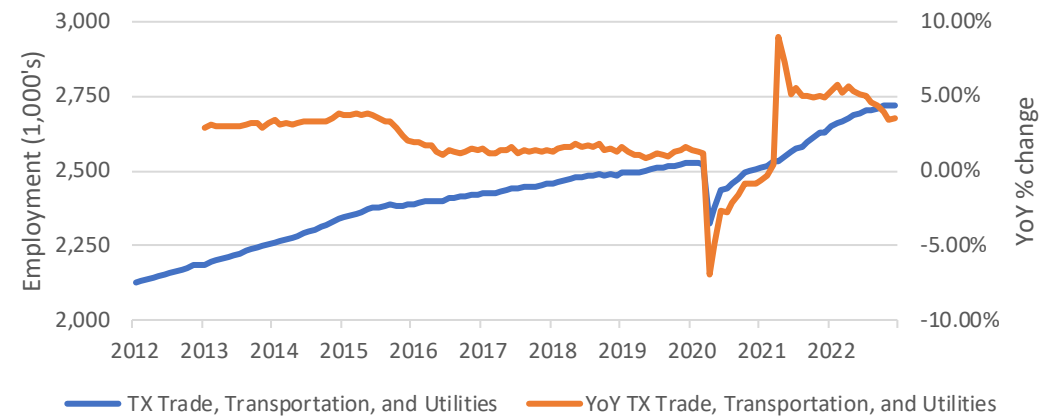
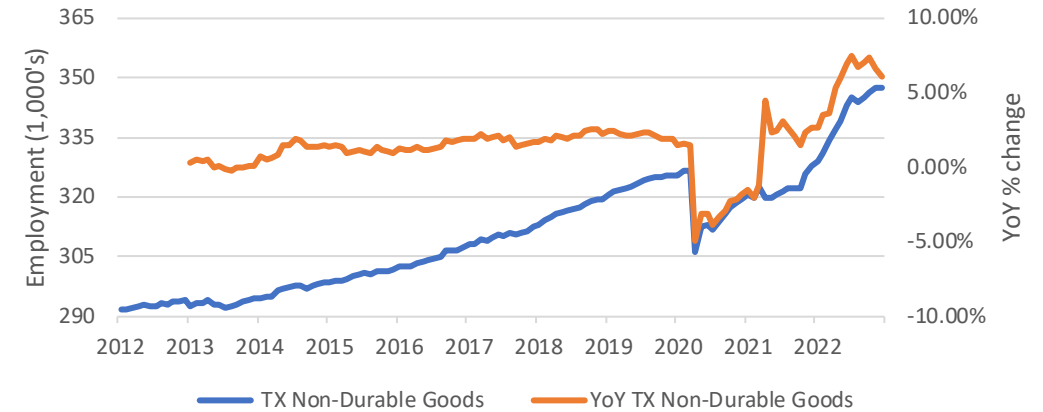


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Non-Durable Goods	347,500	327,700	19,800	6.04%
AUS Non-Durable Goods	-	-	-	-
DFW Non-Durable Goods	95,600	87,100	8,500	9.76%
HOU Non-Durable Goods	86,600	83,100	3,500	4.21%
SAT Non-Durable Goods	17,200	16,900	300	1.78%

	Dec-22	Dec-21	Change	YoY
TX Trade, Transportation, and Utilities	2,721,900	2,627,900	94,000	3.58%
AUS Trade, Transportation, and Utilities	208,300	202,600	5,700	2.81%
DFW Trade, Transportation, and Utilities	930,300	894,400	35,900	4.01%
HOU Trade, Transportation, and Utilities	693,900	668,400	25,500	3.82%
SAT Trade, Transportation, and Utilities	202,600	196,900	5,700	2.89%

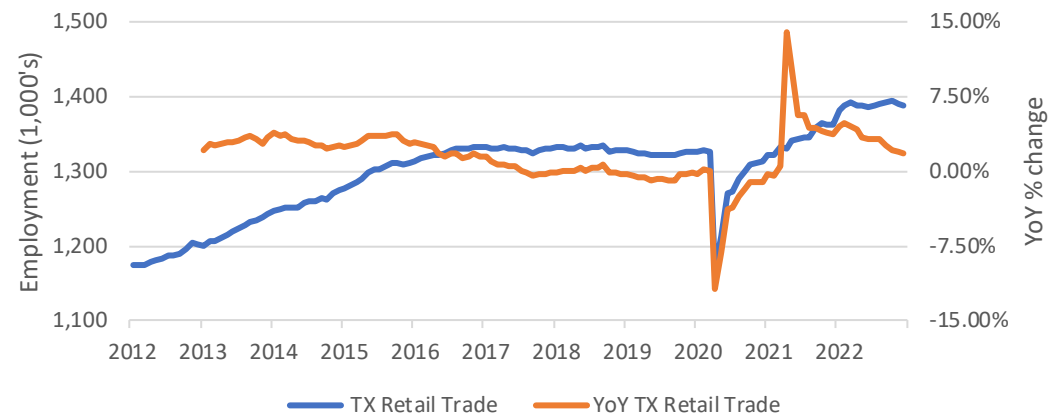
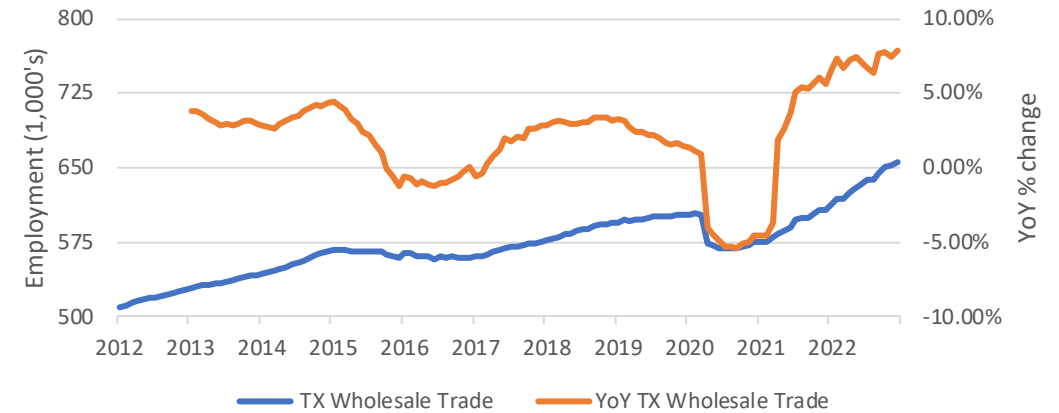


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Wholesale Trade	655,600	607,500	48,100	7.92%
AUS Wholesale Trade	50,900	50,600	300	0.59%
DFW Wholesale Trade	237,700	218,900	18,800	8.59%
HOU Wholesale Trade	179,100	164,700	14,400	8.74%
SAT Wholesale Trade	36,700	36,600	100	0.27%

	Dec-22	Dec-21	Change	YoY
TX Retail Trade	1,389,200	1,363,500	25,700	1.88%
AUS Retail Trade	123,100	119,400	3,700	3.10%
DFW Retail Trade	404,700	400,500	4,200	1.05%
HOU Retail Trade	332,100	324,100	8,000	2.47%
SAT Retail Trade	124,600	119,600	5,000	4.18%

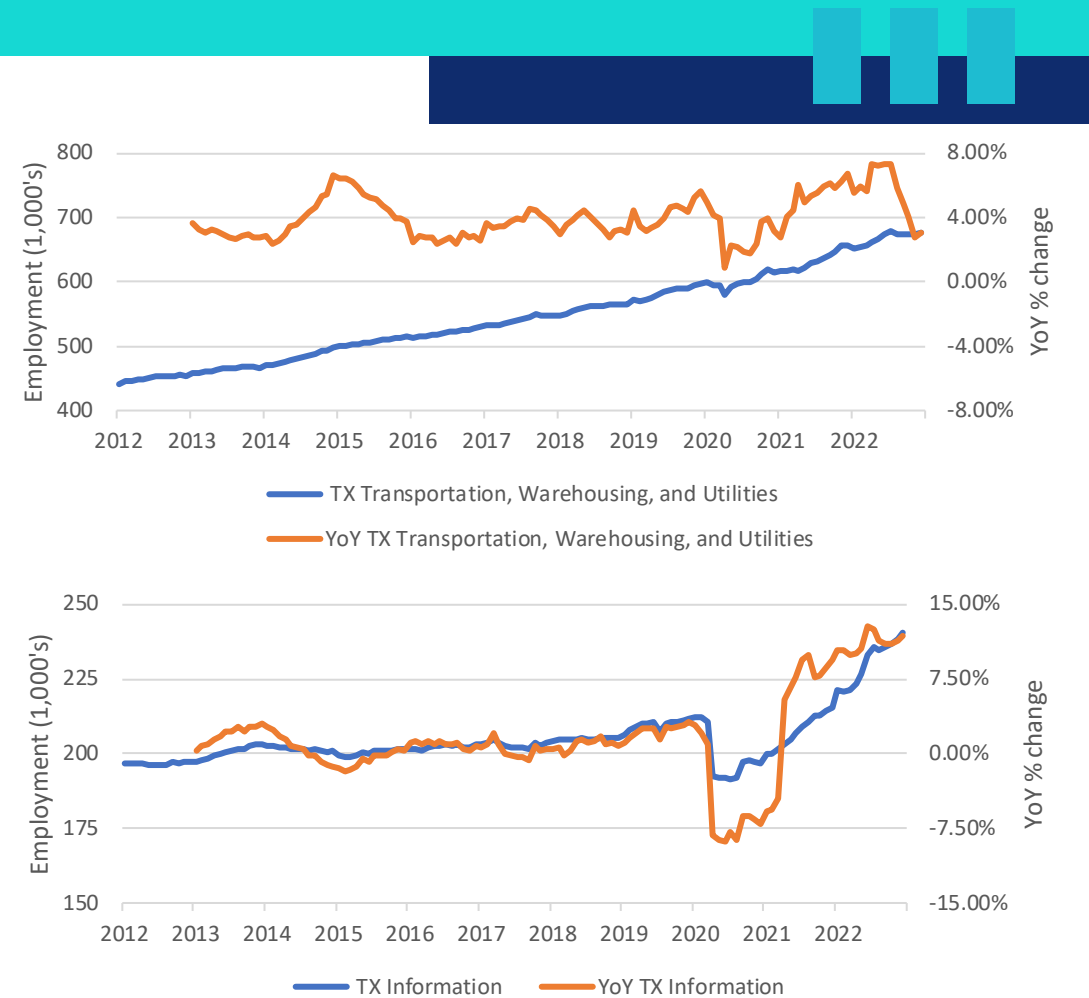


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Transportation, Warehousing, and Utilities	677,100	656,900	20,200	3.08%
AUS Transportation, Warehousing, and Utilities	34,300	32,600	1,700	5.21%
DFW Transportation, Warehousing, and Utilities	287,900	275,000	12,900	4.69%
HOU Transportation, Warehousing, and Utilities	182,700	179,600	3,100	1.73%
SAT Transportation, Warehousing, and Utilities	41,300	40,700	600	1.47%

	Dec-22	Dec-21	Change	YoY
TX Information	240,800	215,300	25,500	11.84%
AUS Information	50,400	47,500	2,900	6.11%
DFW Information	88,900	85,600	3,300	3.86%
HOU Information	32,800	31,200	1,600	5.13%
SAT Information	18,100	17,200	900	5.23%

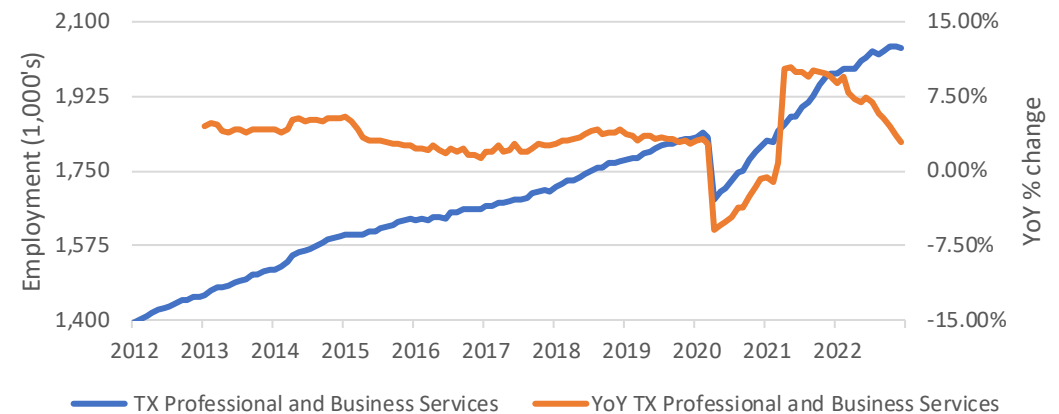
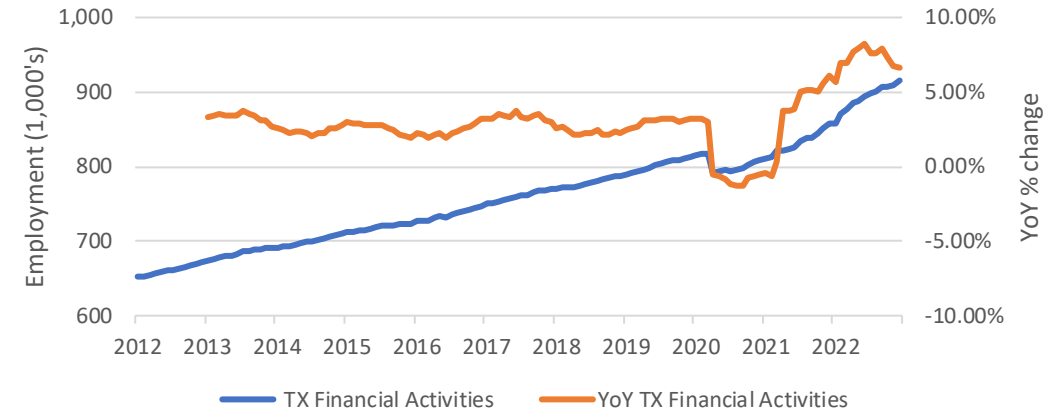


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Financial Activities	915,700	858,400	57,300	6.68%
AUS Financial Activities	77,100	76,700	400	0.52%
DFW Financial Activities	375,500	351,000	24,500	6.98%
HOU Financial Activities	178,000	171,100	6,900	4.03%
SAT Financial Activities	102,700	95,800	6,900	7.20%

	Dec-22	Dec-21	Change	YoY
TX Professional and Business Services	2,037,600	1,979,100	58,500	2.96%
AUS Professional and Business Services	264,200	251,600	12,600	5.01%
DFW Professional and Business Services	764,400	721,000	43,400	6.02%
HOU Professional and Business Services	548,600	515,700	32,900	6.38%
SAT Professional and Business Services	153,100	155,700	(2,600)	-1.67%

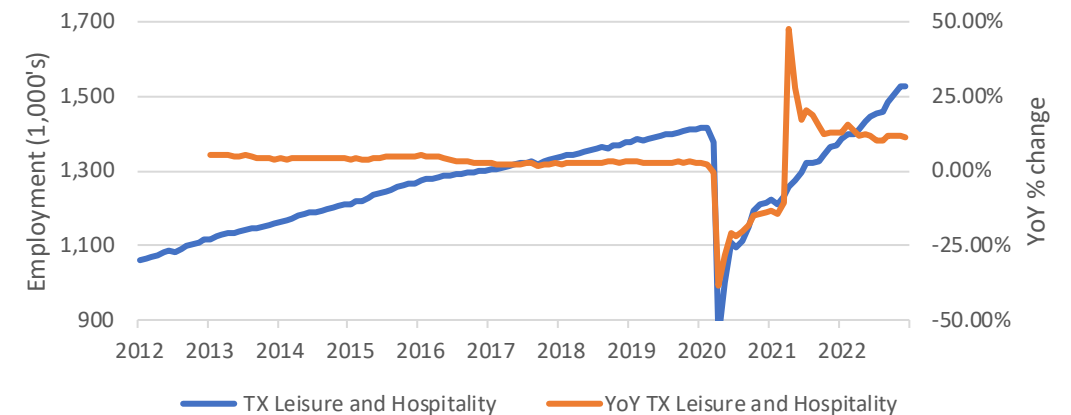
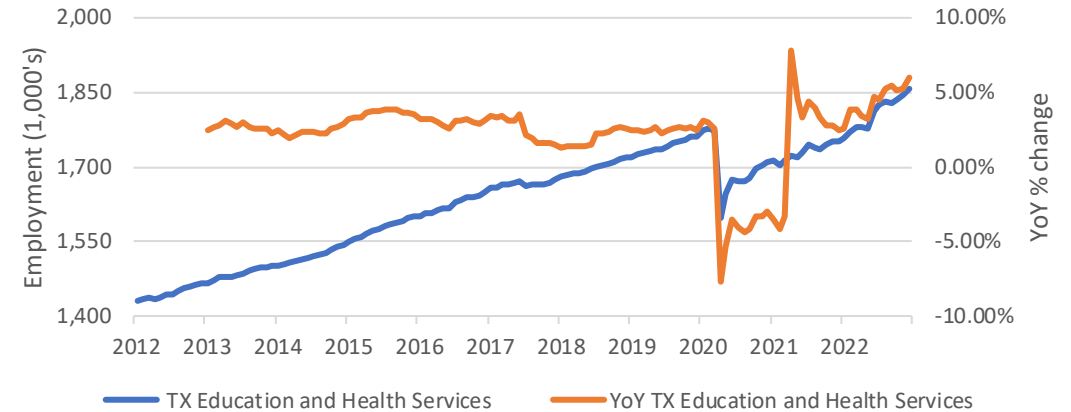


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Education and Health Services	1,857,700	1,752,600	105,100	6.00%
AUS Education and Health Services	145,600	138,700	6,900	4.97%
DFW Education and Health Services	511,400	470,800	40,600	8.62%
HOU Education and Health Services	445,000	424,400	20,600	4.85%
SAT Education and Health Services	179,300	164,100	15,200	9.26%

	Dec-22	Dec-21	Change	YoY
TX Leisure and Hospitality	1,526,500	1,371,100	155,400	11.33%
AUS Leisure and Hospitality	150,900	128,900	22,000	17.07%
DFW Leisure and Hospitality	424,600	382,700	41,900	10.95%
HOU Leisure and Hospitality	368,000	318,900	49,100	15.40%
SAT Leisure and Hospitality	141,900	130,700	11,200	8.57%

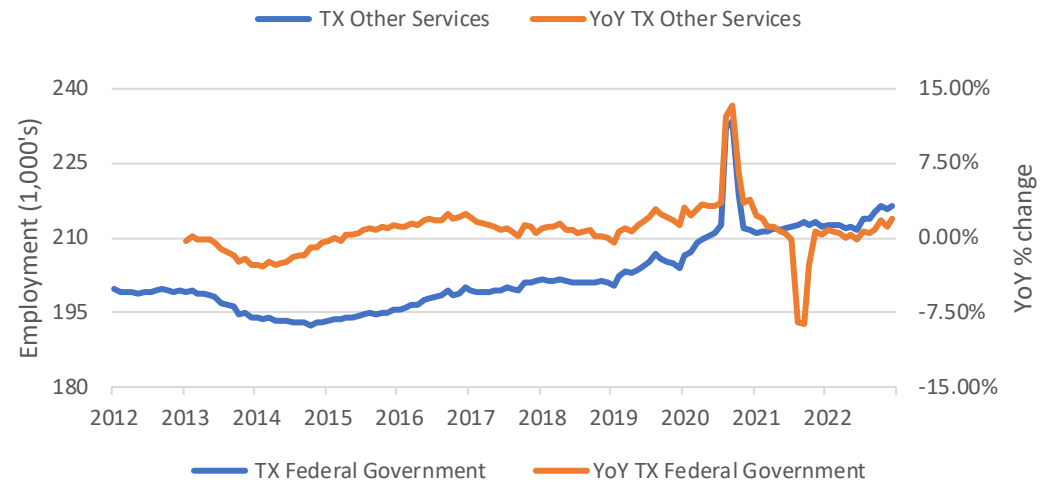
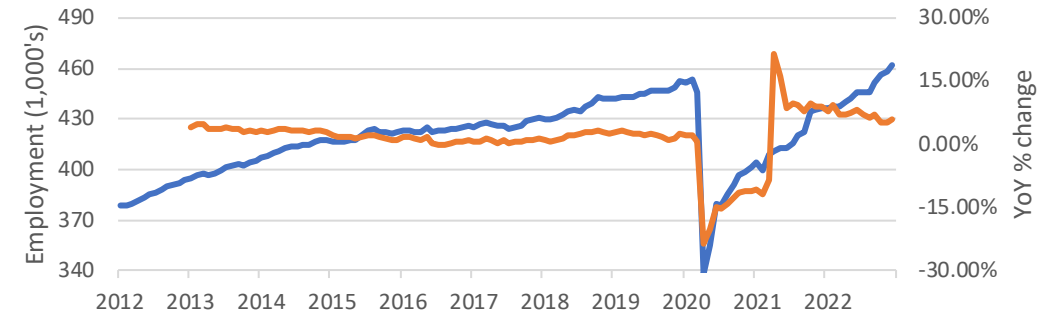


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX Other Services	462,300	436,900	25,400	5.81%
AUS Other Services	46,500	45,700	800	1.75%
DFW Other Services	136,400	127,900	8,500	6.65%
HOU Other Services	112,000	112,200	(200)	-0.18%
SAT Other Services	43,800	38,800	5,000	12.89%

	Dec-22	Dec-21	Change	YoY
TX Federal Government	216,400	212,300	4,100	1.93%
AUS Federal Government	14,800	14,900	(100)	-0.67%
DFW Federal Government	47,600	49,100	(1,500)	-3.05%
HOU Federal Government	32,600	32,600	0	0.00%
SAT Federal Government	39,000	37,200	1,800	4.84%

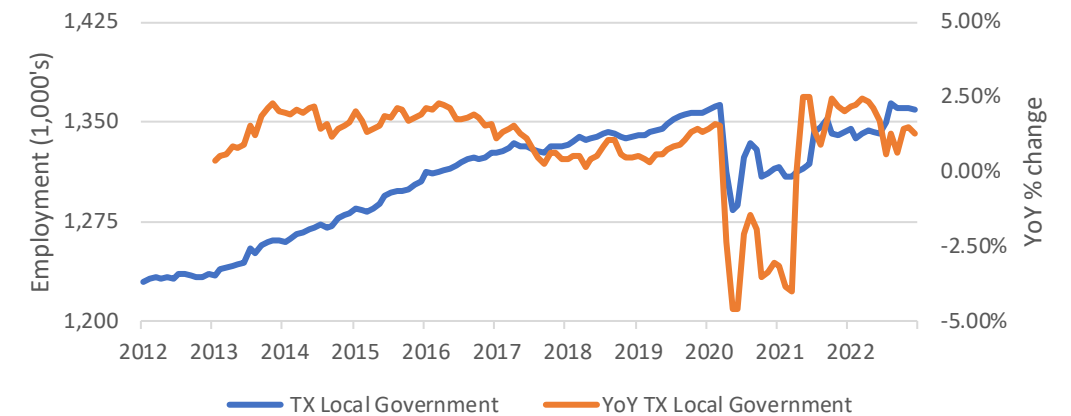
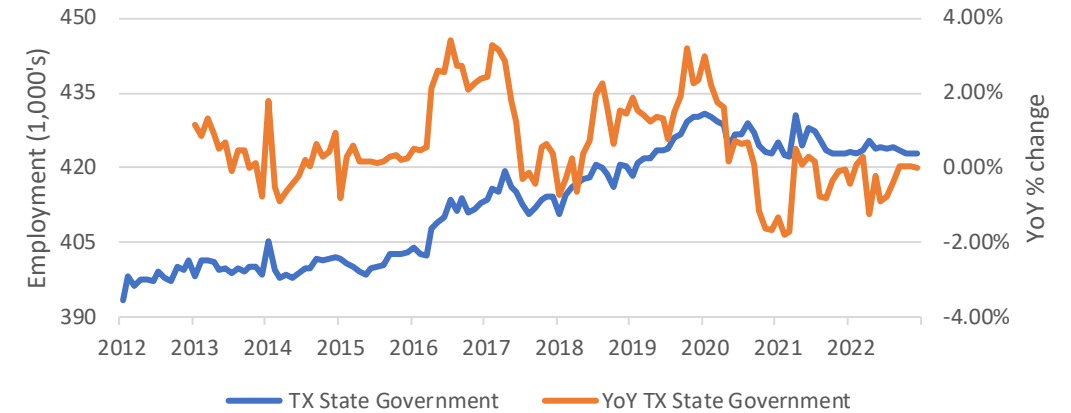


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Texas Commercial Markets *key employment trends*

	Dec-22	Dec-21	Change	YoY
TX State Government	422,700	422,800	(100)	-0.02%
AUS State Government	73,300	74,600	(1,300)	-1.74%
DFW State Government	75,200	74,600	600	0.80%
HOU State Government	96,600	94,600	2,000	2.11%
SAT State Government	21,700	21,600	100	0.46%

	Dec-22	Dec-21	Change	YoY
TX Local Government	1,359,500	1,342,200	17,300	1.29%
AUS Local Government	98,100	96,800	1,300	1.34%
DFW Local Government	335,400	329,800	5,600	1.70%
HOU Local Government	314,700	310,000	4,700	1.52%
SAT Local Government	119,800	117,700	2,100	1.78%



Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin

- Economy
- Apartments
- Office
- Retail
- Warehouse

Austin Economy

- Total employment growth in the Austin MSA remains strong and elevated above more typical pre-COVID trends on both a YoY basis and through recent months.
- On the other hand, employment growth has slowed in the information and professional business services industries in the last few months.
- Long-term employment growth is expected to moderate toward pre-COVID rates.
- Office vacancy remains elevated and continues to receive upward pressure from the shake-out from work-from-home/hybrid work and a large ratio of inventory (6%) under construction - projects that will continue delivering over the next few years.
- Apartment vacancies have started rising although they remain relatively low. Vacancy rates will likely increase over the next few years due to the large proportion of units currently under construction relative to total inventory (13%).

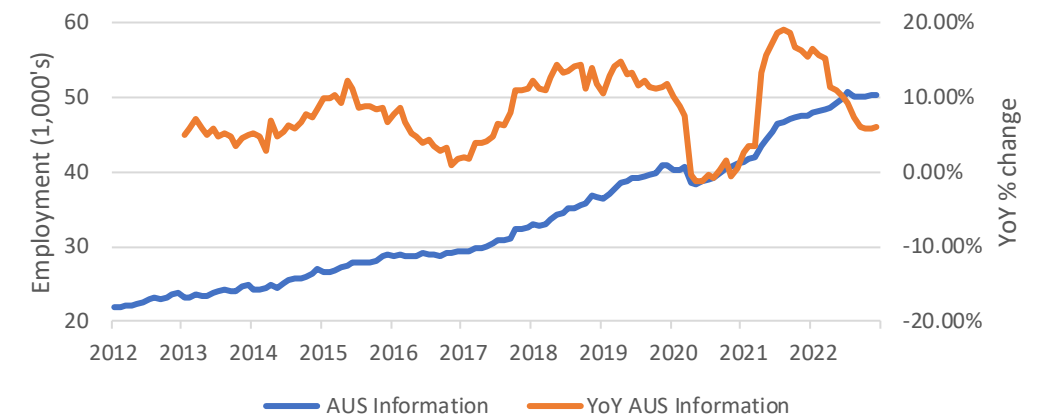
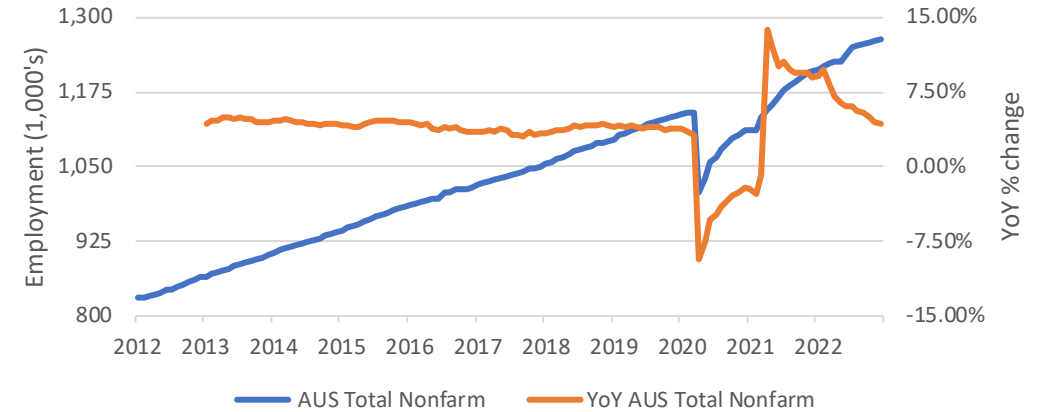
Austin Economy *key employment trends*

AUS Total Nonfarm

Dec-22	Dec-21	Change	YoY
1,262,300	1,210,400	51,900	4.29%

AUS Information

Dec-22	Dec-21	Change	YoY
50,400	47,500	2,900	6.11%



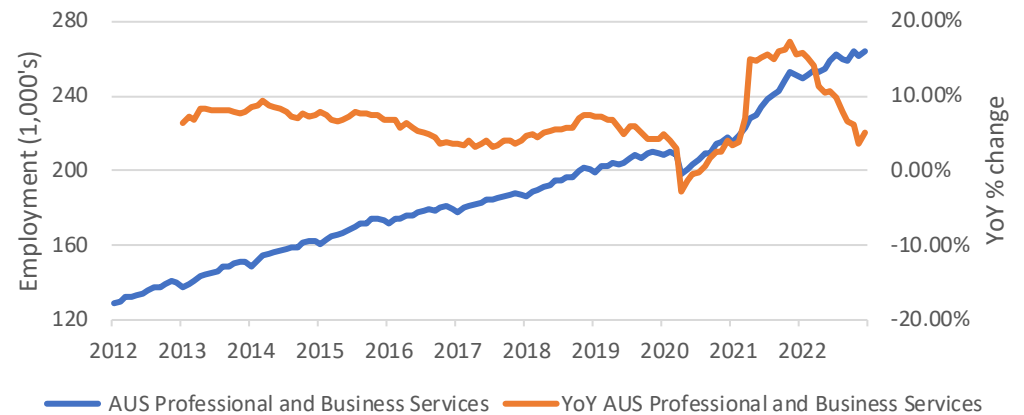
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin Economy *key employment trends*



AUS Professional and Business Services

Dec-22	Dec-21	Change	YoY
264,200	251,600	12,600	5.01%



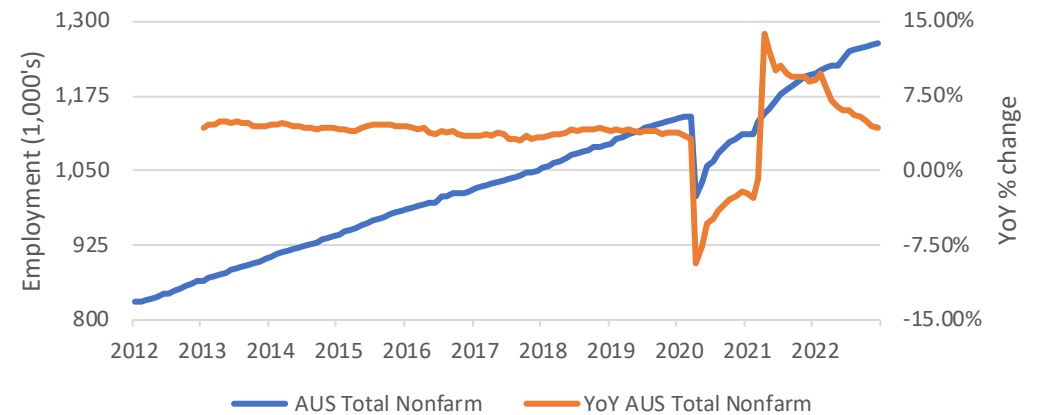
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin Apartment Market *key employment trends*



AUS Total Nonfarm

Dec-22	Dec-21	Change	YoY
1,262,300	1,210,400	51,900	4.29%



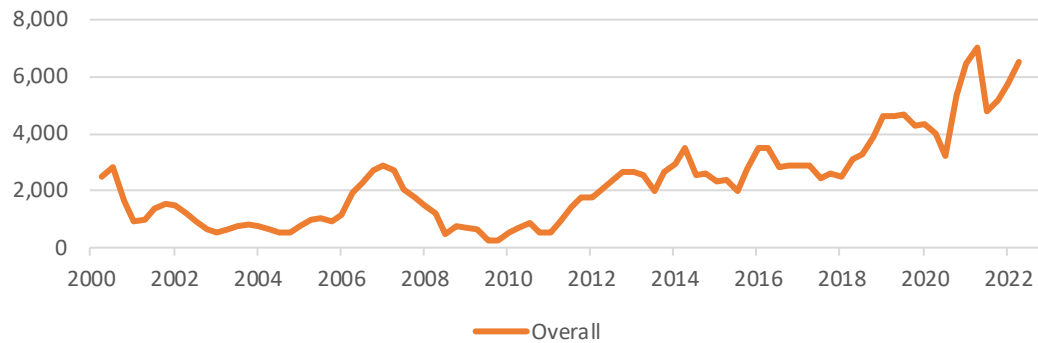
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin Apartment Market *absorption/construction*

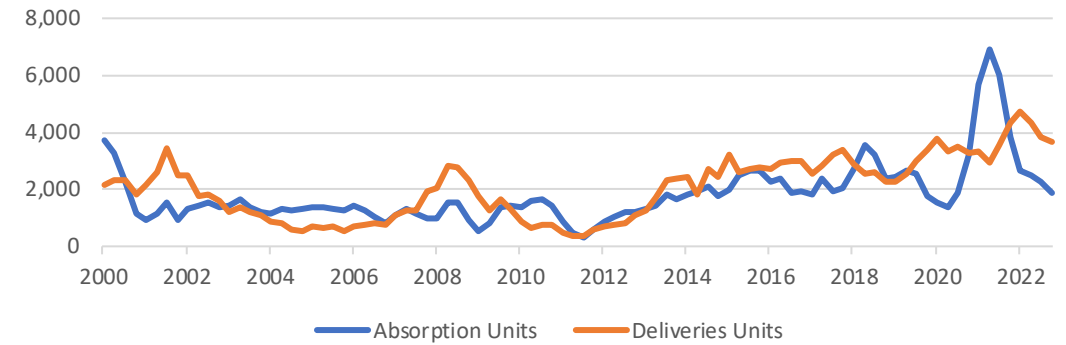
		Current	Previous Quarter	Previous Year
Vacancy Percent	Class A	8.70%	8.63%	7.17%
Vacancy Percent	Overall	8.40%	8.17%	6.70%

Larger
Smaller
 Than Current

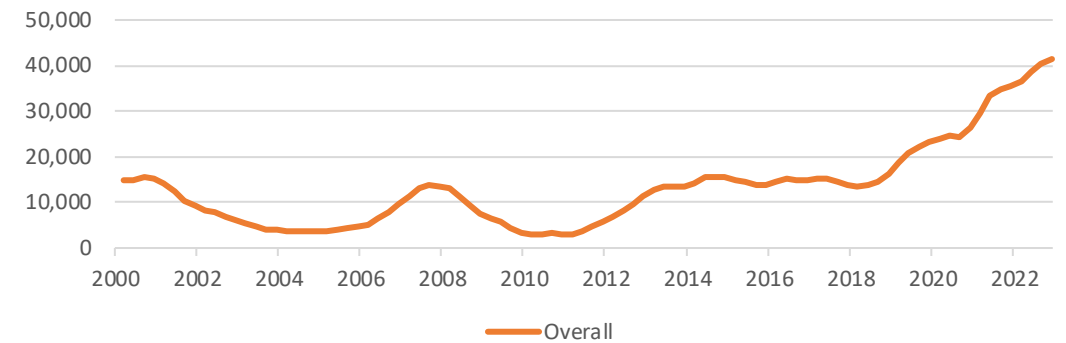
Starts Units



Absorption and Delivery Units



Under Construction Units



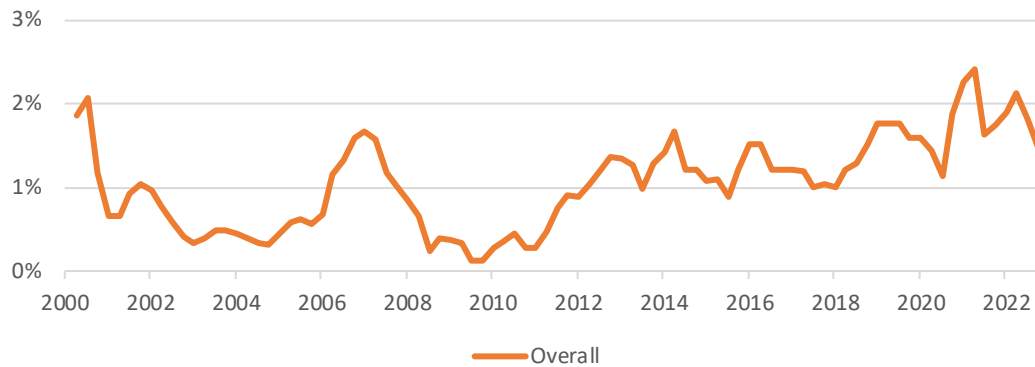
Sources: CoStar, Texas Real Estate Research Center

Austin Apartment Market *absorption/construction*

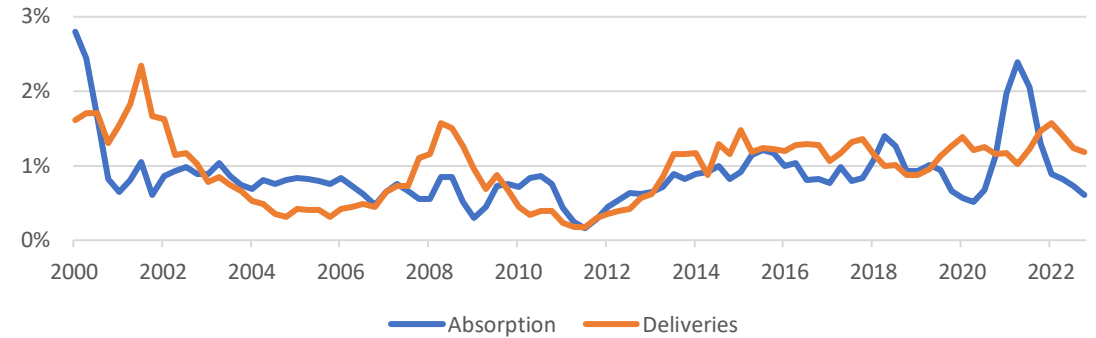
	Current	Previous Quarter	Previous Year
Starts Percent	Overall 1.46%	1.82%	1.74%
Absorption Percent	Overall 0.60%	0.73%	1.30%
Deliveries Percent	Overall 1.18%	1.24%	1.47%
Under Construction Percent	Overall 13.25%	13.05%	11.93%

Larger
Smaller
 Than Current

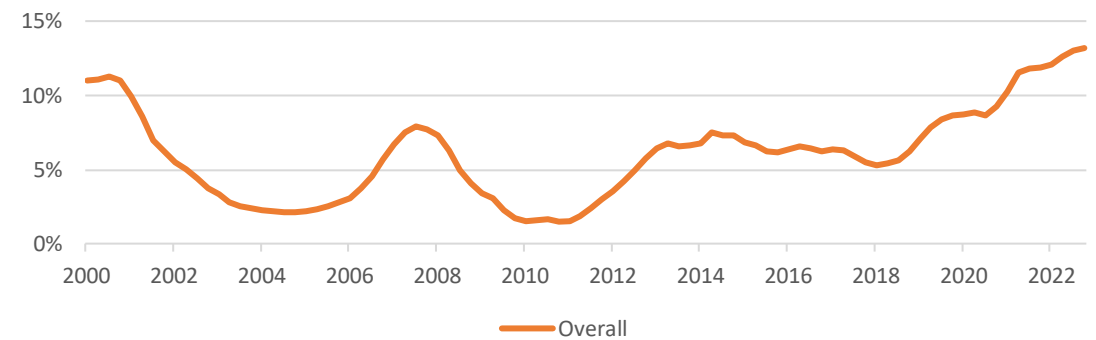
Starts as Percent of Inventory



Absorption and Delivery as Percent of Inventory

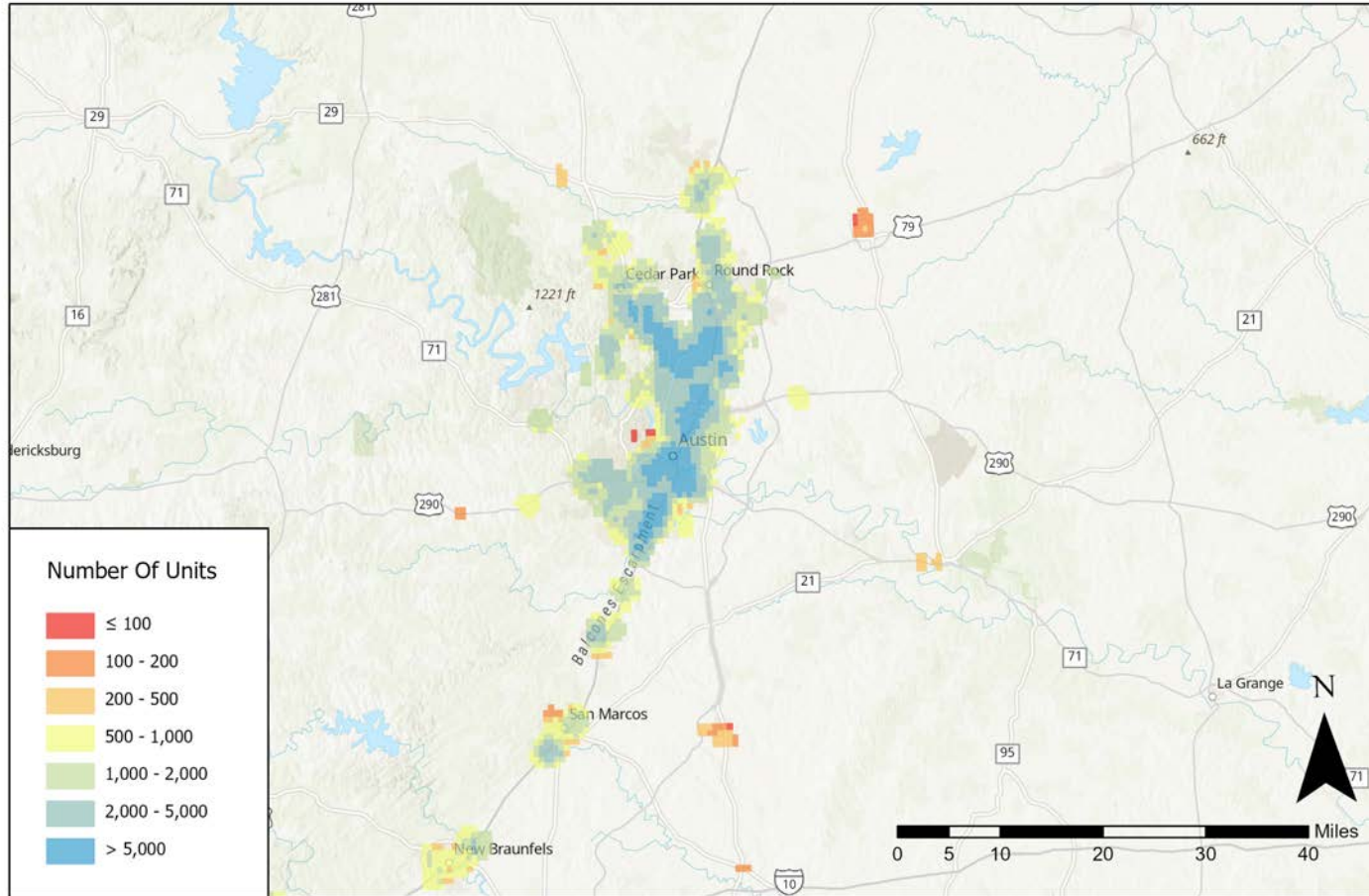


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Number of Units Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Apartment Market *inventory*

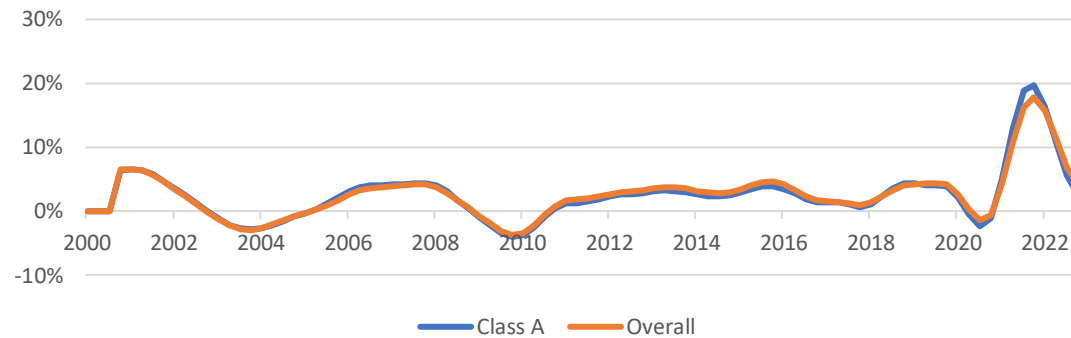


Austin Apartment Market *rent*

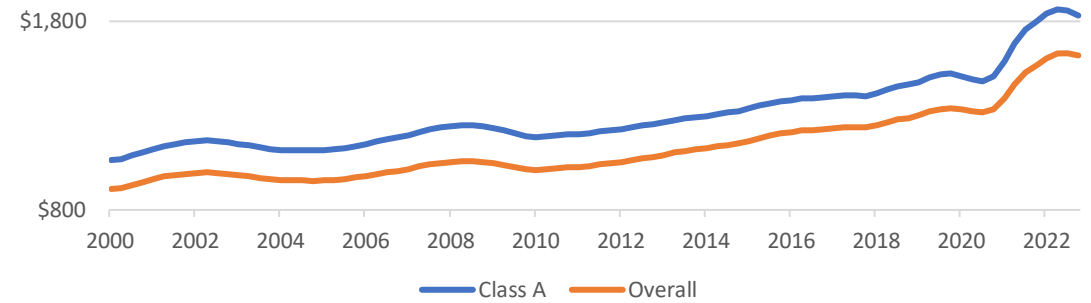
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,835	\$1,859	\$1,801
Effective Rent Per Unit	Overall	\$1,619	\$1,633	\$1,568
Effective Rent Per SF	Class A	\$2.01	2.04	1.98
Effective Rent Per SF	Overall	\$1.85	1.87	1.79

Larger
Smaller
 Than Current

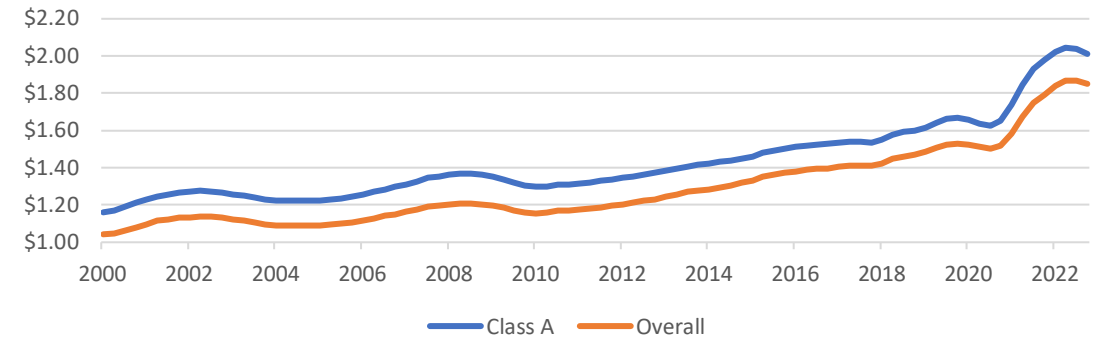
Year over Year Growth in Effective Rent



Effective Rent Per Unit

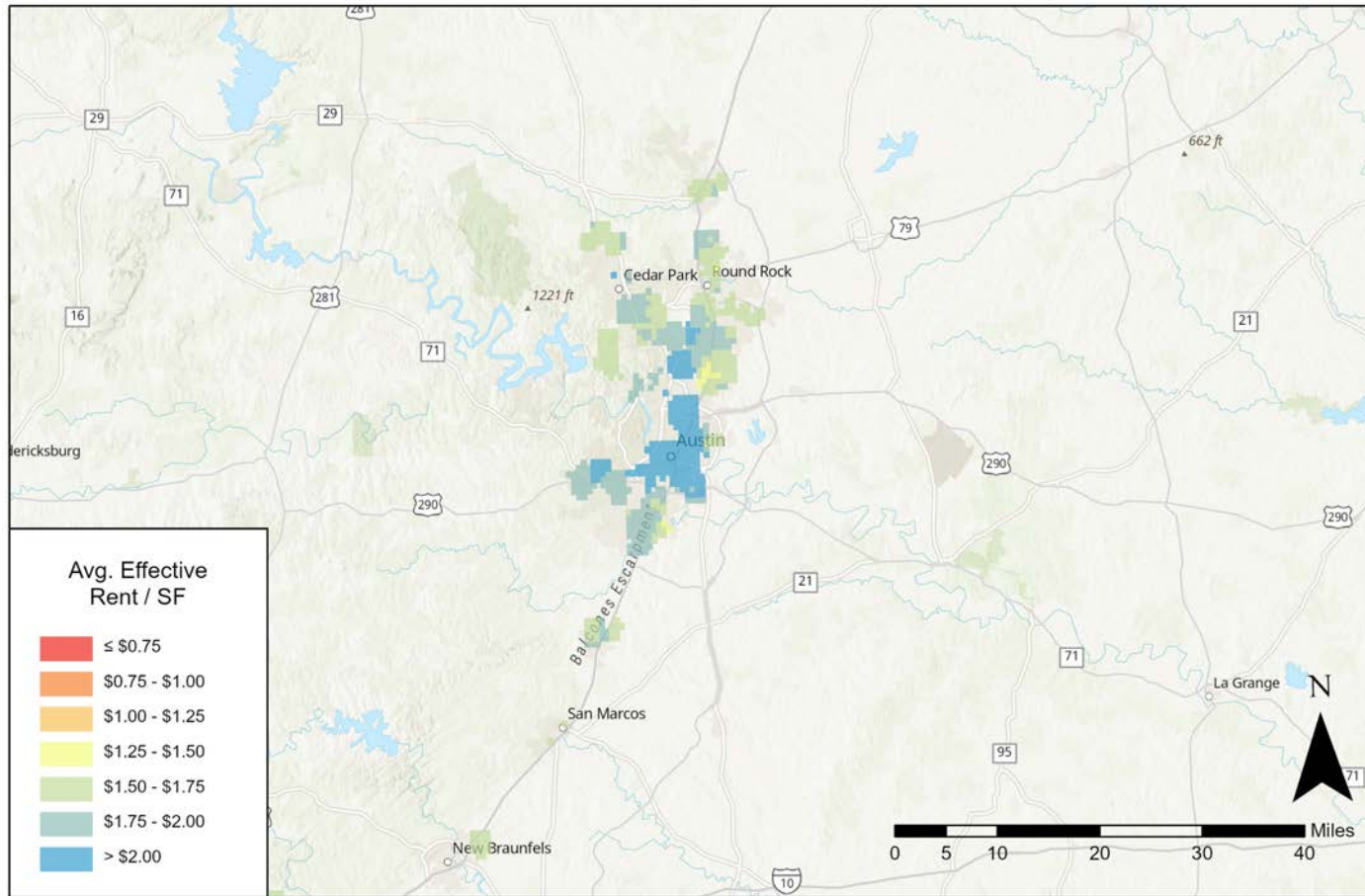


Effective Rent Per Square Foot



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2022)



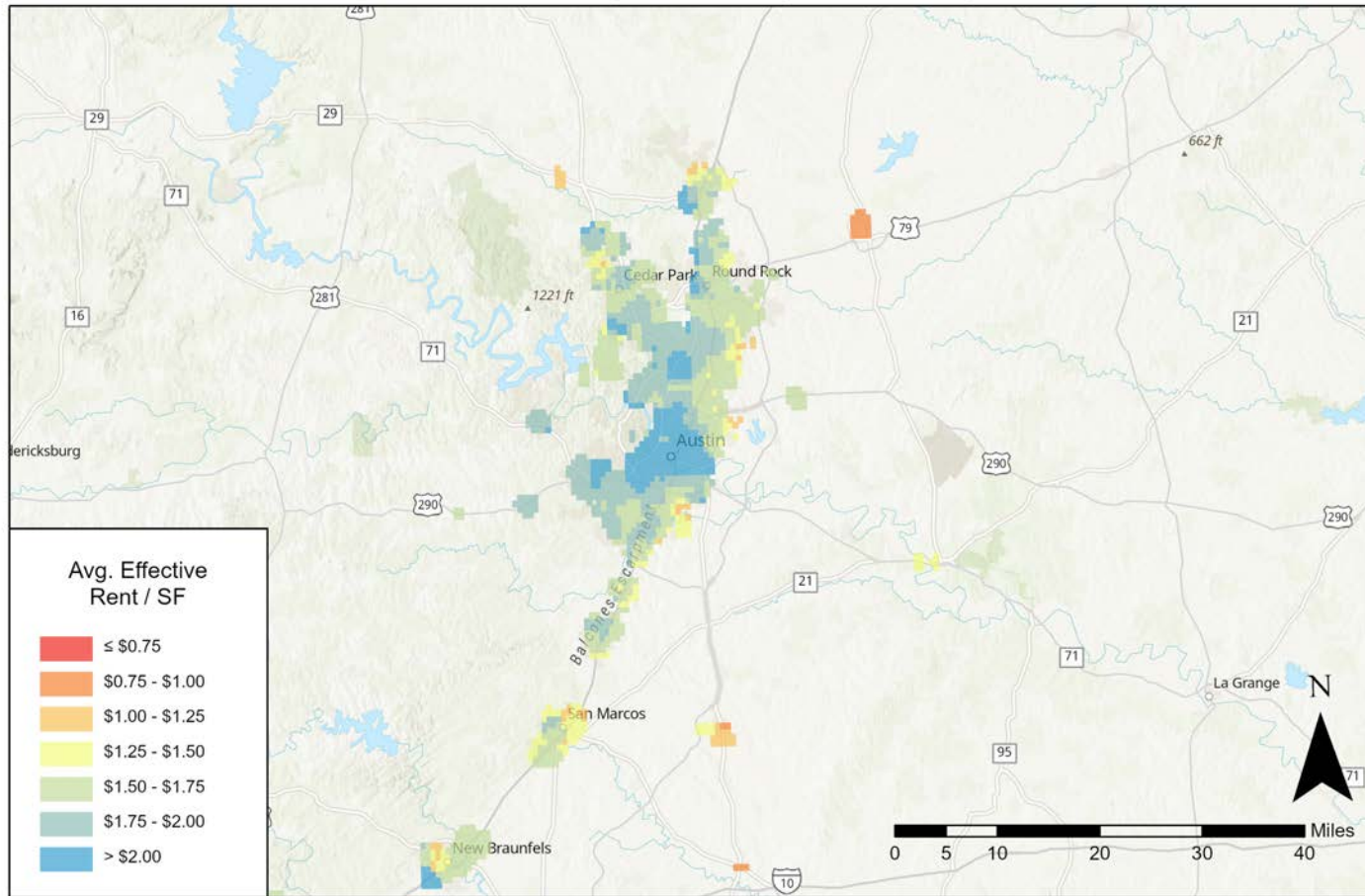
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Apartment Market *rent*



Austin Metro Average Effective Rent / SF Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Apartment Market *rent*



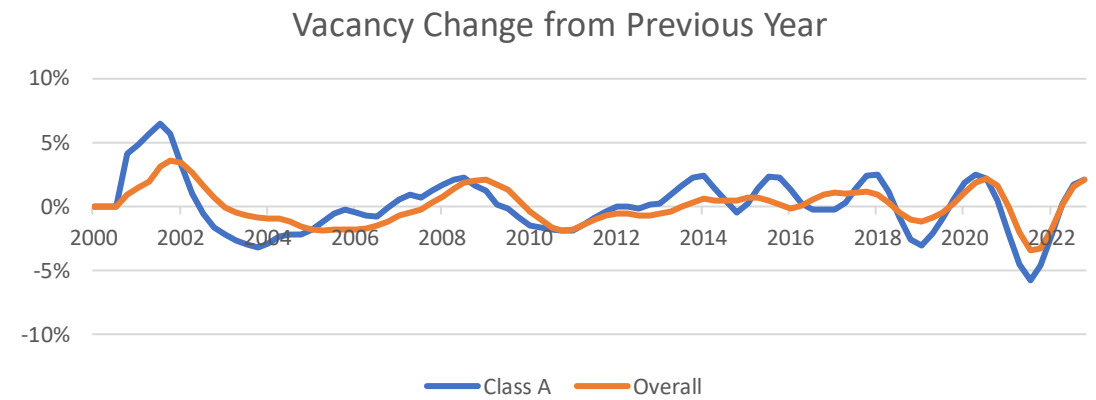
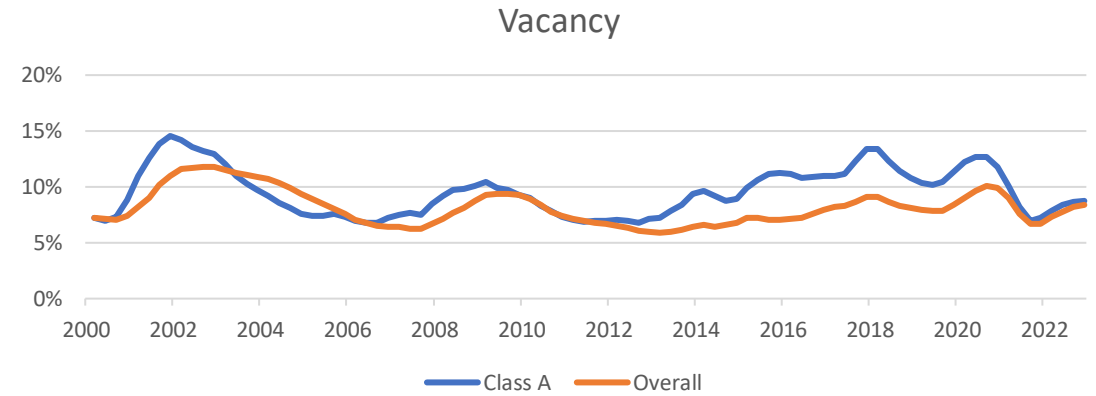
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Austin Apartment Market *vacancy*



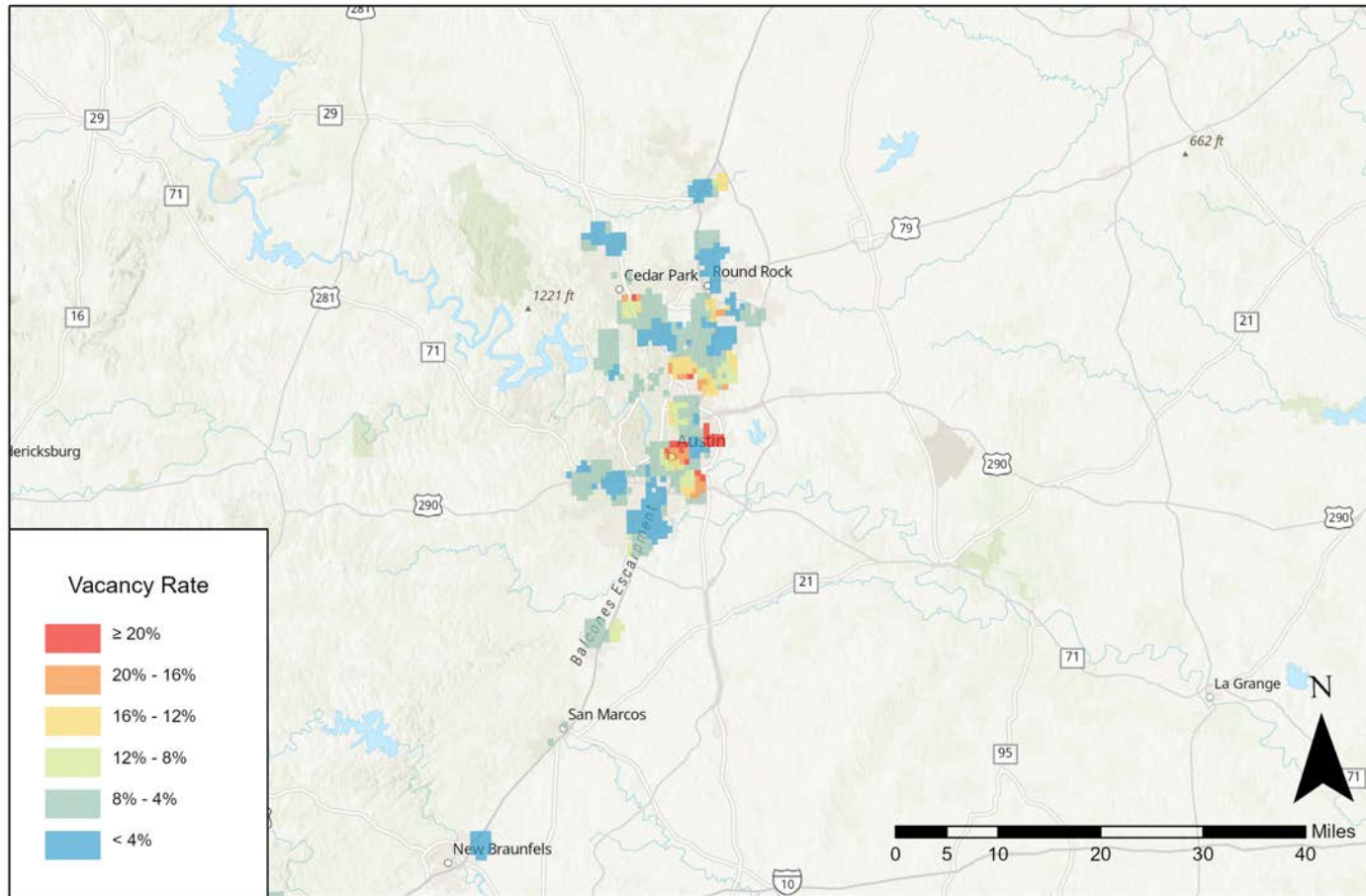
		Current	Previous Quarter	Previous Year
Vacancy Percent	Class A	8.70%	8.63%	7.17%
Vacancy Percent	Overall	8.40%	8.17%	6.70%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Vacancy Class A Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

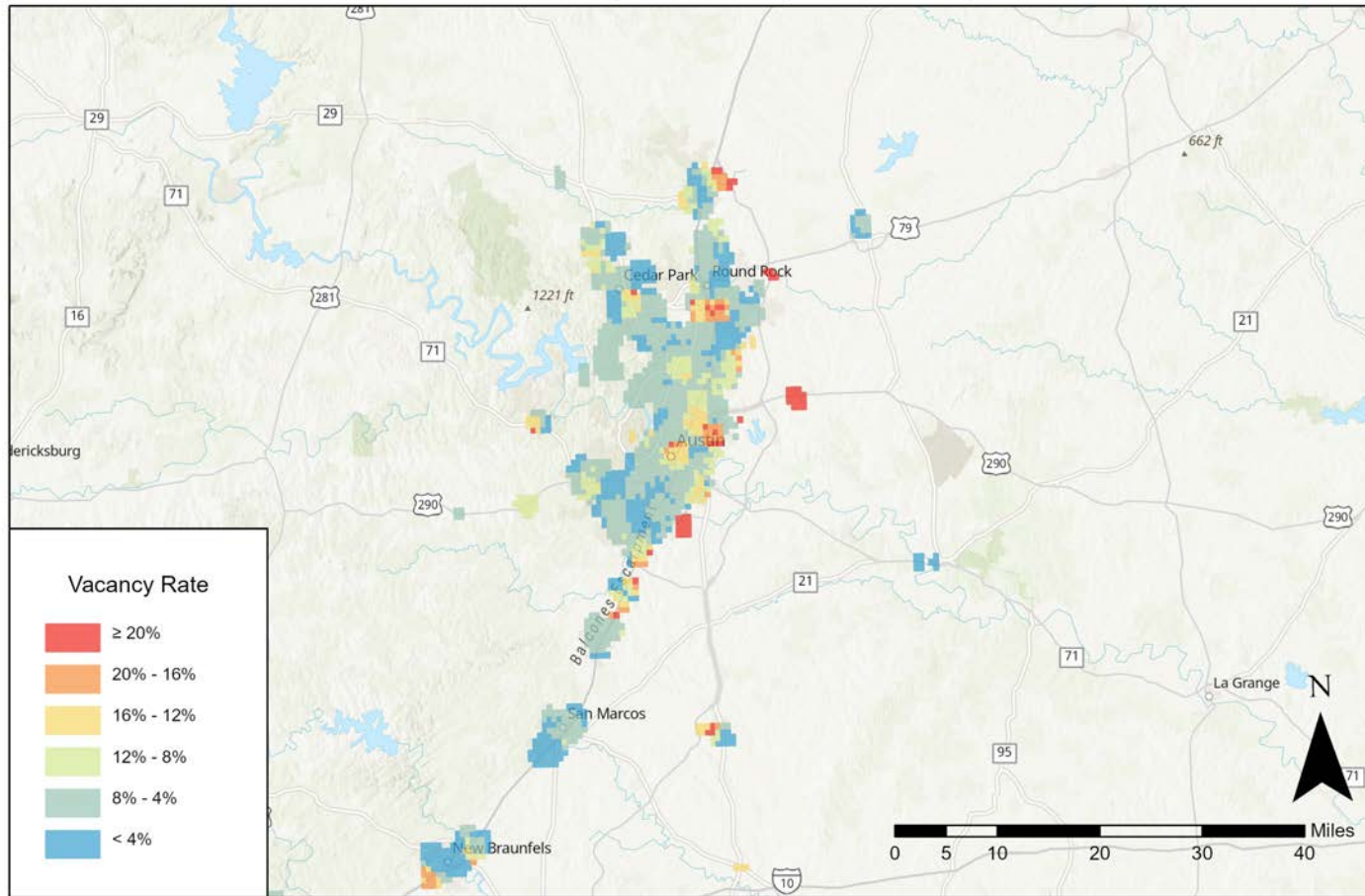
Local Market Area (LMA) Definitions

Austin Apartment Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Austin Metro Vacancy Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Apartment Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

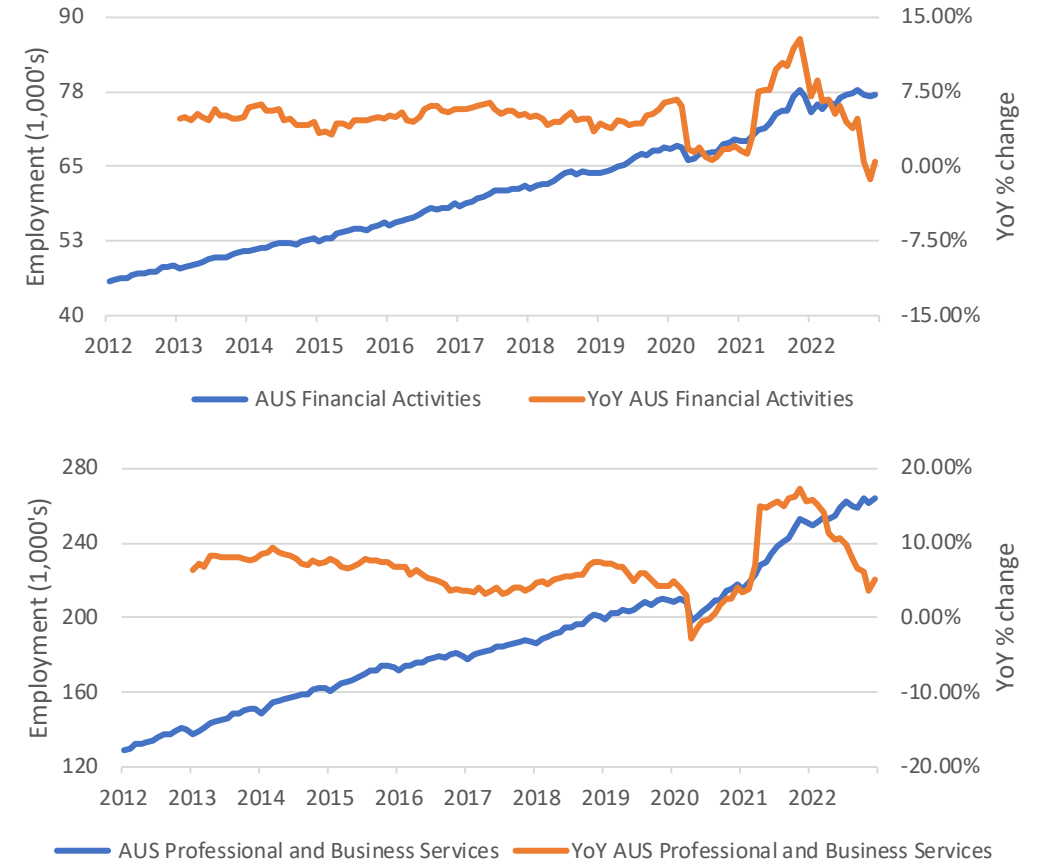
Austin Office Market *key employment trends*

AUS Financial Activities

Dec-22	Dec-21	Change	YoY
77,100	76,700	400	0.52%

AUS Professional and Business Services

Dec-22	Dec-21	Change	YoY
264,200	251,600	12,600	5.01%



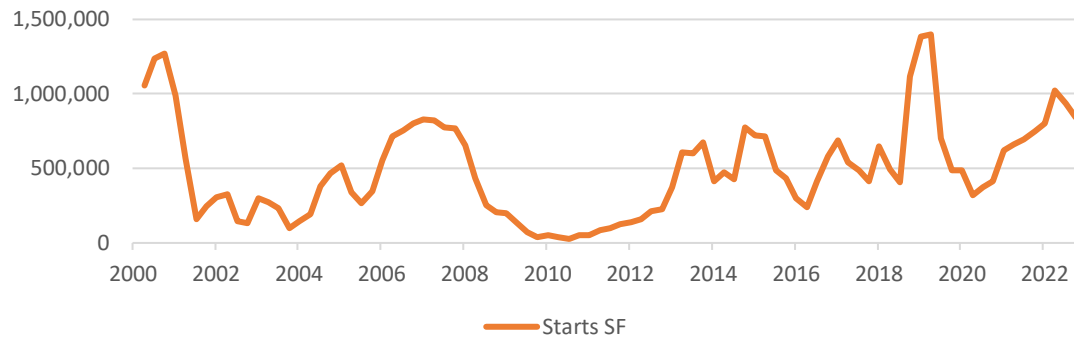
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin Office Market *absorption/construction*

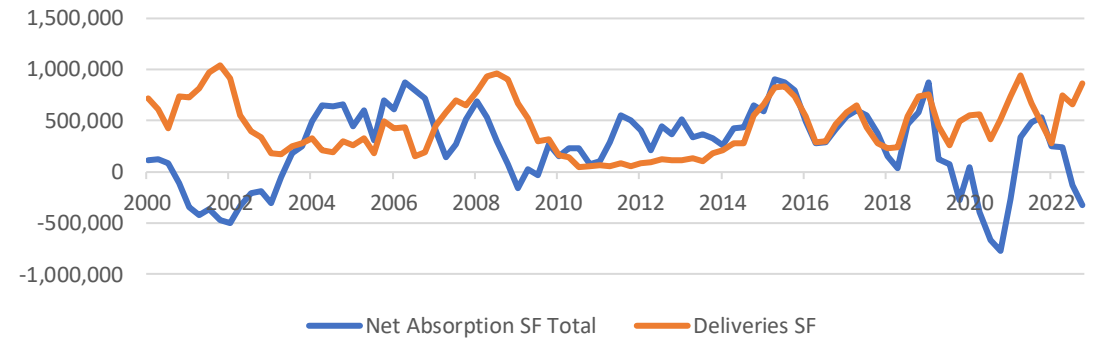
		Current	Previous Quarter	Previous Year
Starts SF	Overall	840,126	937,926	748,055
Net Absorption SF Total	Overall	-324,799	-126,204	527,921
Deliveries SF	Overall	863,671	660,591	471,472
Under Construction SF	Overall	6,073,388	6,096,933	5,032,336

Larger
Smaller
 Than Current

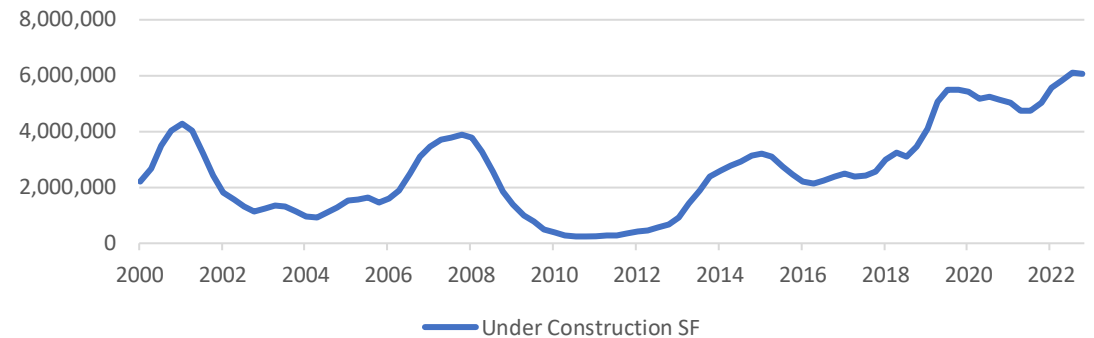
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



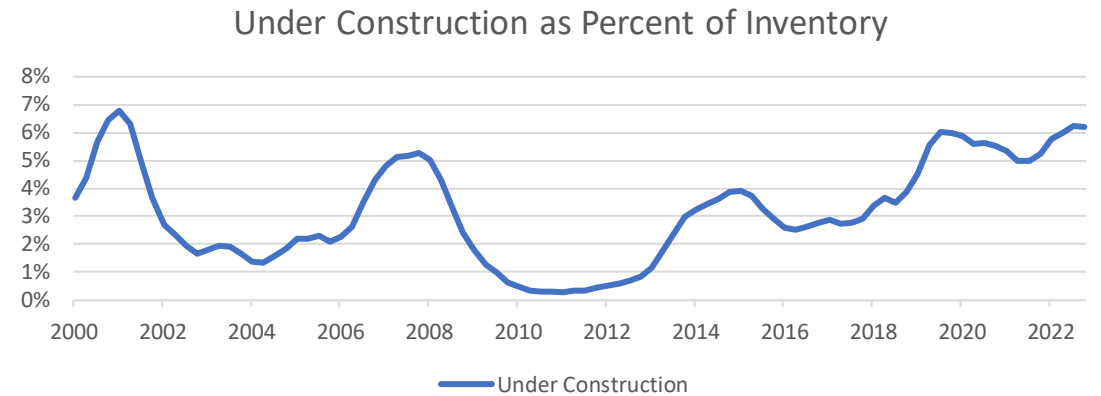
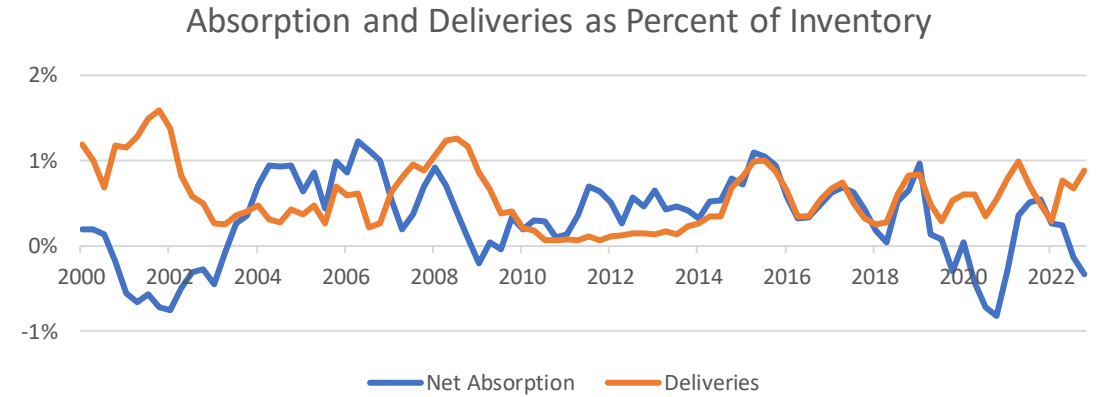
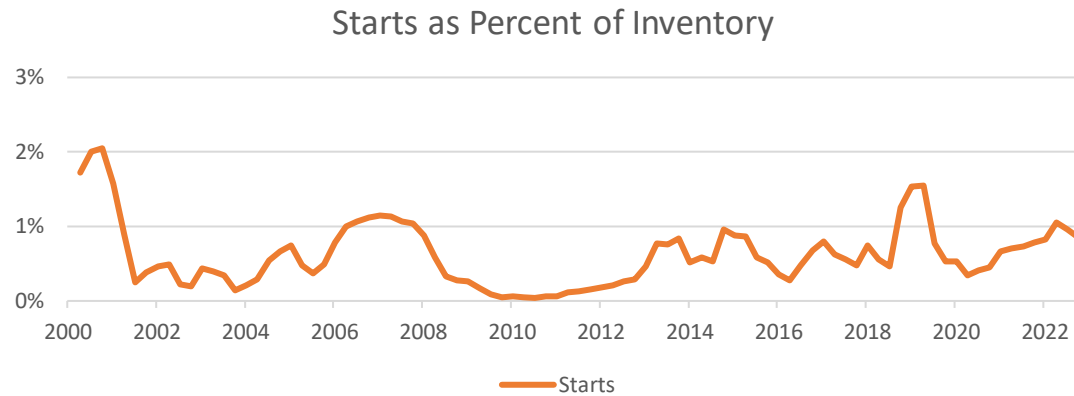
Sources: CoStar, Texas Real Estate Research Center

Austin Office Market *absorption/construction*



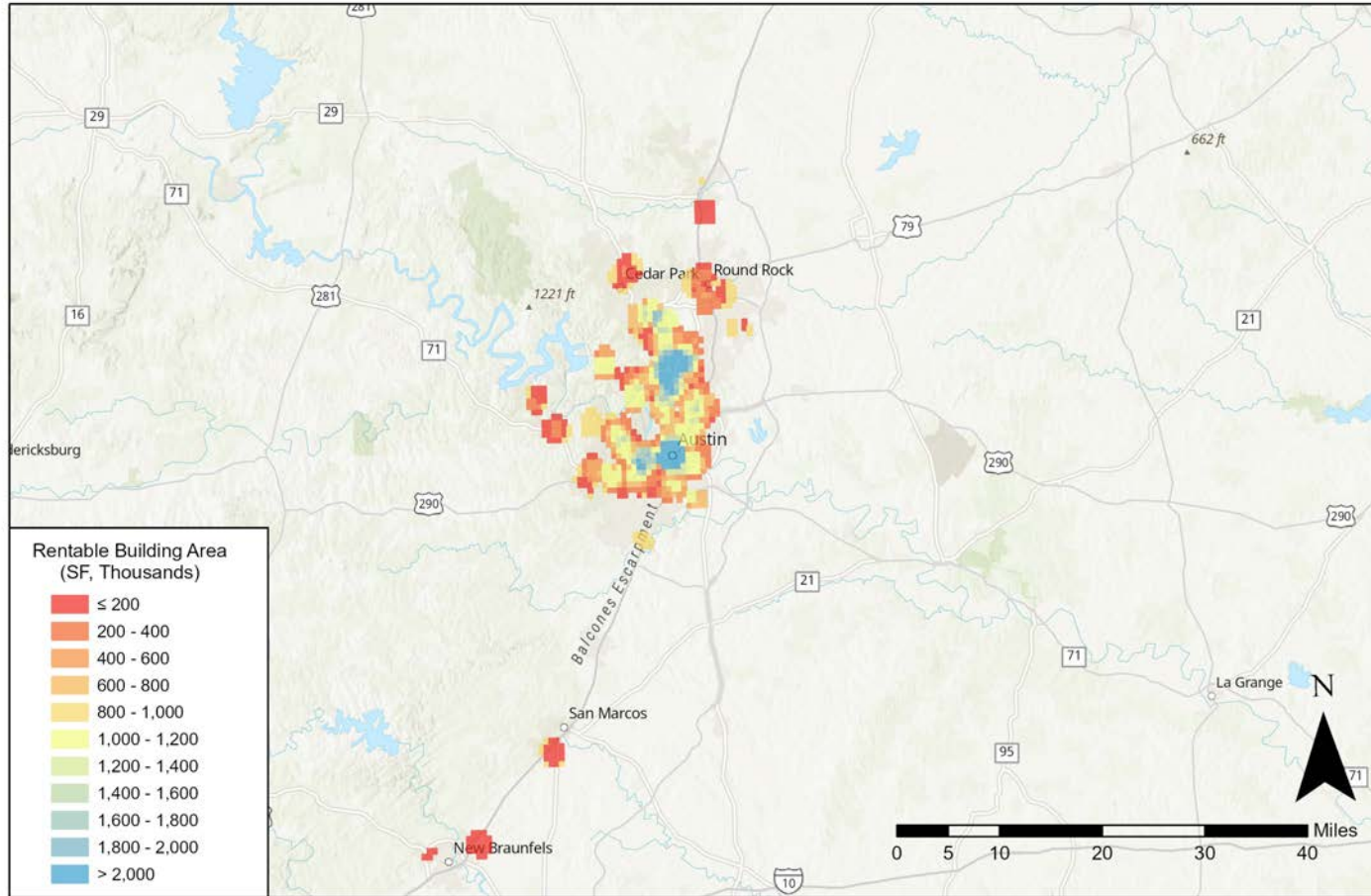
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.86%	0.96%	0.78%
Under Construction Percent	Overall	6.18%	6.24%	5.24%
Absorption Percent	Overall	-0.33%	-0.13%	0.55%
Deliveries Percent	Overall	0.88%	0.68%	0.49%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Rentable Building Area Office LMAs (Q4 2022)



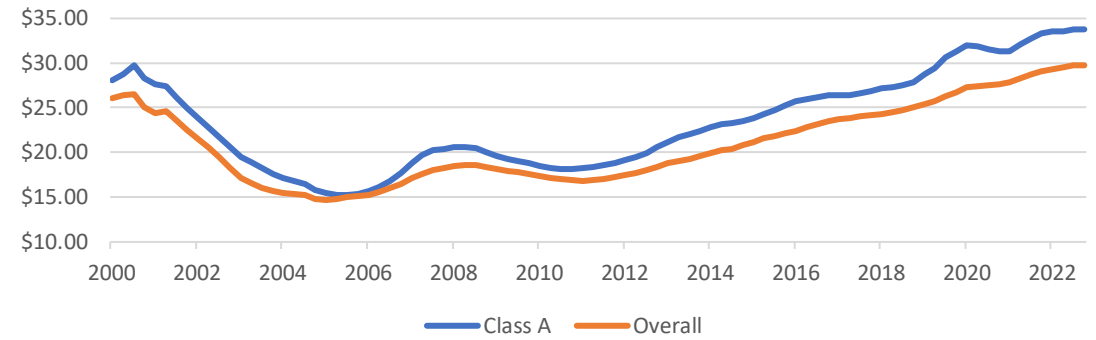
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

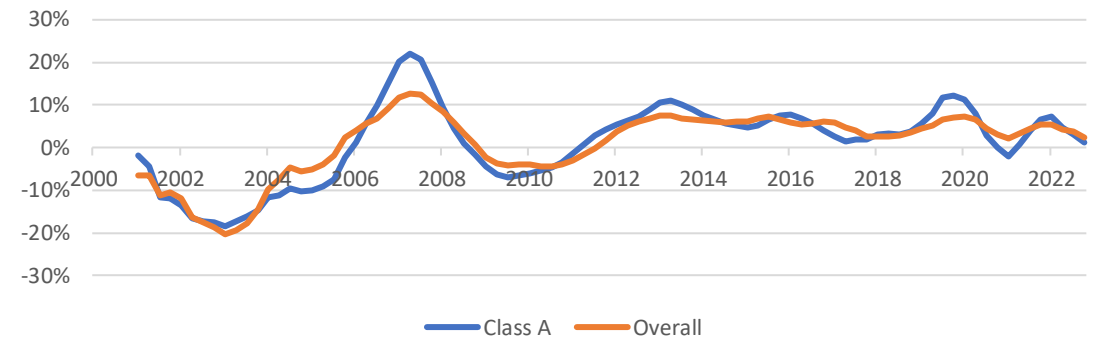
Austin Office Market *rent*



Base Rent per square foot



Base Rent YoY Growth

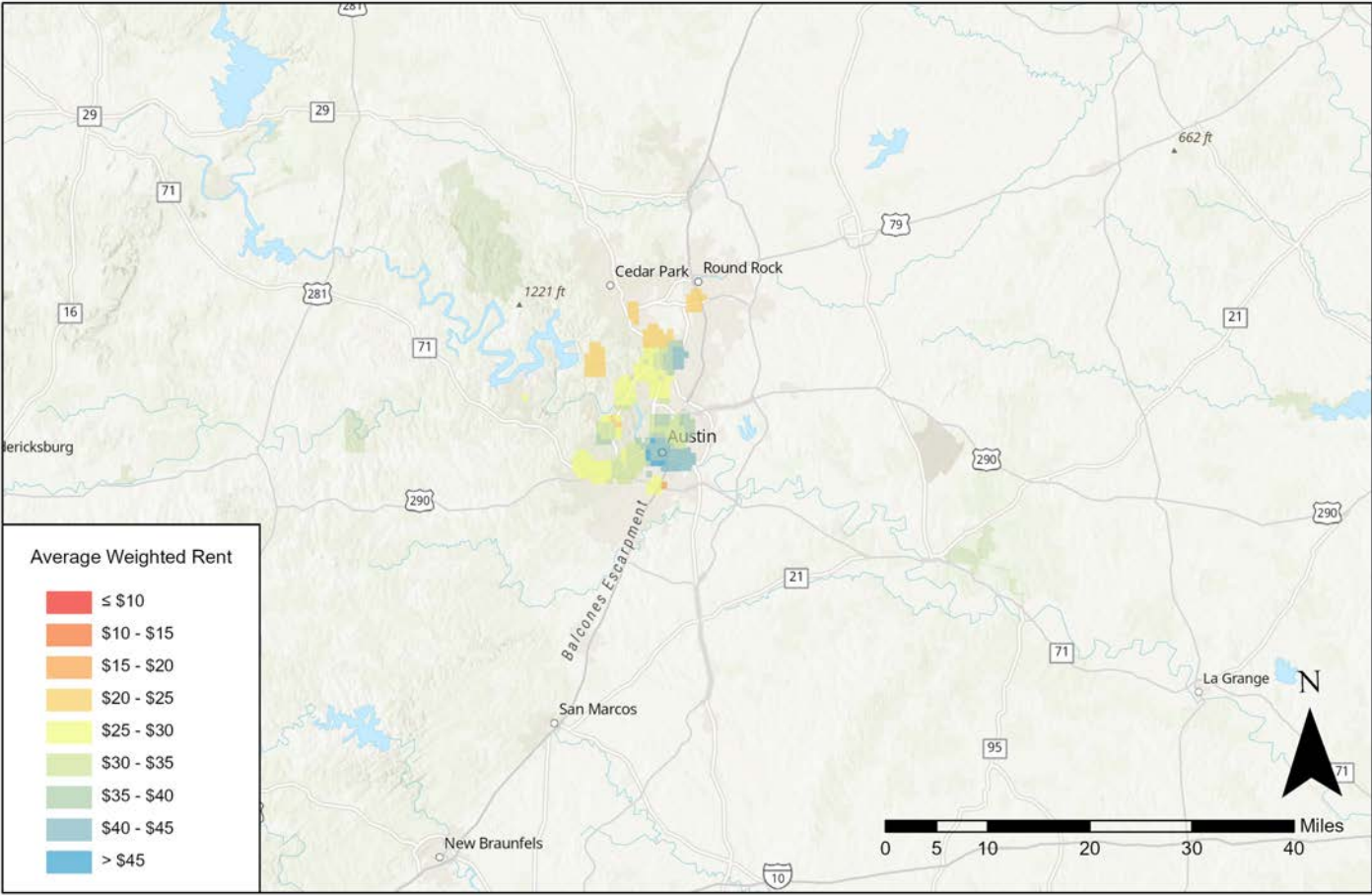


		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$33.73	\$33.77	\$33.35
Base Rent	Overall	\$29.79	\$29.78	\$29.08

Larger
Smaller
 Than Current

Sources: CoStar, Texas Real Estate Research Center

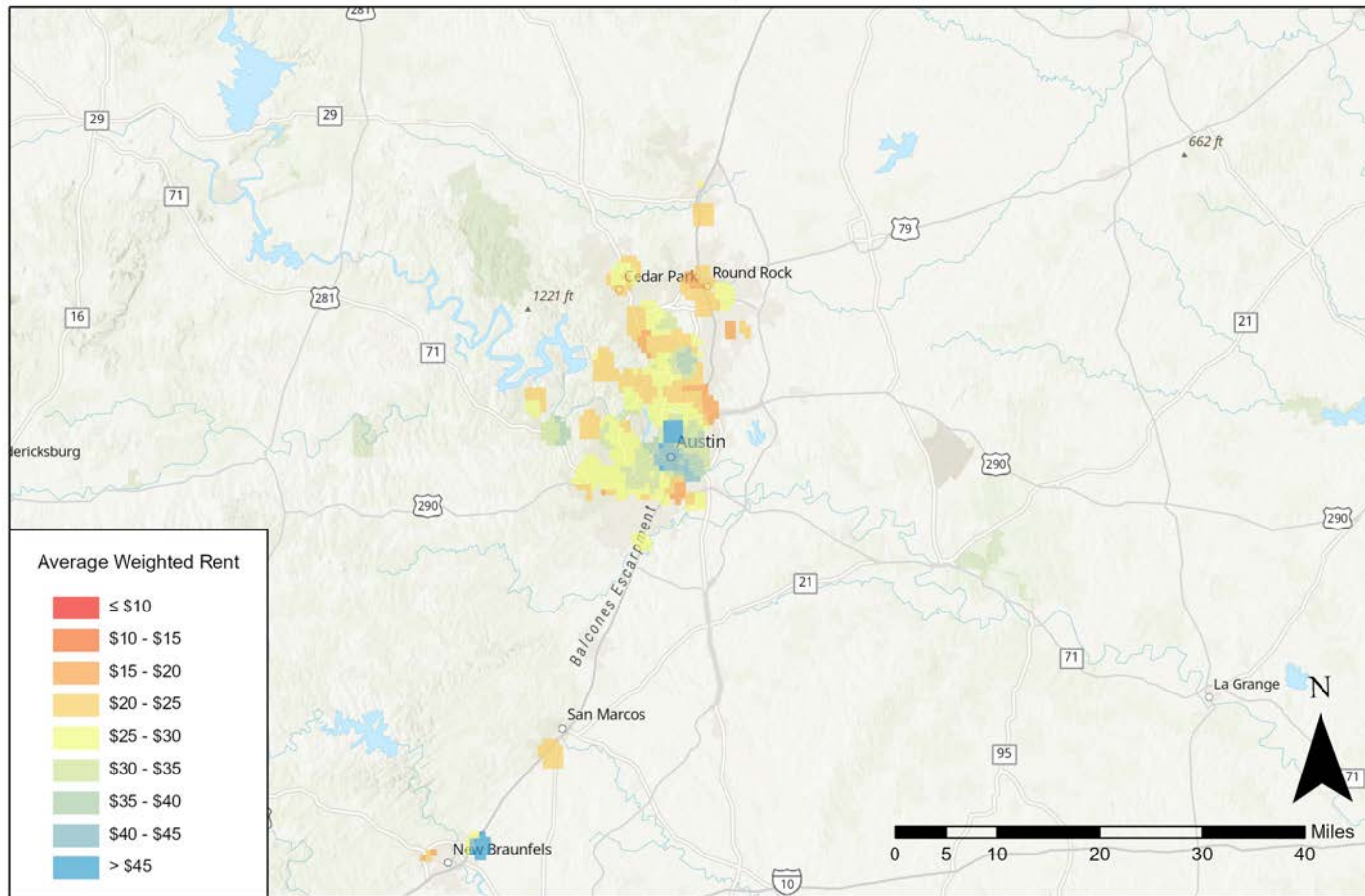
Austin Metro Average Weighted Rent Class A Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Metro Average Weighted Rent Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Office Market *rent*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Austin Office Market *vacancy*



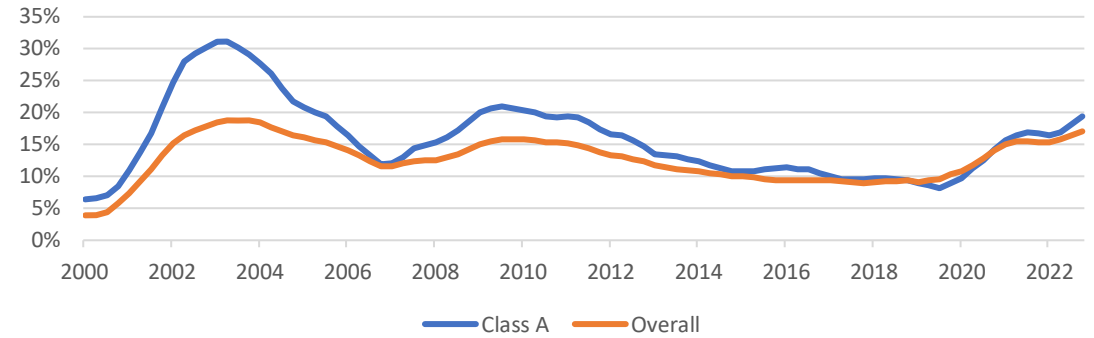
Vacant Percent % Total
 Vacant Percent % Total
 Availability less Vacancy
 Availability less Vacancy

Class A
 Overall
 Class A
 Overall

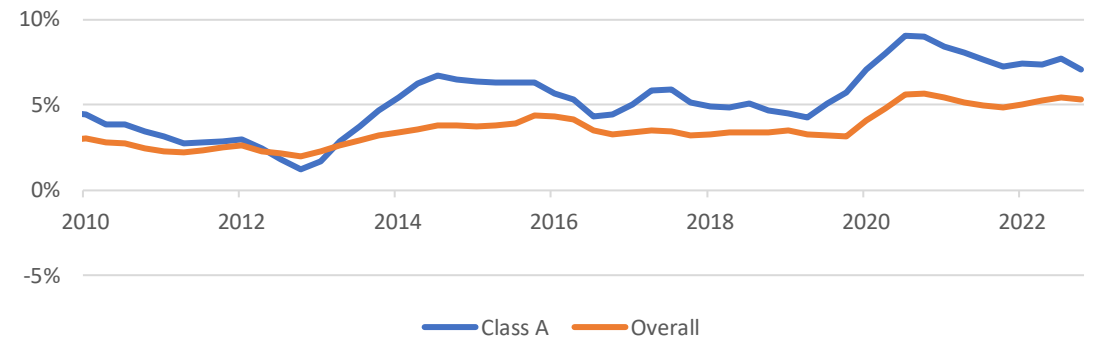
	Current	Previous Quarter	Previous Year
Class A	19.40%	18.20%	16.67%
Overall	17.00%	16.43%	15.37%
Class A	7.10%	7.70%	7.23%
Overall	5.30%	5.43%	4.87%

Larger Than Current
 Smaller Than Current

Vacancy

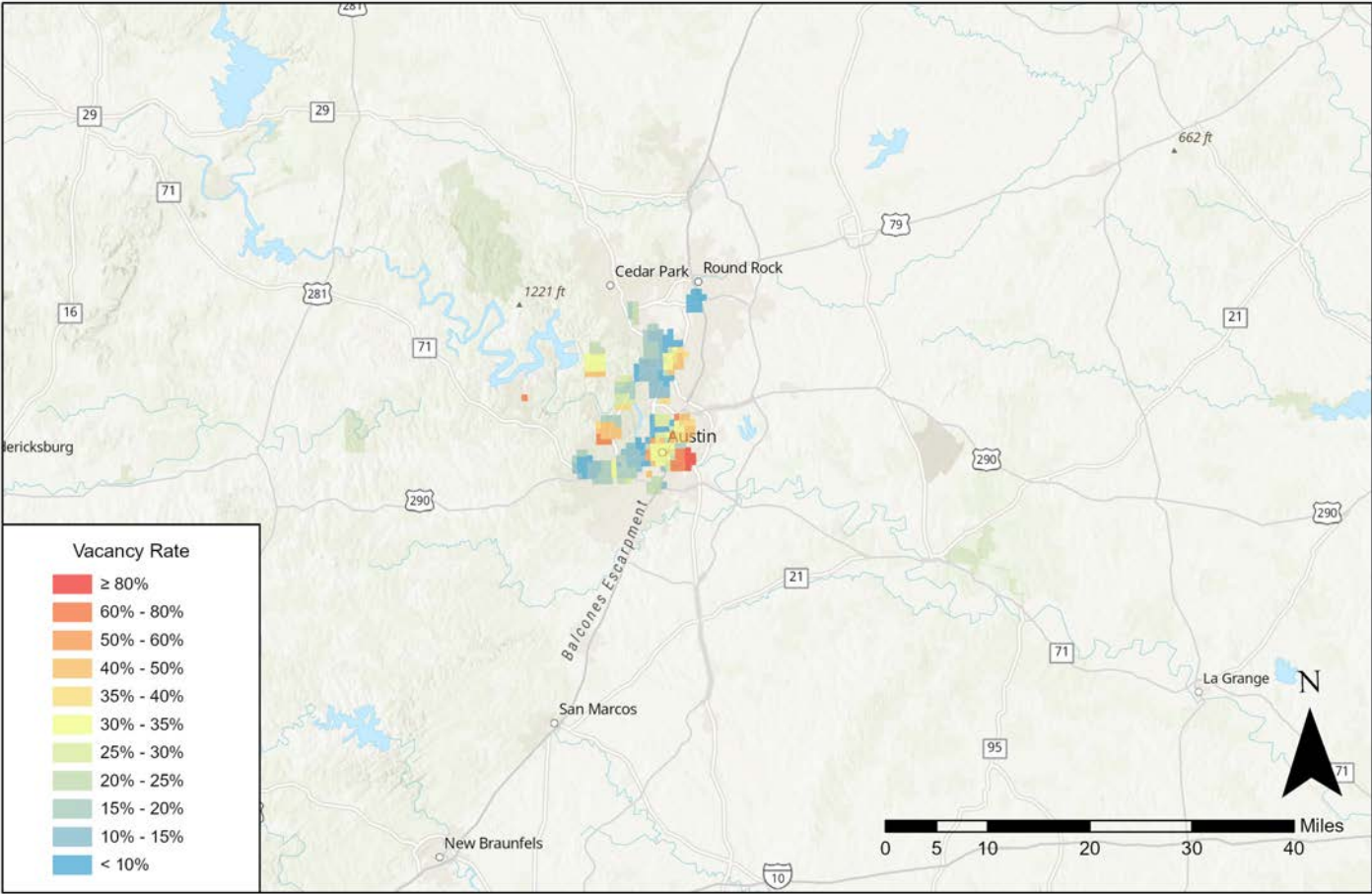


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Vacancy Class A Office LMAs (Q4 2022)



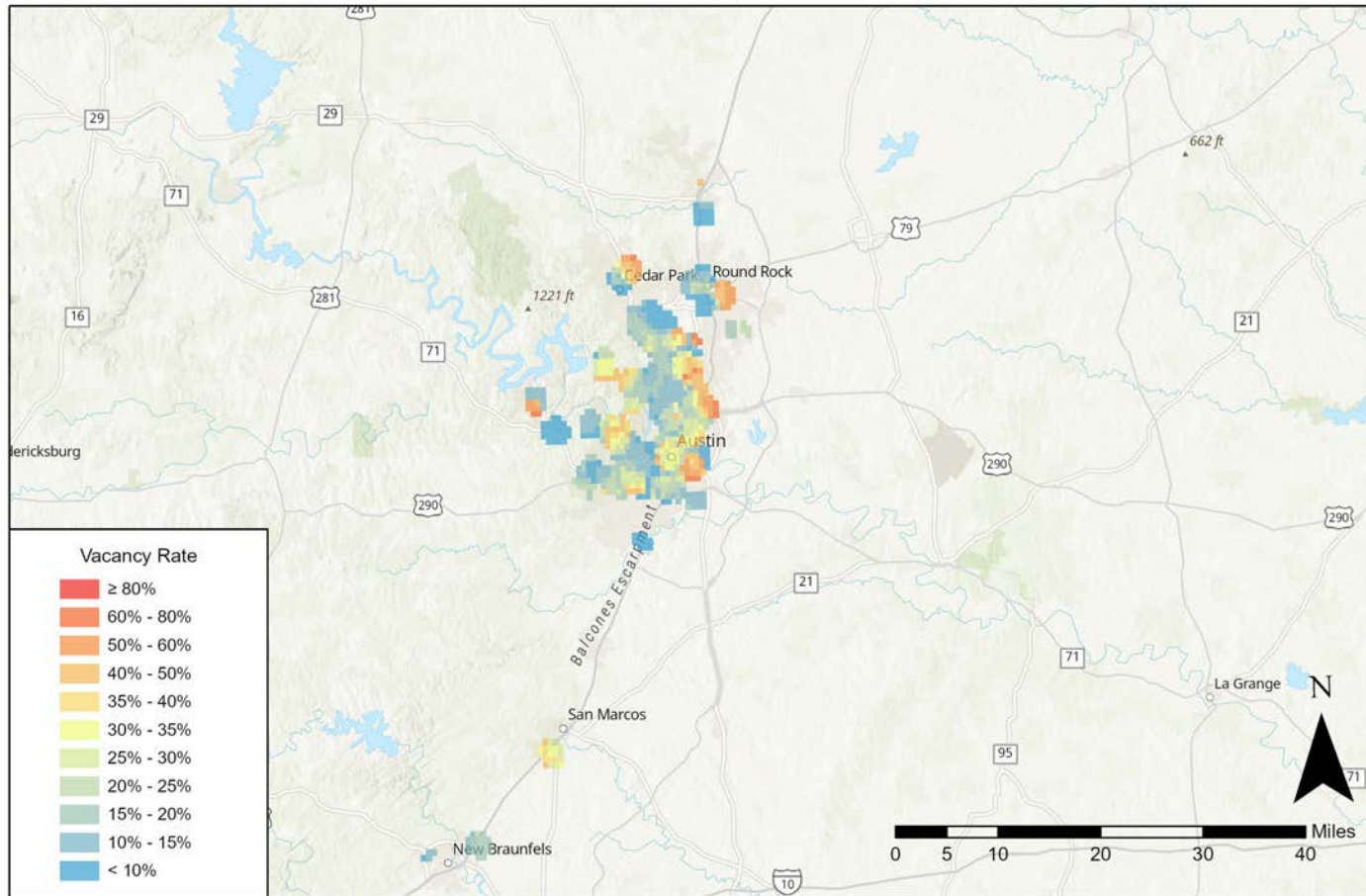
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Office Market *vacancy*



Austin Metro Vacancy Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Office Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

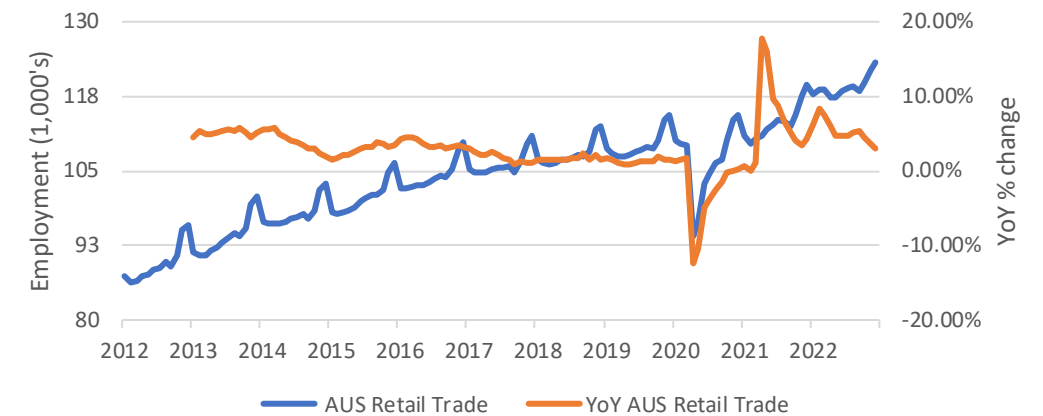
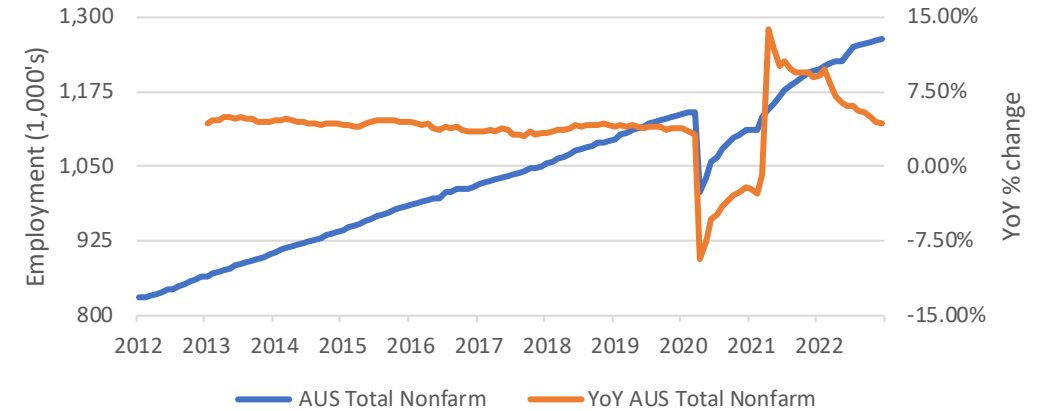
Austin Retail Market *key employment trends*

AUS Total Nonfarm

Dec-22	Dec-21	Change	YoY
1,262,300	1,210,400	51,900	4.29%

AUS Retail Trade

Dec-22	Dec-21	Change	YoY
123,100	119,400	3,700	3.10%



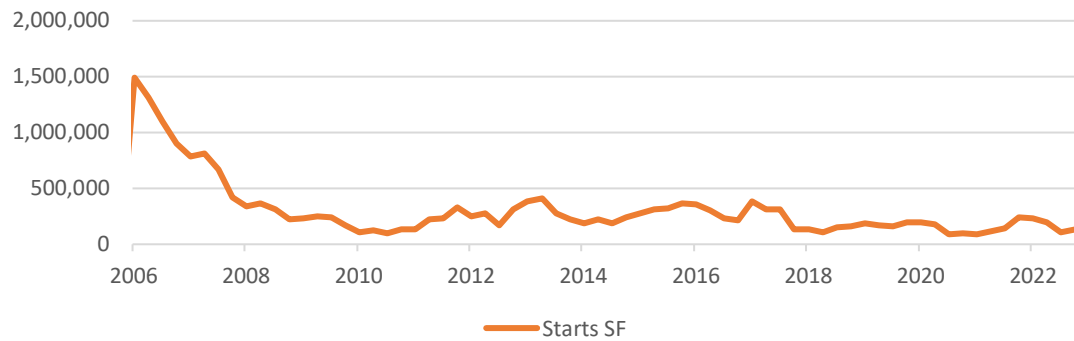
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin Retail Market *absorption/construction*

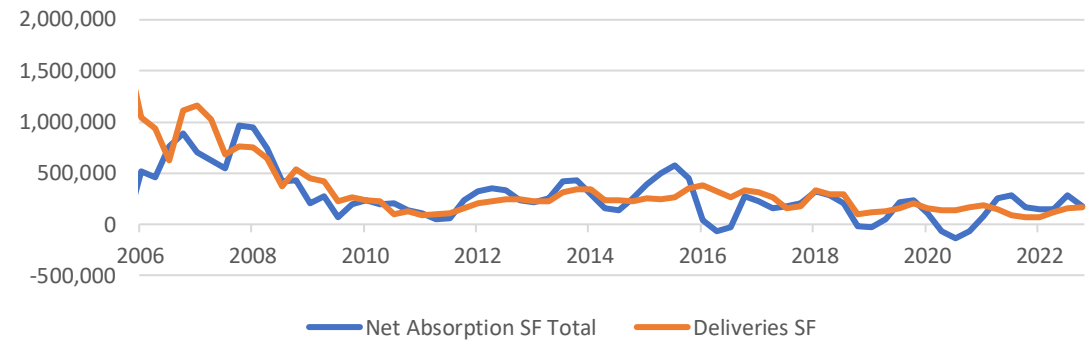
		Current	Previous Quarter	Previous Year
Starts SF	Overall	136,177	104,221	236,658
Net Absorption SF Total	Overall	176,354	282,547	166,457
Deliveries SF	Overall	169,109	153,759	66,821
Under Construction SF	Overall	749,190	782,121	591,825

Larger
Smaller
 Than Current

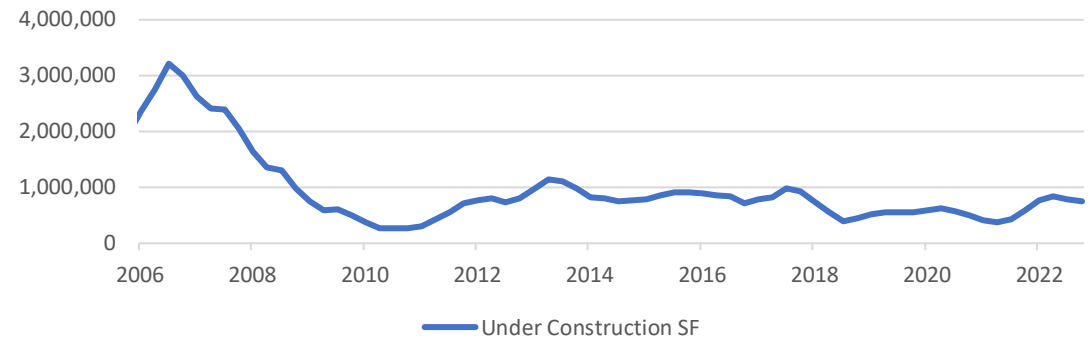
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



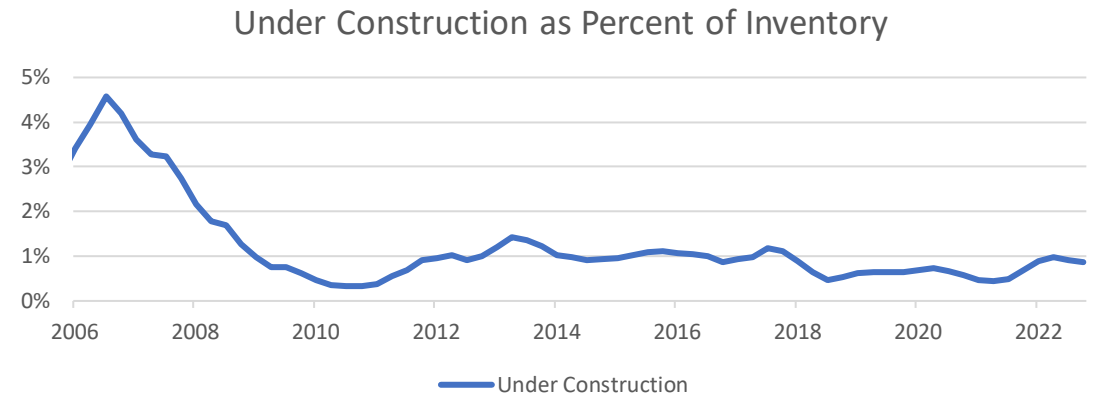
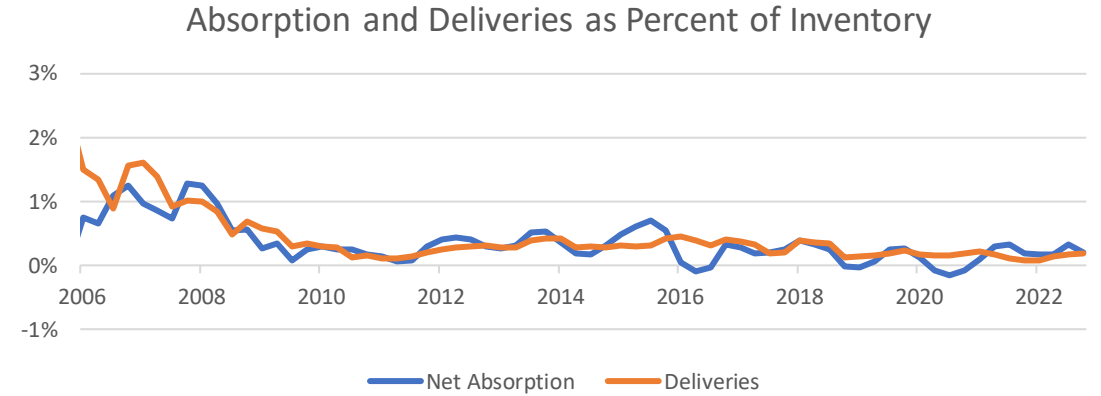
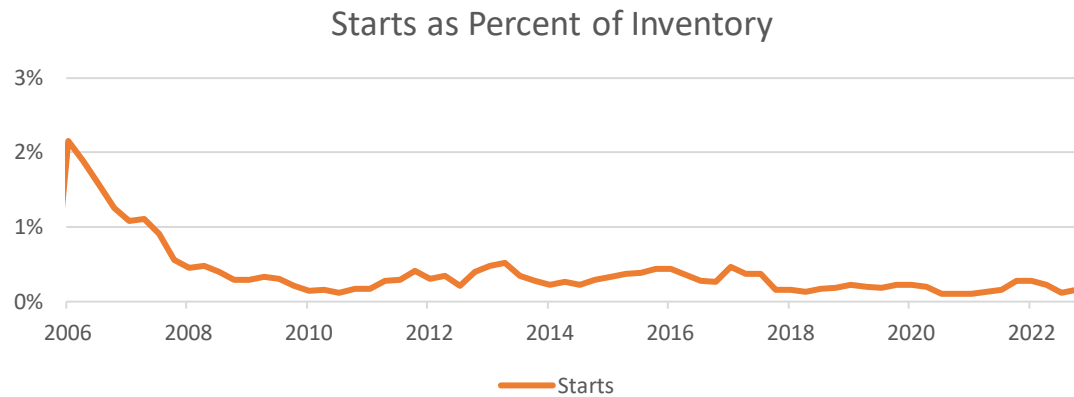
Sources: CoStar, Texas Real Estate Research Center

Austin Retail Market *absorption/construction*

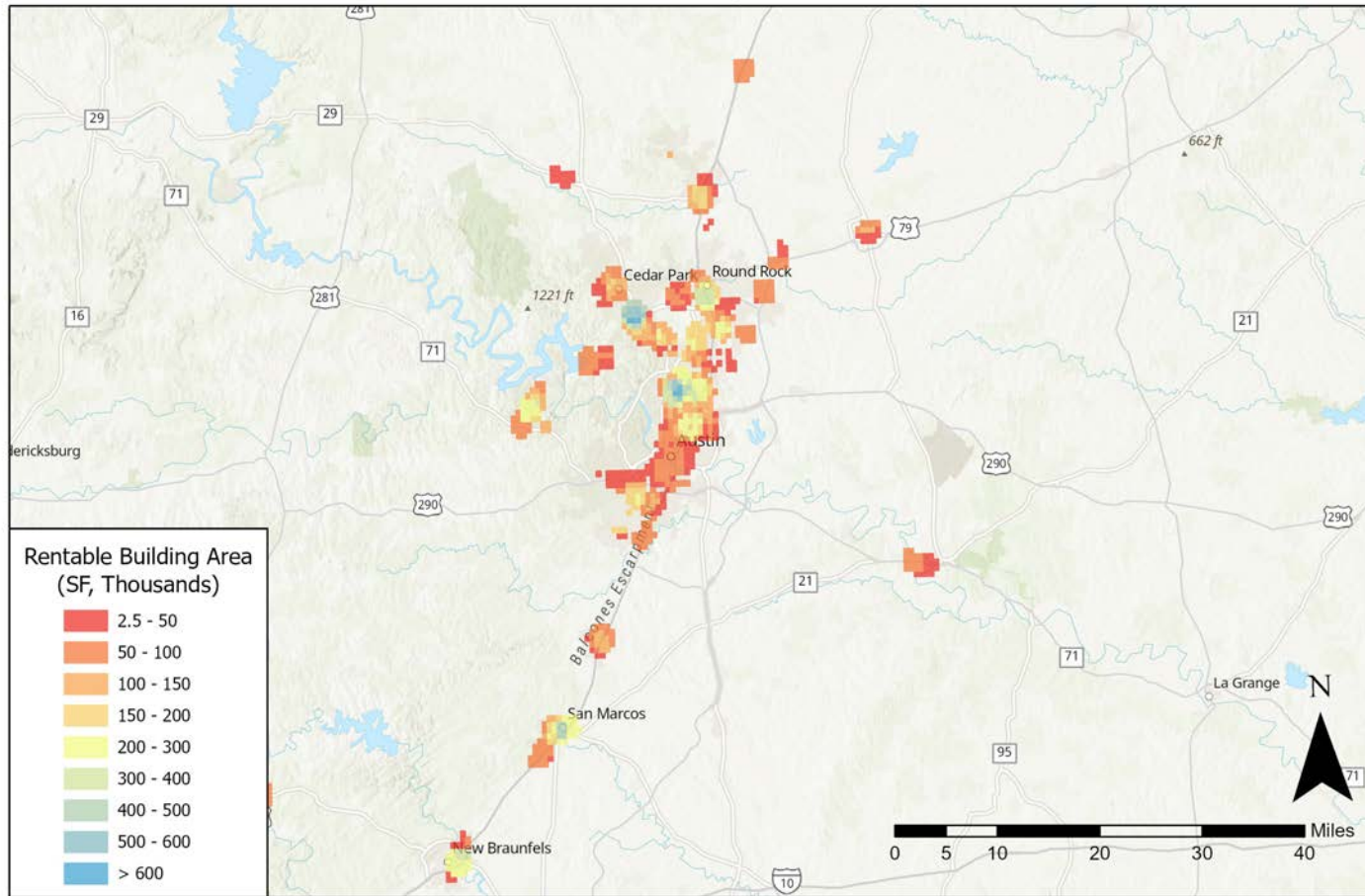


		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.16%	0.12%	0.28%
Under Construction Percent	Overall	0.87%	0.91%	0.69%
Absorption Percent	Overall	0.20%	0.33%	0.19%
Deliveries Percent	Overall	0.20%	0.18%	0.08%

Larger
Smaller
 Than Current



Austin Metro Rentable Building Area Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Retail Market *inventory*



Austin Retail Market *rent*



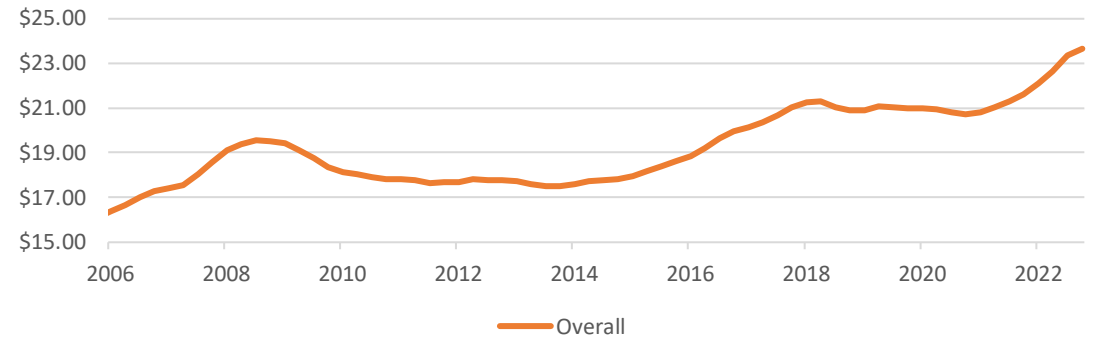
NNN Rent Overall

Overall

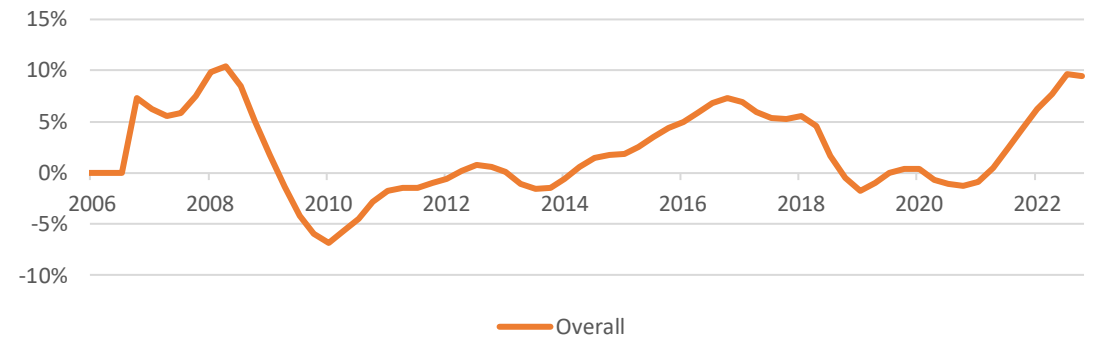
Current	Previous Quarter	Previous Year
\$23.68	\$23.35	\$21.62

Larger
Smaller
 Than Current

NNN Rent

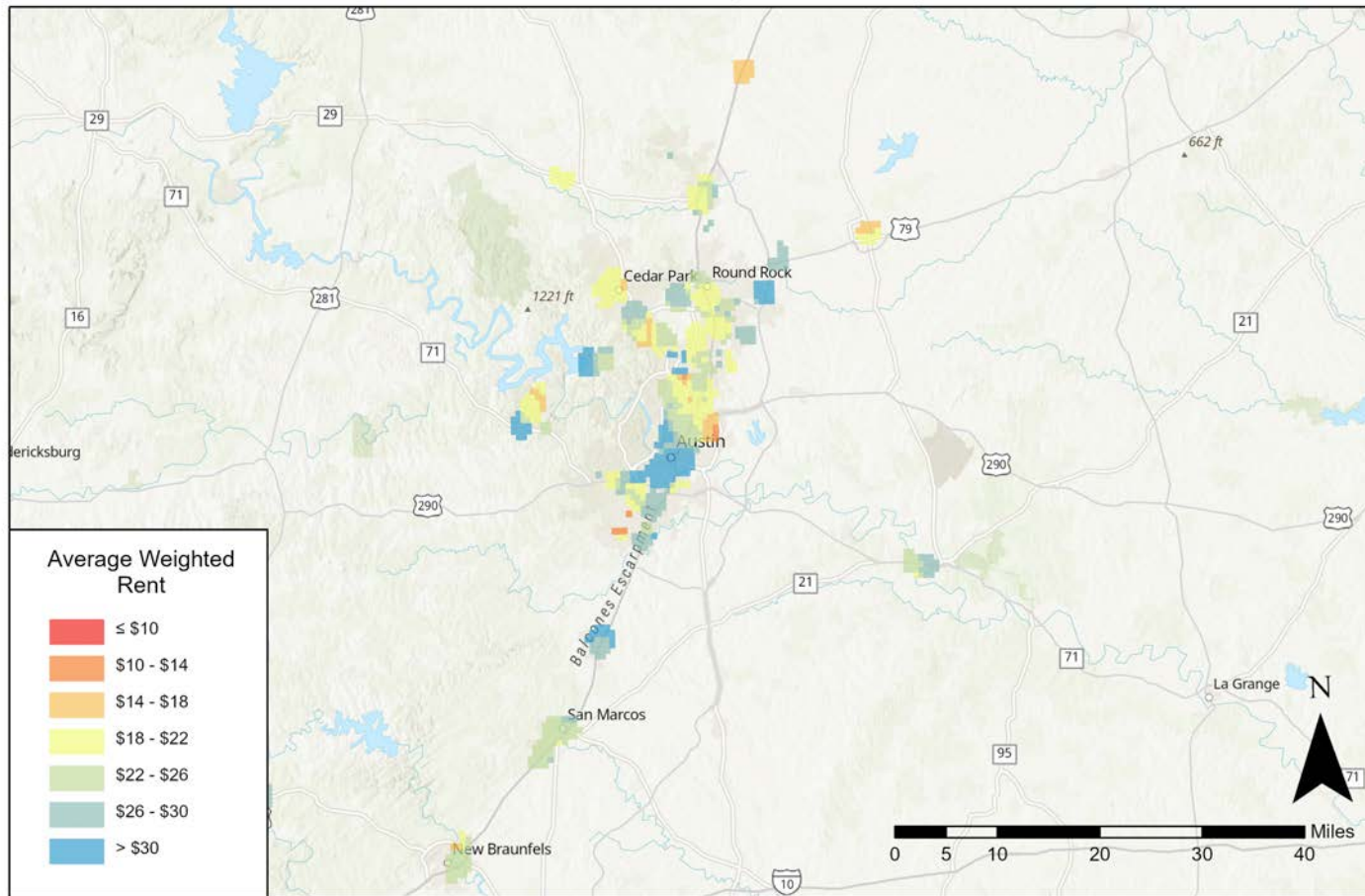


NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Average Weighted Rent Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Retail Market *rent*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Austin Retail Market *vacancy*

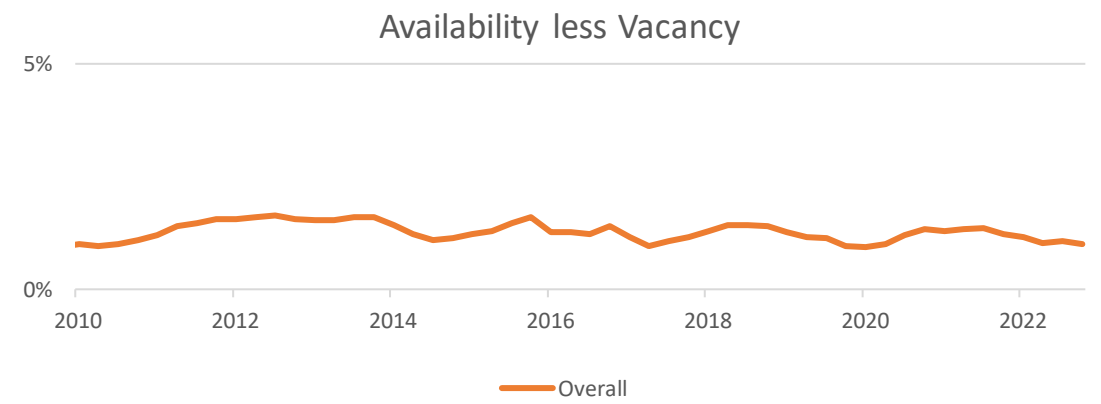
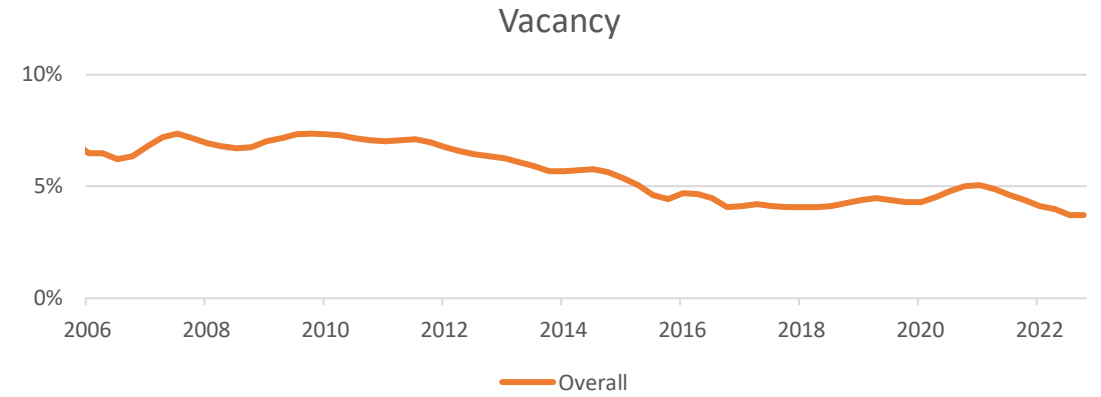


Vacant Percent % Total
Availability less Vacancy

Overall
Overall

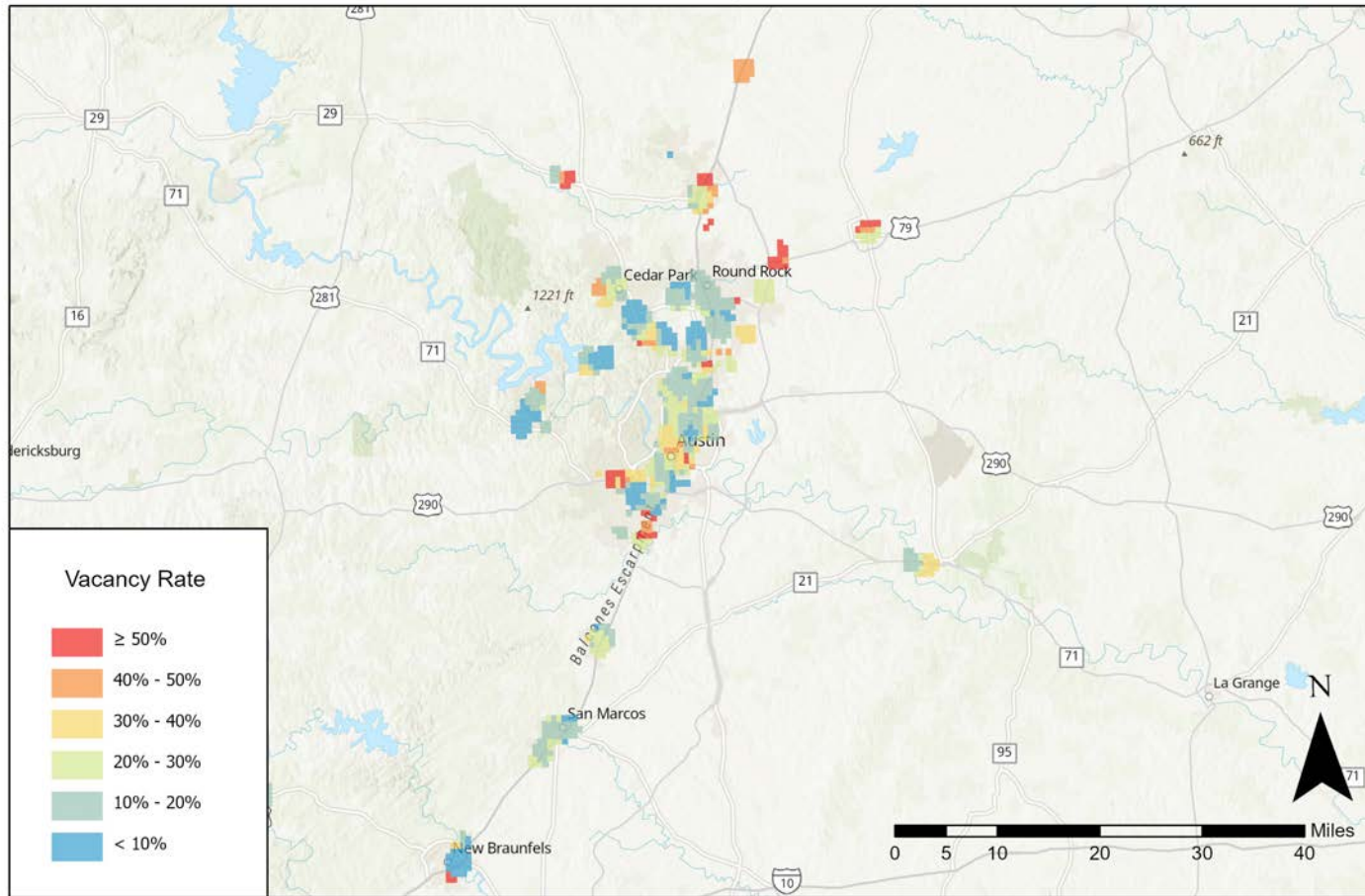
	Current	Previous Quarter	Previous Year
Vacant Percent % Total	3.70%	3.70%	4.40%
Availability less Vacancy	1.00%	1.07%	1.23%

Larger Than Current
Smaller Than Current



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Vacancy Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Retail Market *vacancy*

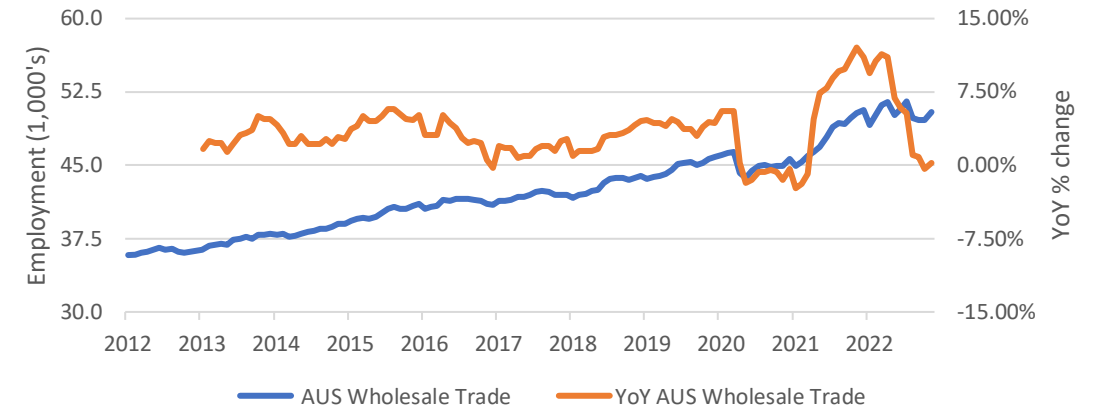


TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Austin Warehouse Market *key employment trends*

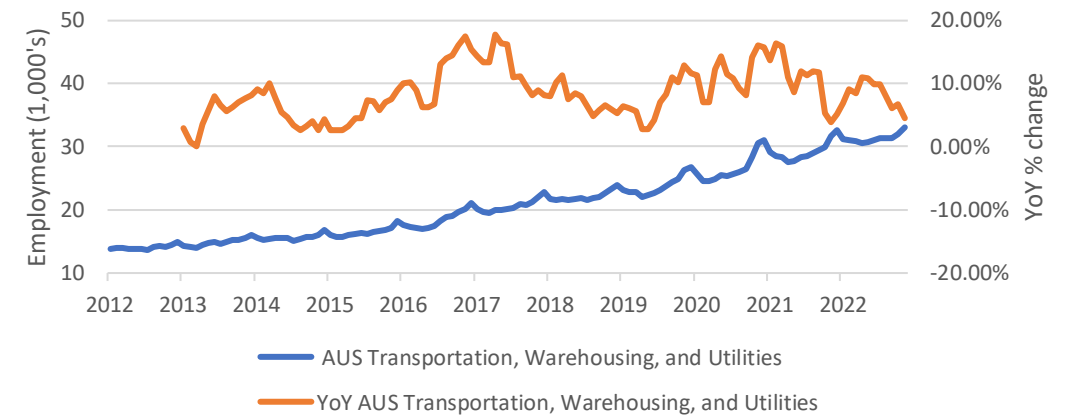
AUS Wholesale Trade

Nov-22	Nov-21	Change	YoY
50,400	50,300	100	0.20%



AUS Transportation, Warehousing, and Utilities

Nov-22	Nov-21	Change	YoY
33,100	31,700	1,400	4.42%



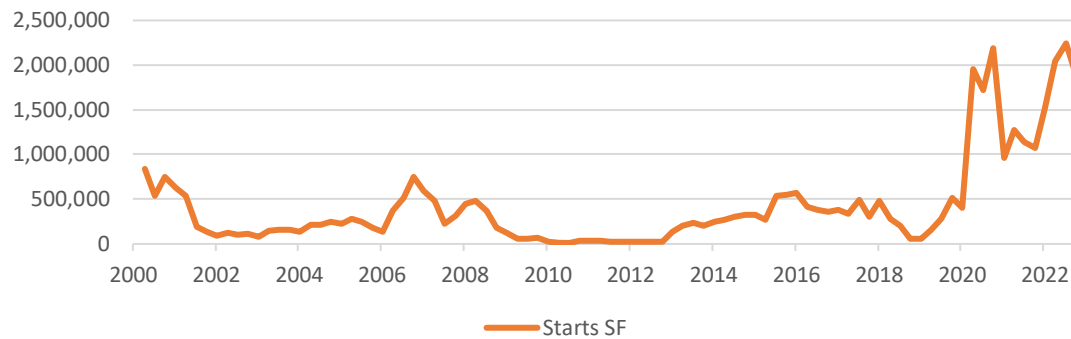
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Austin Warehouse Market *absorption/construction*

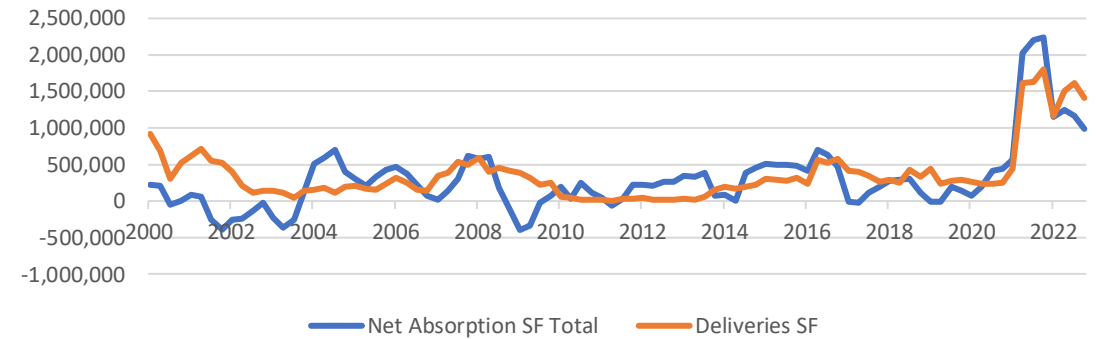
		Current	Previous Quarter	Previous Year
Starts SF	Overall	1,887,773	2,238,483	1,068,420
Net Absorption SF Total	Overall	985,039	1,166,492	2,244,434
Deliveries SF	Overall	1,409,187	1,611,399	1,796,810
Under Construction SF	Overall	6,960,060	6,481,473	4,941,129

Larger
Smaller
 Than Current

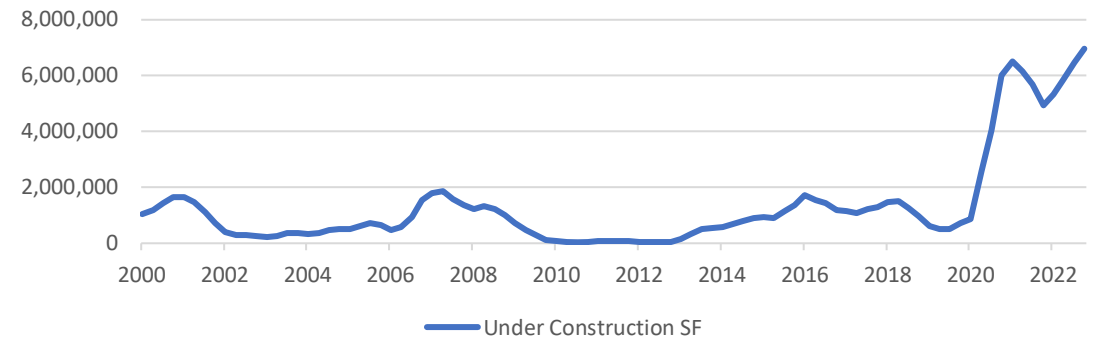
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



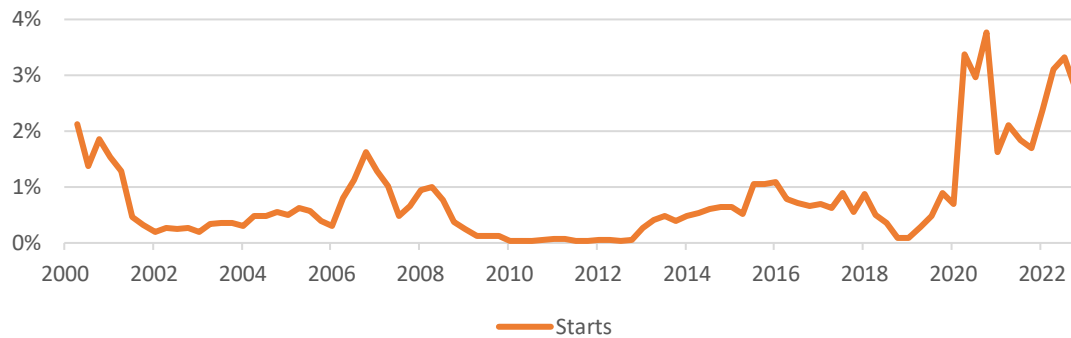
Sources: CoStar, Texas Real Estate Research Center

Austin Warehouse Market *absorption/construction*

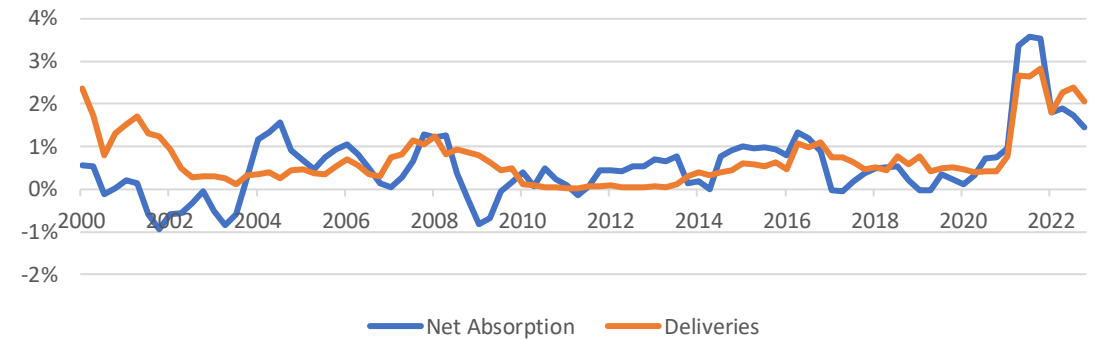
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	2.77%	3.32%	1.69%
Under Construction Percent	Overall	10.21%	9.61%	7.80%
Absorption Percent	Overall	1.45%	1.73%	3.54%
Deliveries Percent	Overall	2.07%	2.39%	2.84%

Larger
Smaller
 Than Current

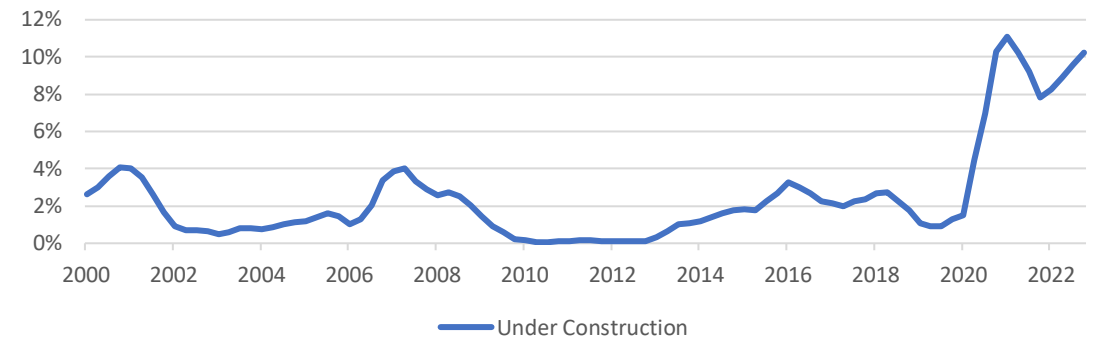
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

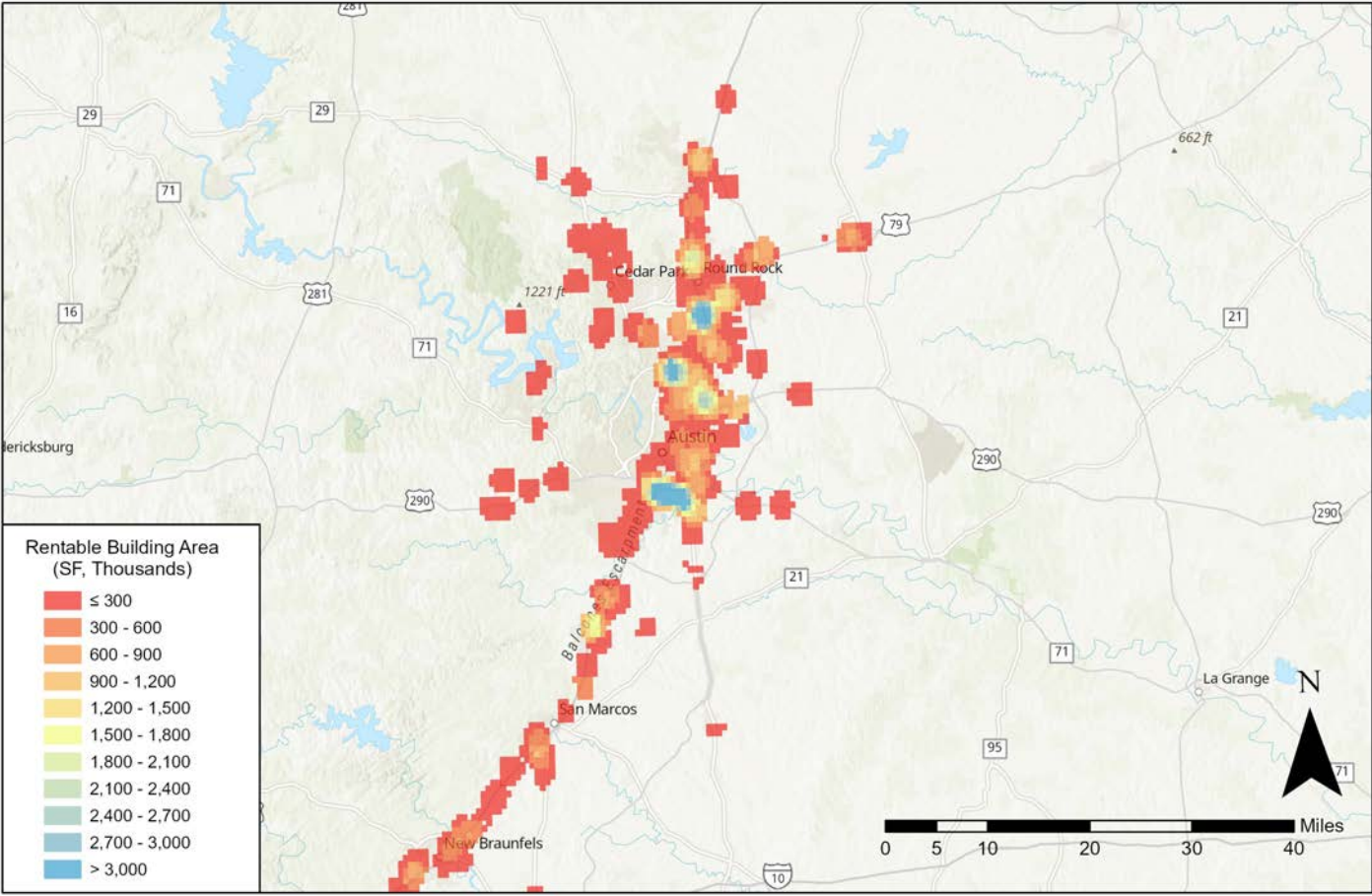


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Rentable Building Area Warehouse LMAs (Q3 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Warehouse Market *inventory*



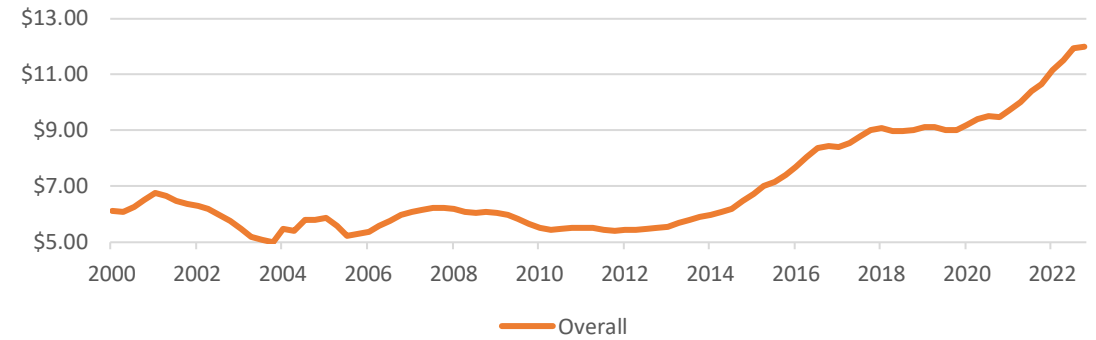
Austin Warehouse Market *rent*



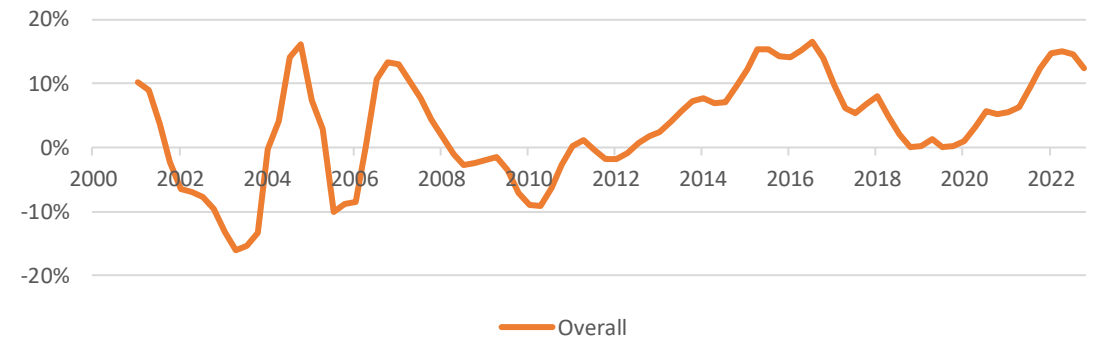
Category	Overall	Current	Previous Quarter	Previous Year
NNN Rent Overall	Overall	\$11.98	\$11.92	\$10.66

Larger
Smaller
 Than Current

NNN Rent



NNN Rent YoY Growth

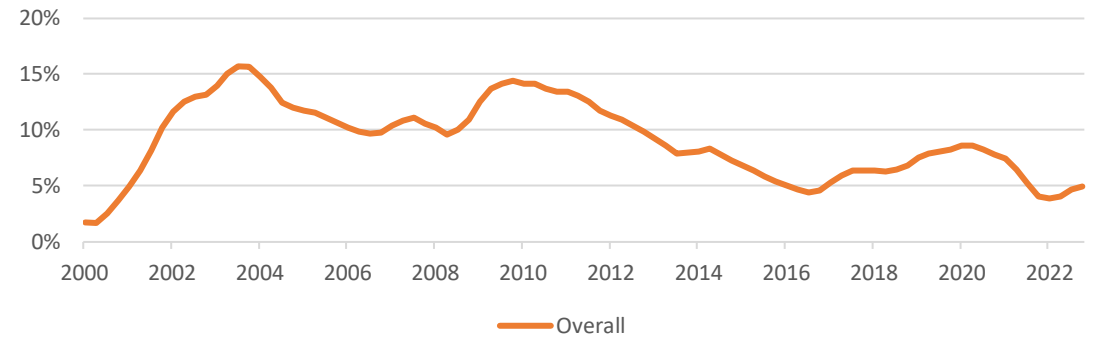


Sources: CoStar, Texas Real Estate Research Center

Austin Warehouse Market *vacancy*



Vacancy



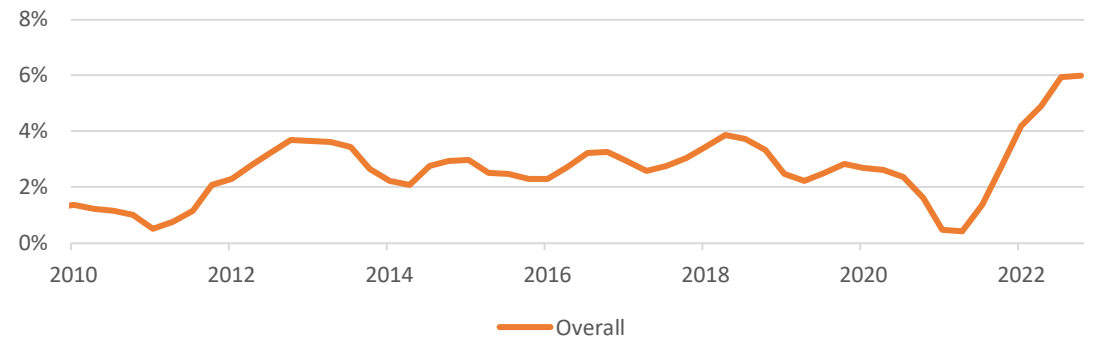
Vacant Percent % Total
Availability less Vacancy

Overall
Overall

	Current	Previous Quarter	Previous Year
Overall	4.90%	4.63%	4.07%
Overall	6.00%	5.93%	2.80%

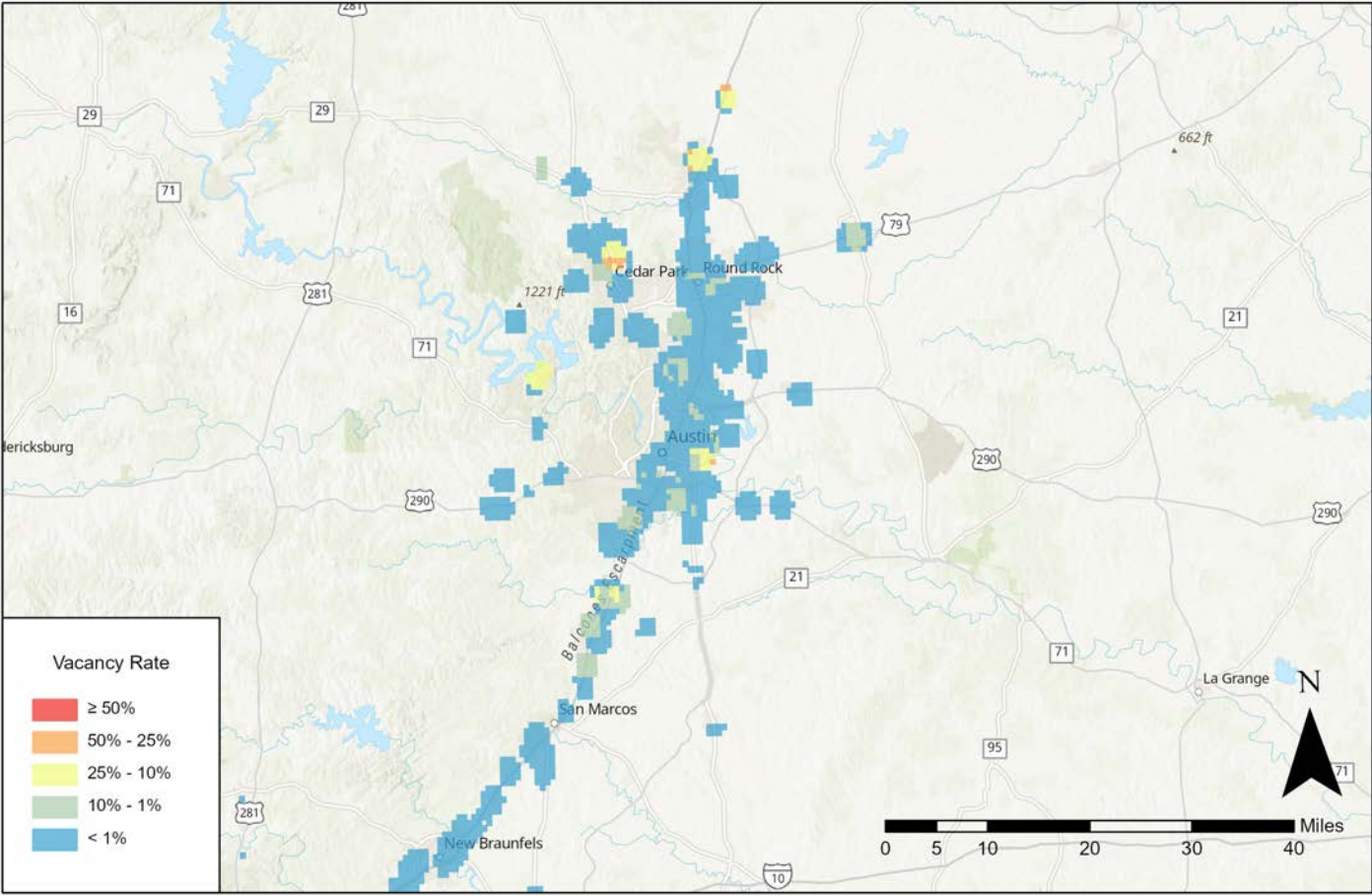
Larger Than Current
Smaller Than Current

Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center

Austin Metro Vacancy Warehouse LMAs (Q3 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Austin Warehouse Market *vacancy*



Dallas - Fort Worth

- Economy
- Apartments
- Office
- Retail
- Warehouse



Dallas - Fort Worth Economy

- Total employment in the Dallas – Fort Worth MSA remains strong with growth elevated above pre-COVID trends.
- While remaining above pre-COVID trend YoY, the financial and professional and business services industries have experienced slowing growth rates in the past few months.
- Long-term employment growth across the economy is expected to moderate toward pre-COVID rates.
- Office vacancy increases have now peaked and reversed course, but continued upward pressure may remain if employers recalibrate to the new work-from-home/hybrid work environment. Many of these responses and their extent are still unclear. Falling construction activity along with expectations of continued economic growth will put downward pressure on office vacancies.
- Apartment vacancies remain lower than pre-COVID but have flattened (Class A) or even risen marginally (overall). The level of units under construction relative to the market inventory remains in line with levels seen in 2016-19, suggesting limited upward vacancy risk from near-term deliveries.

Dallas - Fort Worth Economy

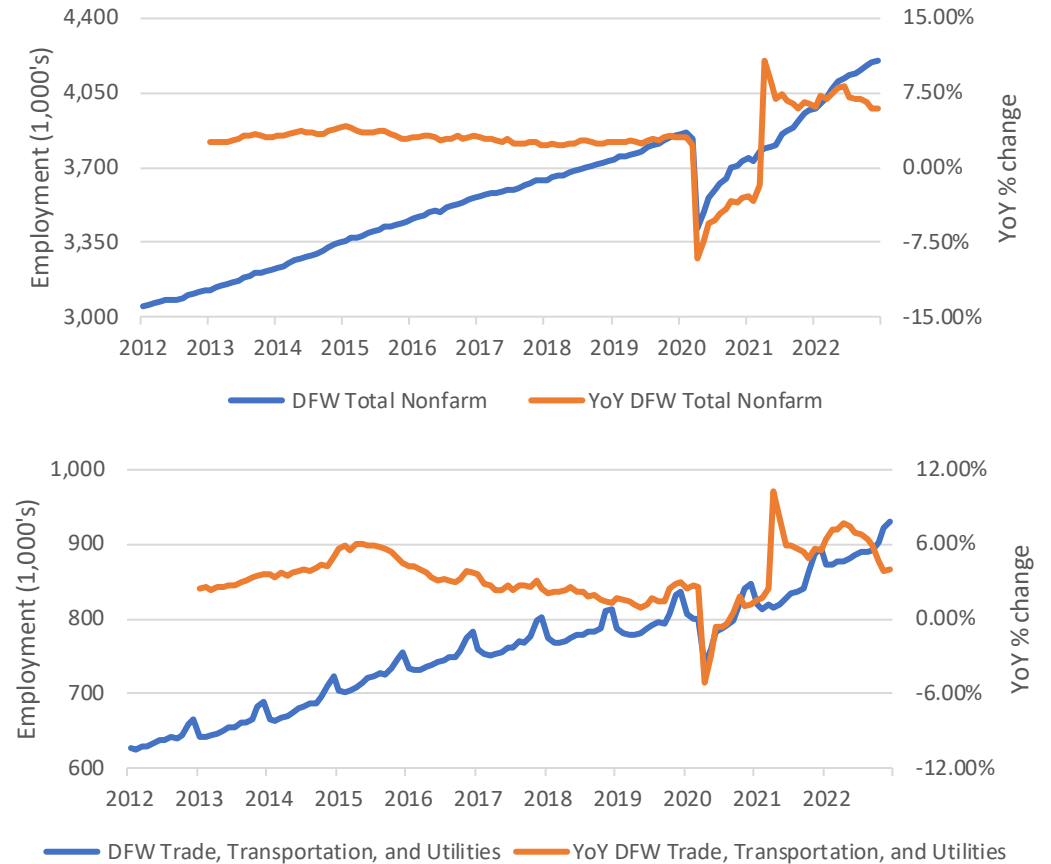
key employment trends

DFW Total Nonfarm

Dec-22	Dec-21	Change	YoY
4,201,800	3,966,600	235,200	5.93%

DFW Trade, Transportation, and Utilities

Dec-22	Dec-21	Change	YoY
930,300	894,400	35,900	4.01%



Sources: Texas Workforce Commission, Texas Real Estate Research Center

Dallas - Fort Worth Economy

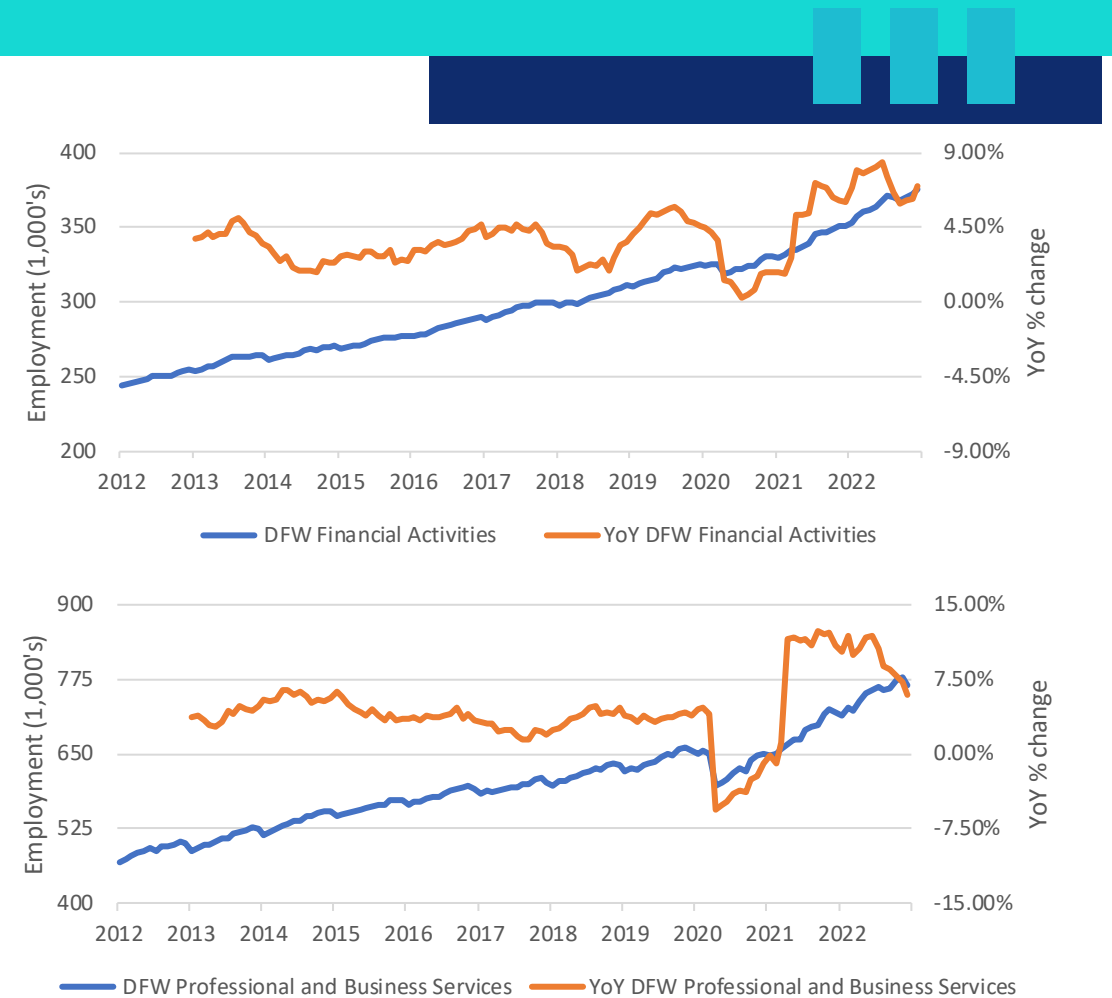
key employment trends

DFW Financial Activities

	Dec-22	Dec-21	Change	YoY
DFW Financial Activities	375,500	351,000	24,500	6.98%

DFW Professional and Business Services

	Dec-22	Dec-21	Change	YoY
DFW Professional and Business Services	764,400	721,000	43,400	6.02%



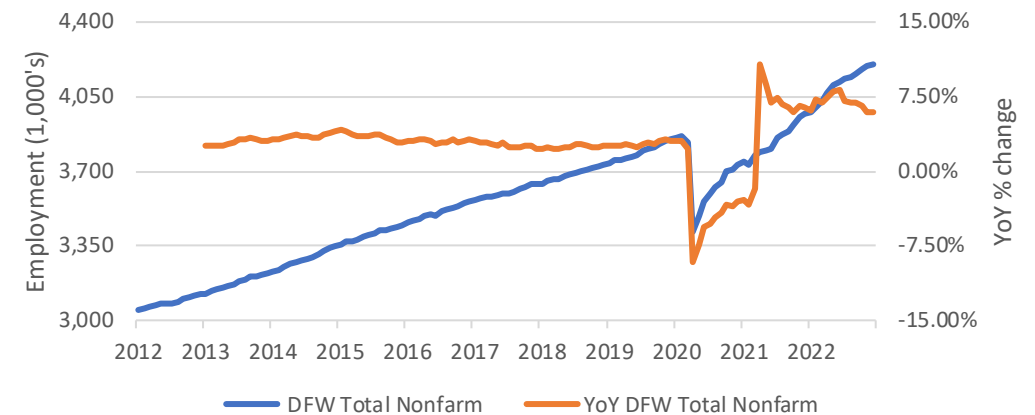
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Dallas - Fort Worth Apartment Market

key employment trends

DFW Total Nonfarm

Dec-22	Dec-21	Change	YoY
4,201,800	3,966,600	235,200	5.93%



Sources: Texas Workforce Commission, Texas Real Estate Research Center

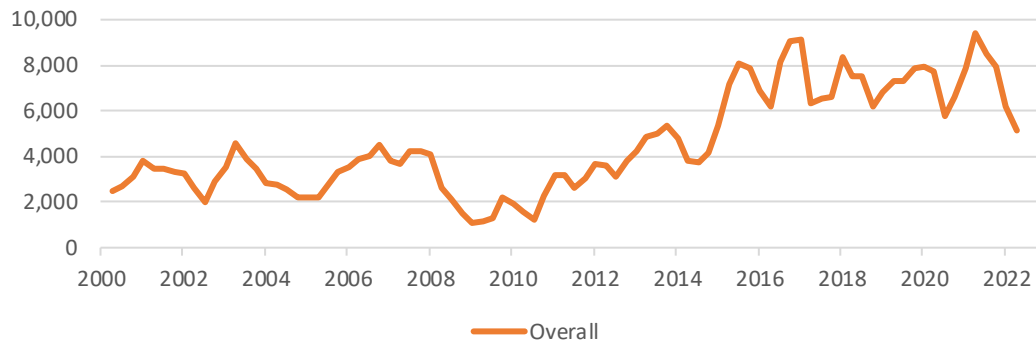
Dallas - Fort Worth Apartment Market

absorption/construction

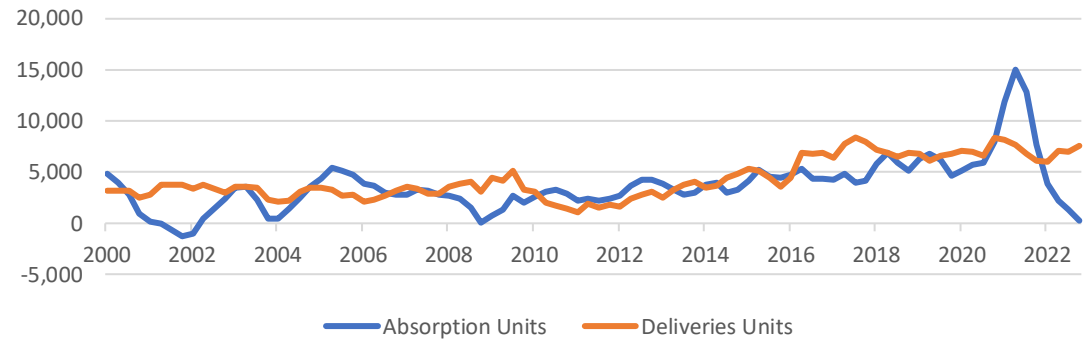
	Current	Previous Quarter	Previous Year
Starts Units	0	0	7,938
Absorption Units	243	1,287	7,687
Deliveries Units	7,557	6,993	6,080
Under Construction Units	42,493	44,313	48,354

Larger
Smaller
 Than Current

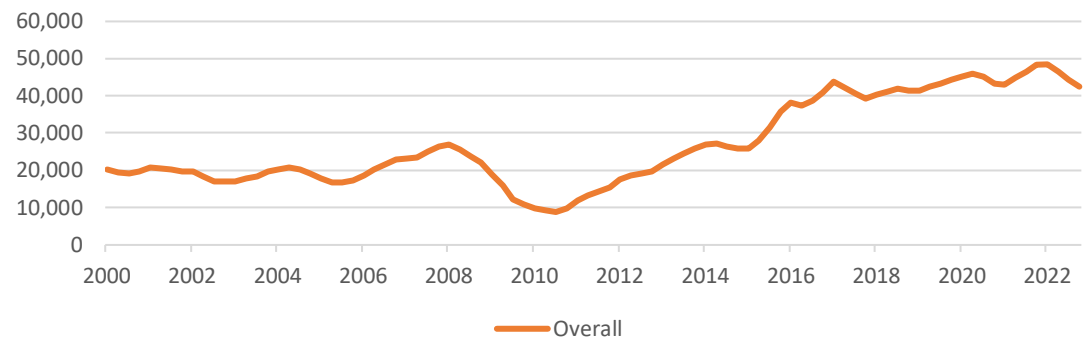
Starts Units



Absorption and Delivery Units



Under Construction Units



Sources: CoStar, Texas Real Estate Research Center

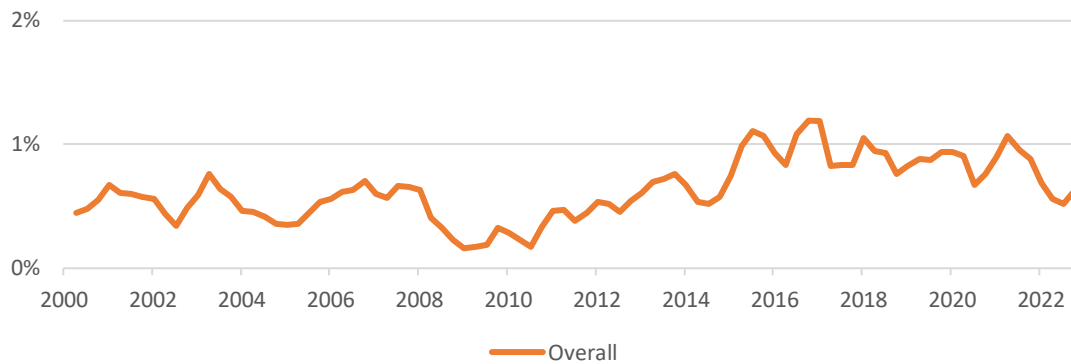
Dallas - Fort Worth Apartment Market

absorption/construction

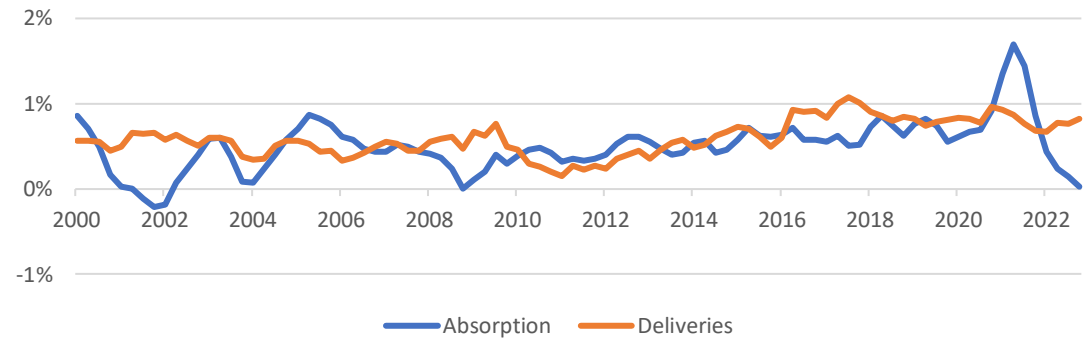
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.62%	0.52%	0.88%
Absorption Percent	Overall	0.03%	0.14%	0.86%
Deliveries Percent	Overall	0.82%	0.76%	0.68%
Under Construction Percent	Overall	4.61%	4.82%	5.38%

Larger
Smaller
 Than Current

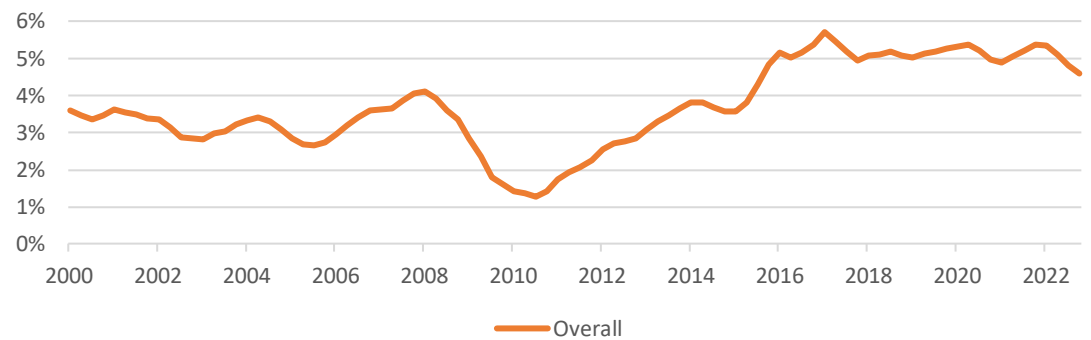
Starts as Percent of Inventory



Absorption and Delivery as Percent of Inventory

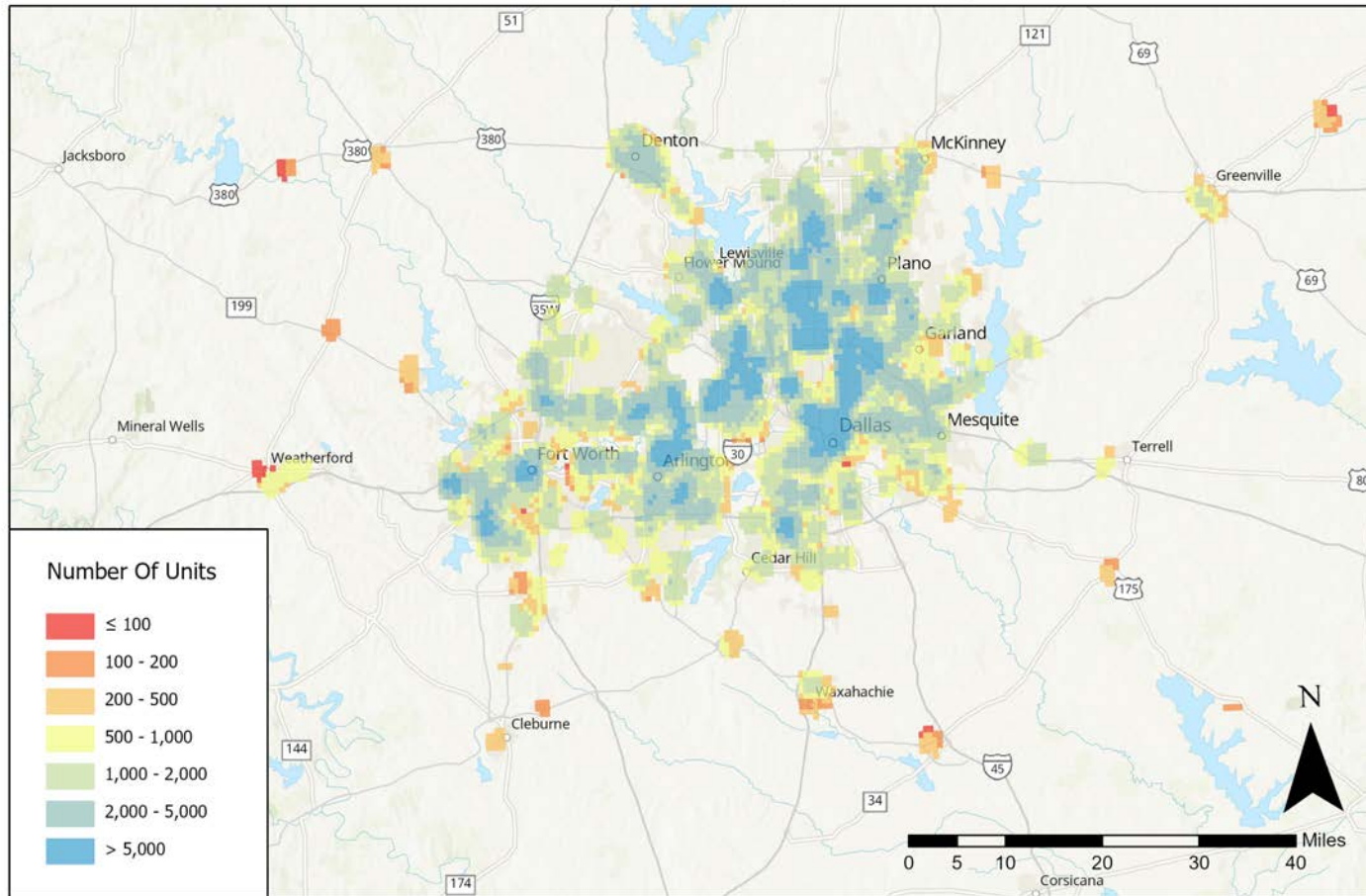


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Number of Units Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

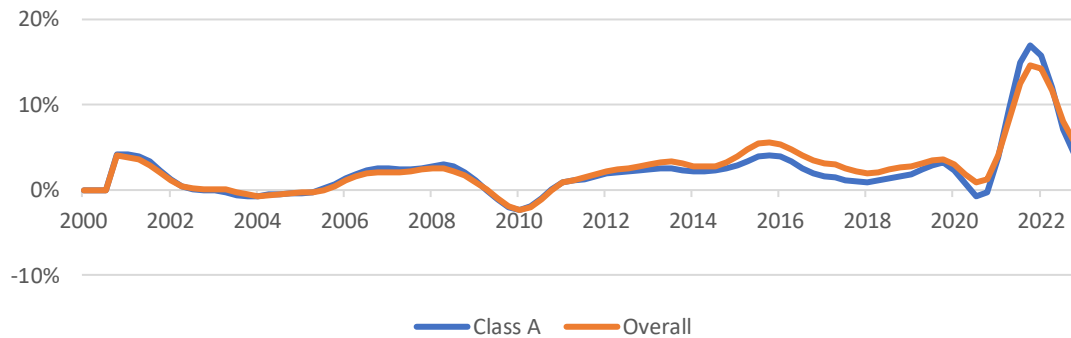
Local Market Area (LMA) Definitions

Dallas - Fort Worth Apartment Market *rent*

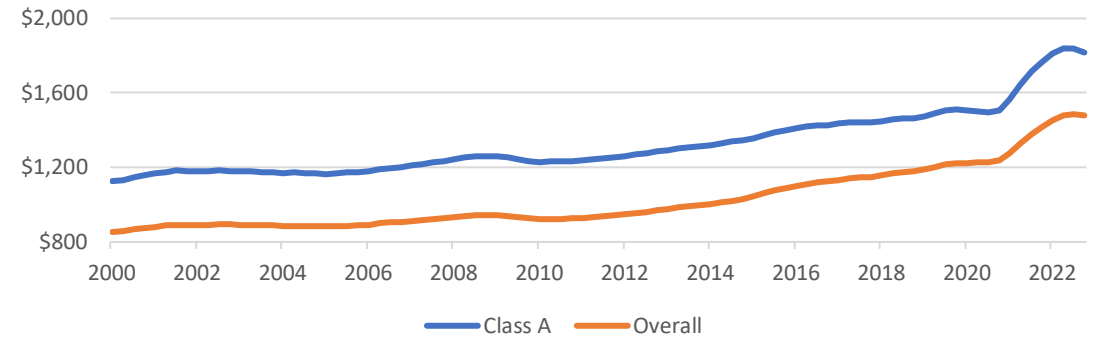
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,817	\$1,836	\$1,762
Effective Rent Per Unit	Overall	\$1,479	\$1,486	\$1,416
Effective Rent Per SF	Class A	\$1.94	1.96	1.88
Effective Rent Per SF	Overall	\$1.69	1.69	1.61

Larger
Smaller
 Than Current

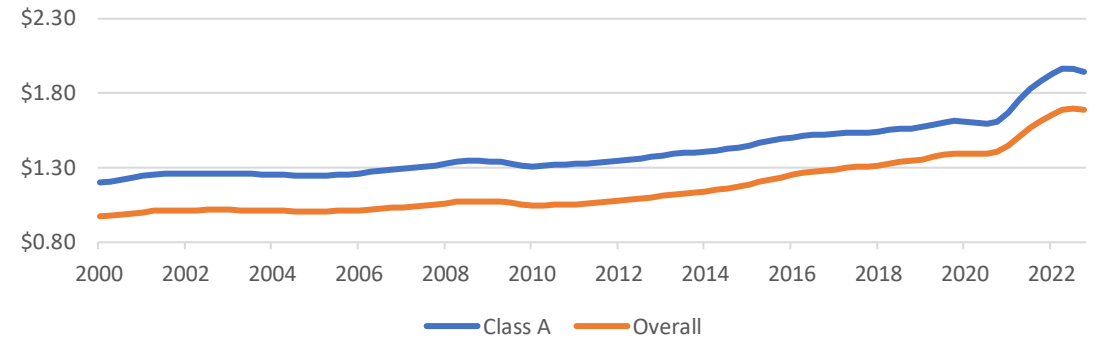
Year over Year Growth in Effective Rent



Effective Rent Per Unit

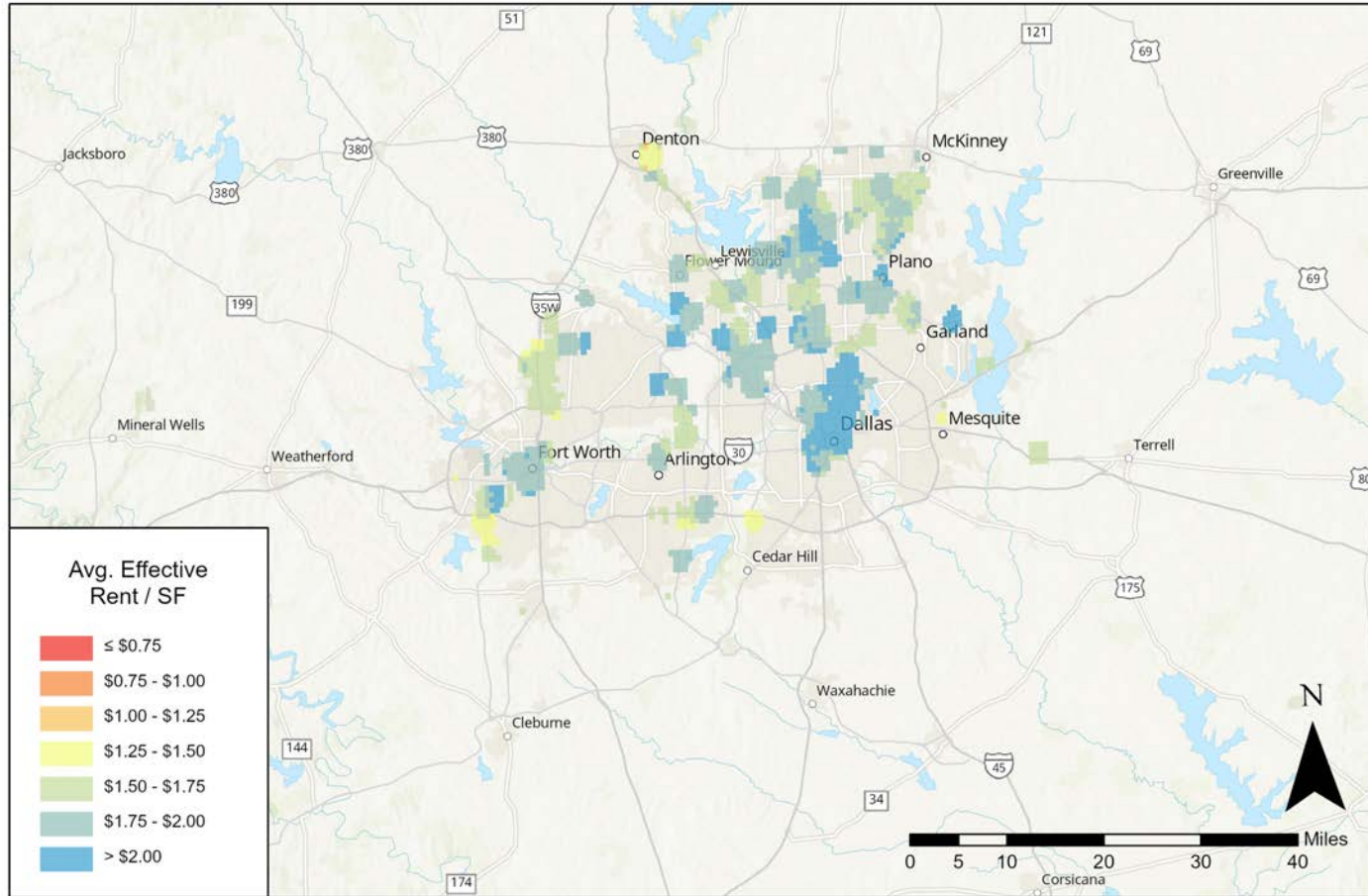


Effective Rent Per Square Foot



Sources: CoStar, Texas Real Estate Research Center

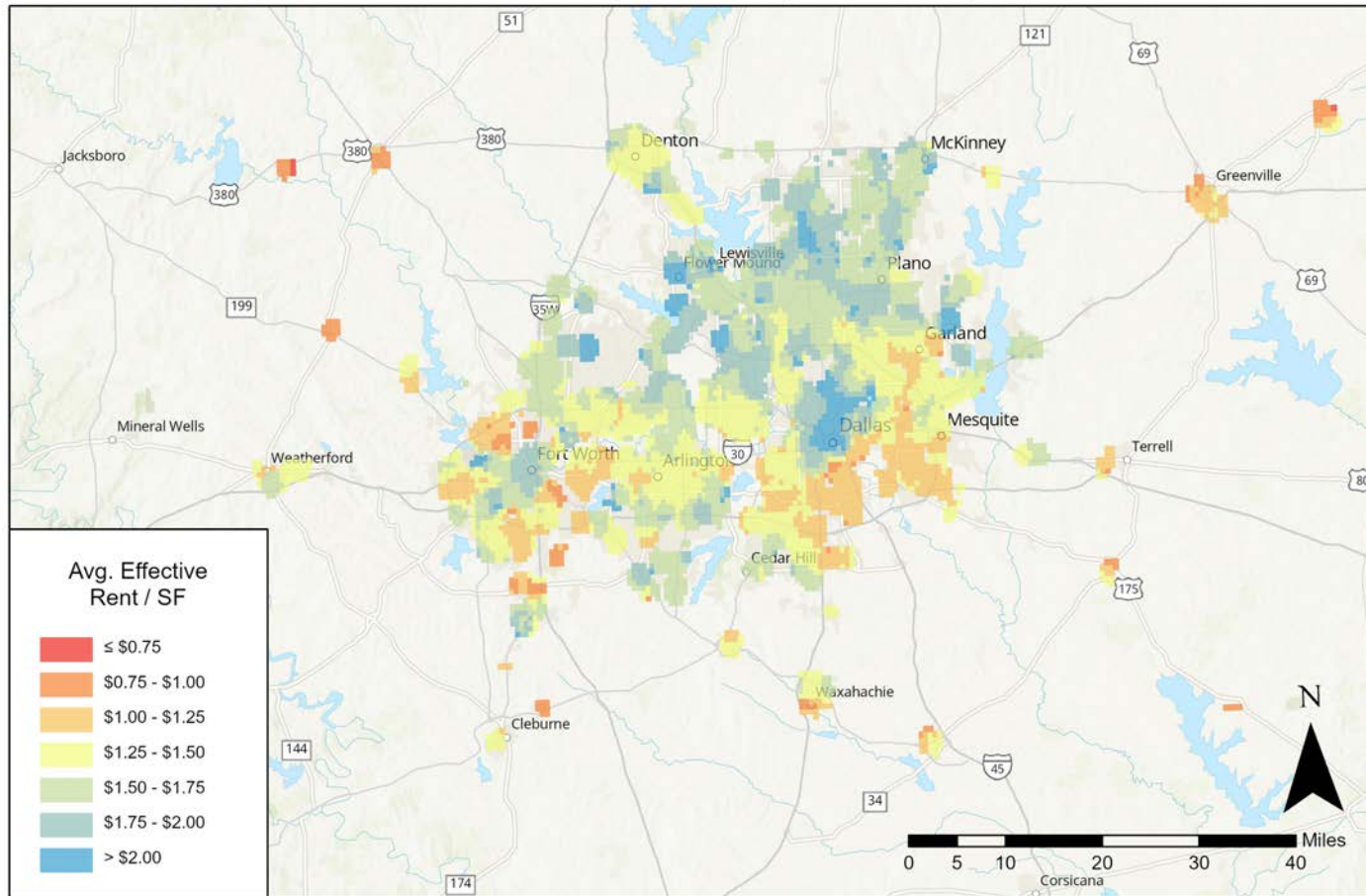
DFW Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

[Local Market Area \(LMA\) Definitions](#)

DFW Metro Average Effective Rent / SF Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Apartment Market *rent*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Apartment Market *vacancy*



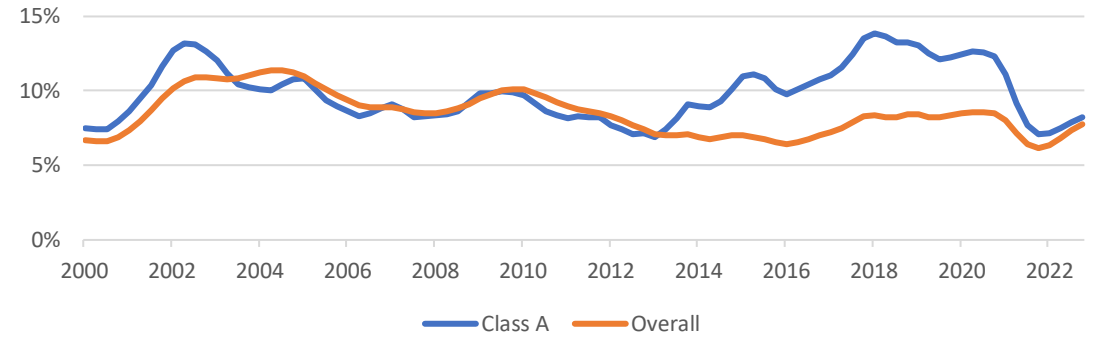
Vacancy Percent
Vacancy Percent

Class A
Overall

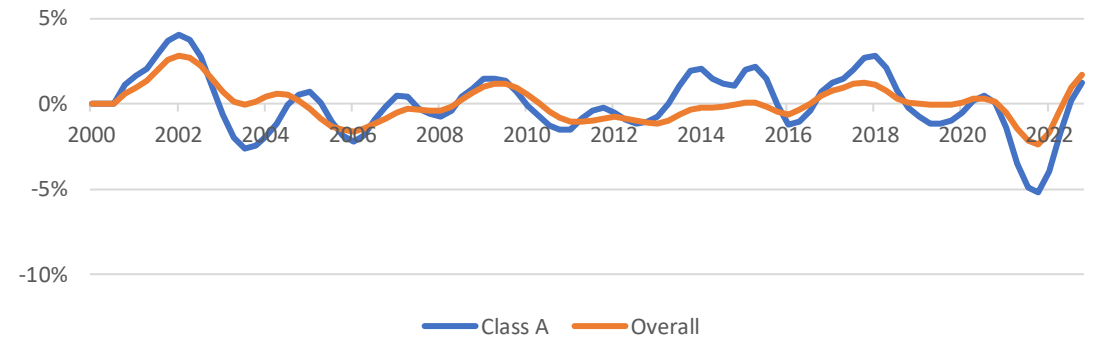
	Current	Previous Quarter	Previous Year
Vacancy Percent	8.25%	7.87%	7.10%
Vacancy Percent	7.75%	7.37%	6.13%

Larger Than Current
Smaller Than Current

Vacancy

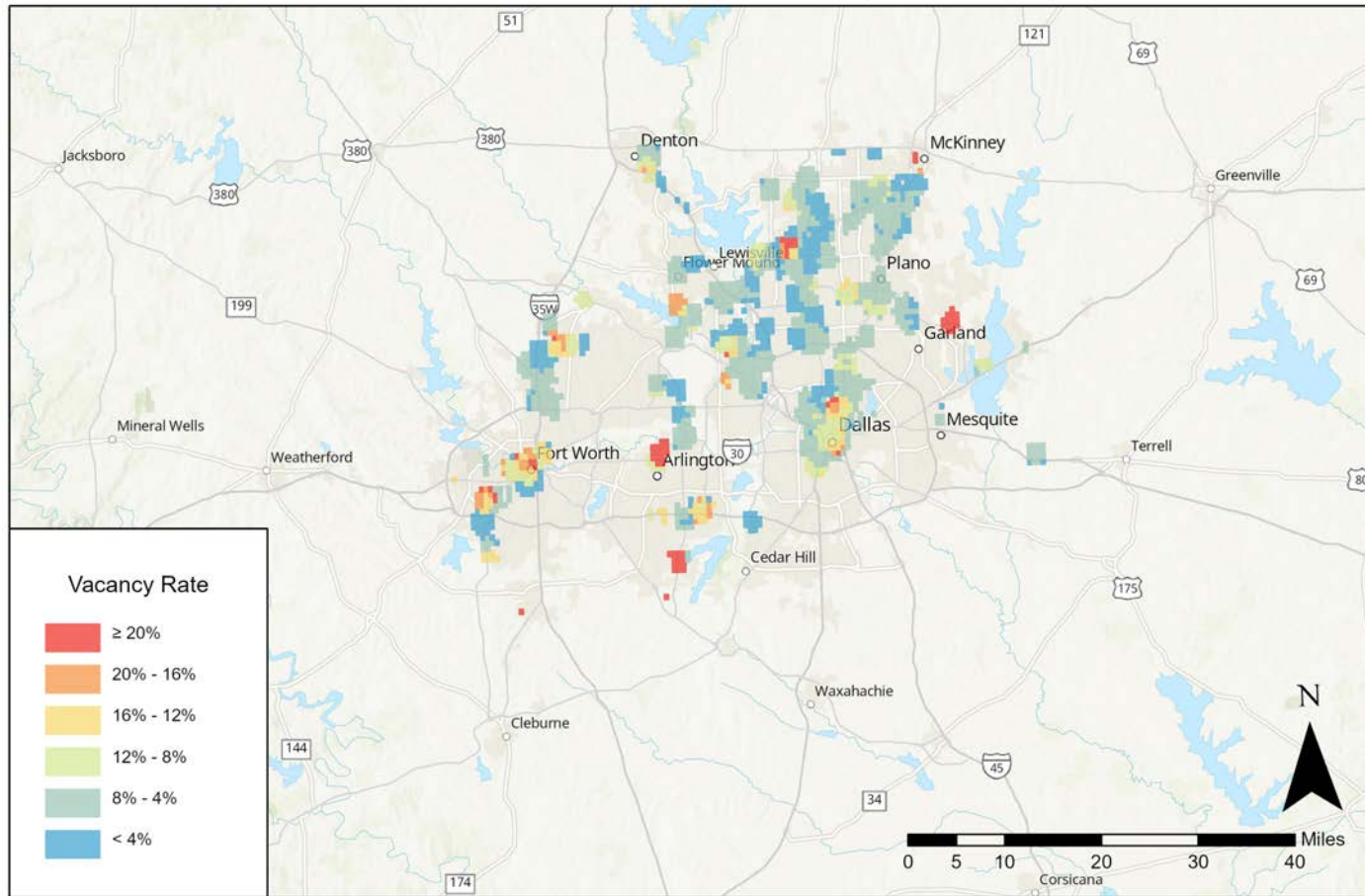


Vacancy Change from Previous Year



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Vacancy Class A Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

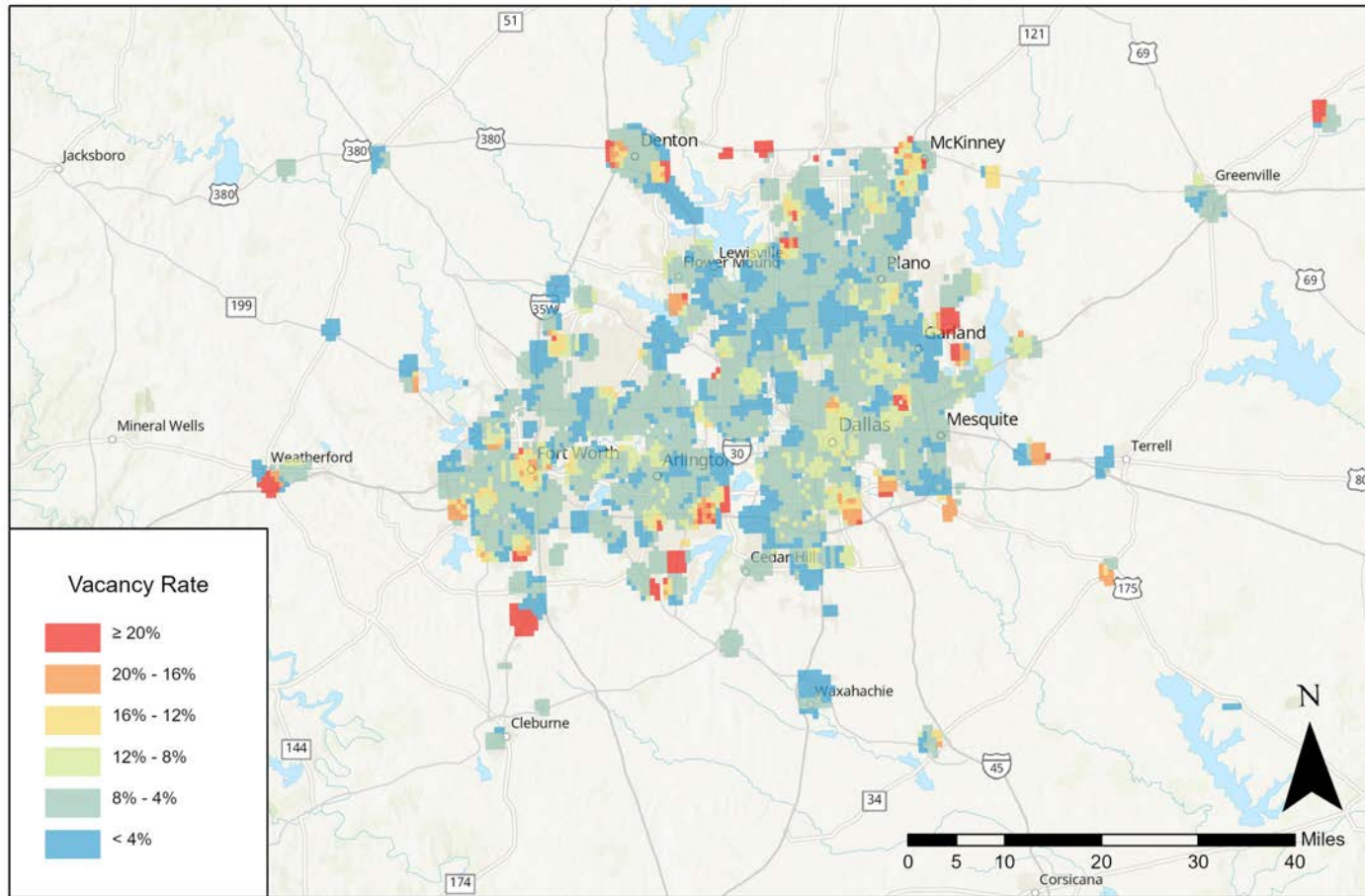
Local Market Area (LMA) Definitions

Dallas - Fort Worth Apartment Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

DFW Metro Vacancy Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

[Local Market Area \(LMA\) Definitions](#)

Dallas - Fort Worth Apartment Market *vacancy*



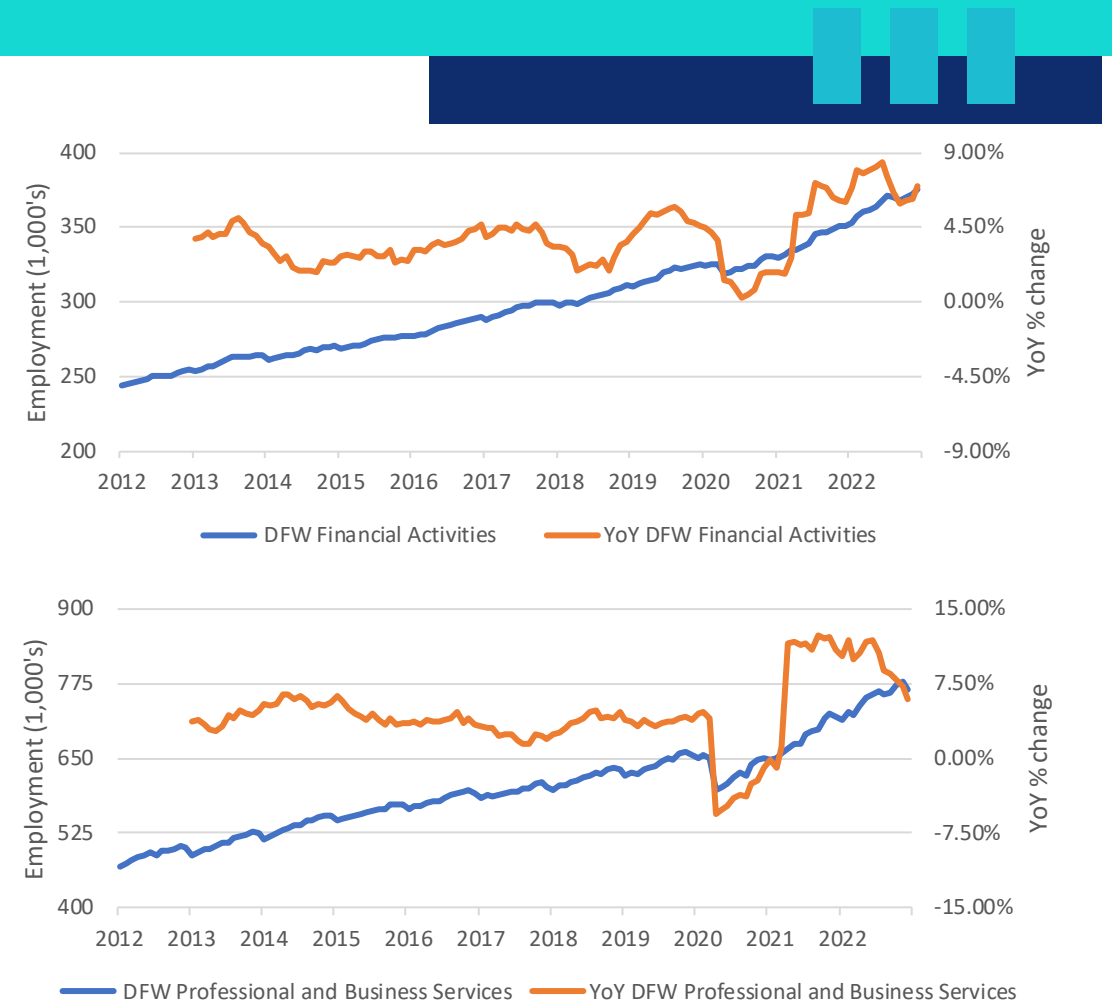
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Office Market

key employment trends

	Dec-22	Dec-21	Change	YoY
DFW Financial Activities	375,500	351,000	24,500	6.98%

	Dec-22	Dec-21	Change	YoY
DFW Professional and Business Services	764,400	721,000	43,400	6.02%



Sources: Texas Workforce Commission, Texas Real Estate Research Center

Dallas - Fort Worth Office Market

absorption/construction

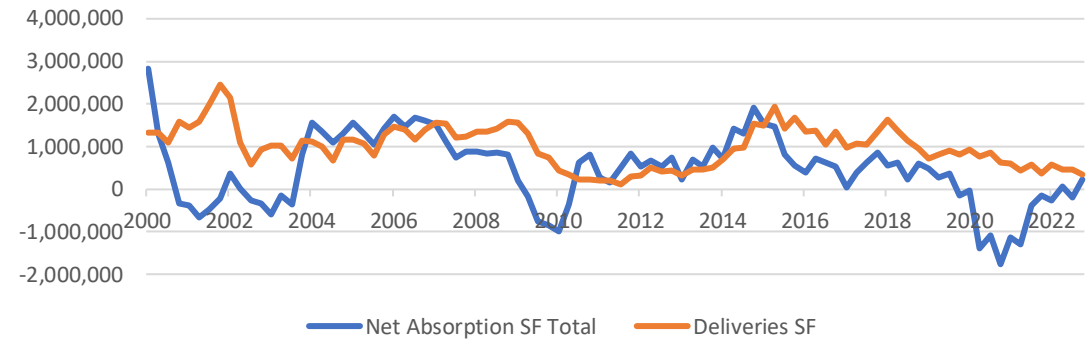
		Current	Previous Quarter	Previous Year
Starts SF	Overall	317,707	334,552	445,426
Net Absorption SF Total	Overall	232,380	-195,739	-139,155
Deliveries SF	Overall	345,766	465,242	363,589
Under Construction SF	Overall	2,420,029	2,448,087	2,895,026

Larger
Smaller
 Than Current

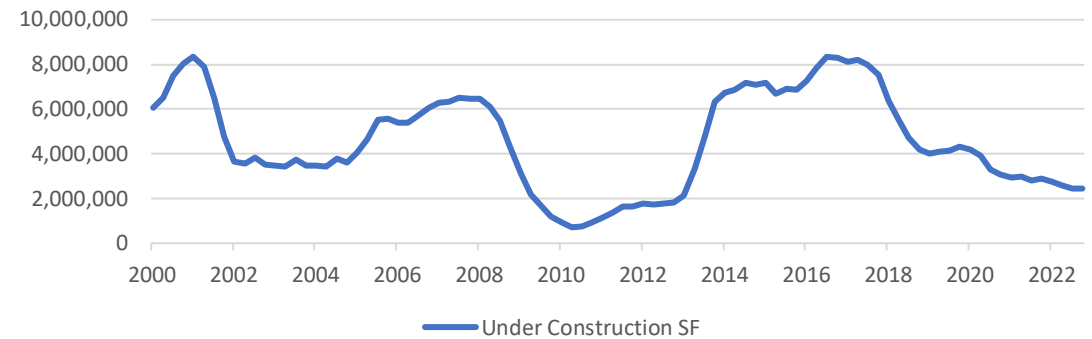
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



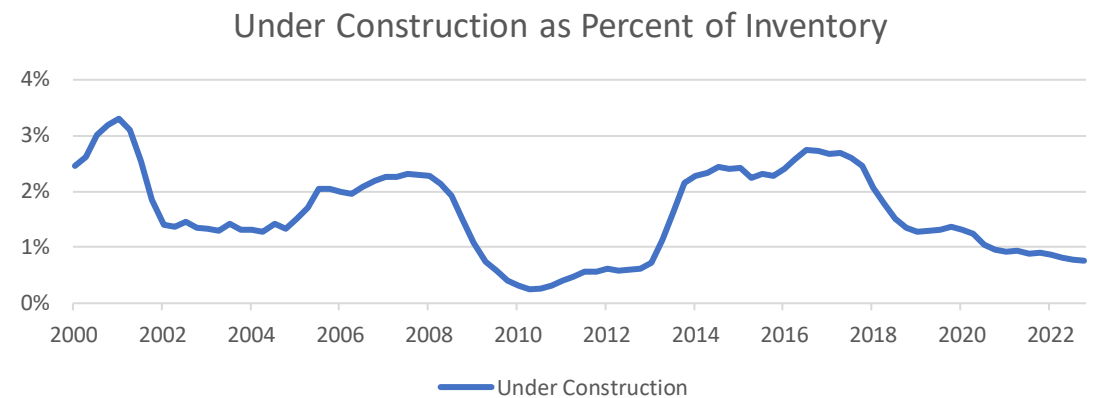
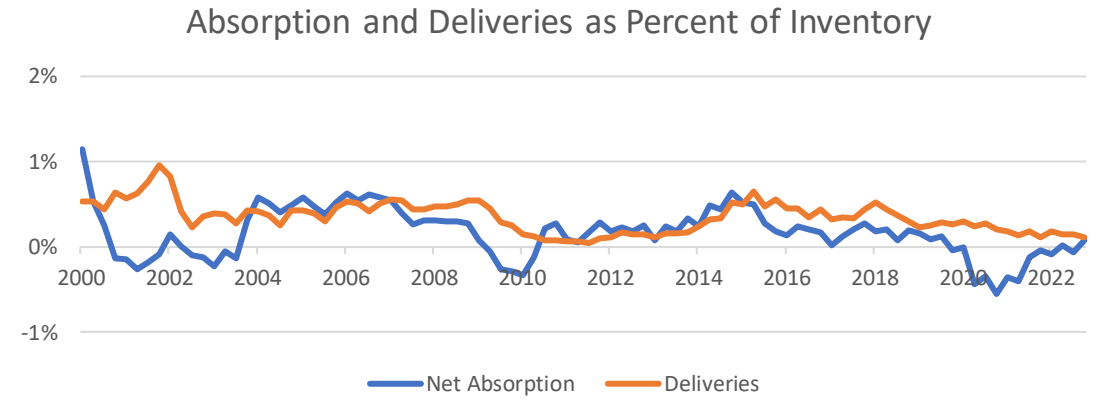
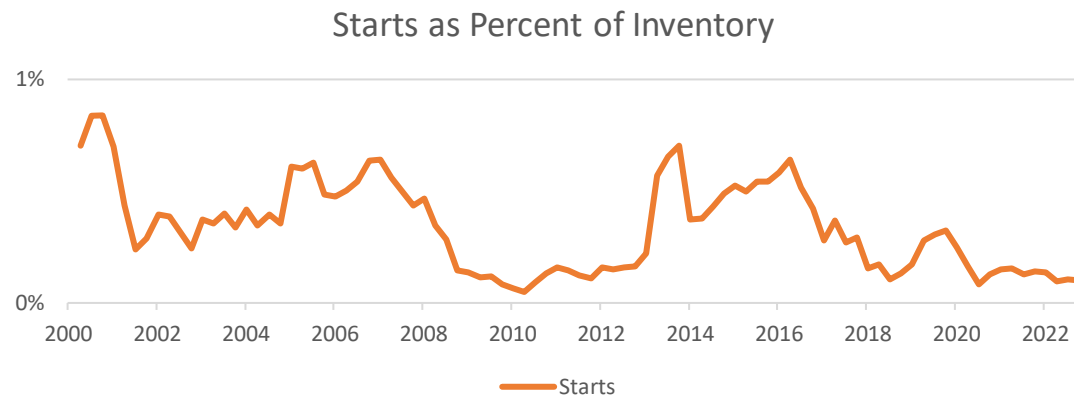
Sources: CoStar, Texas Real Estate Research Center

Dallas - Fort Worth Office Market

absorption/construction

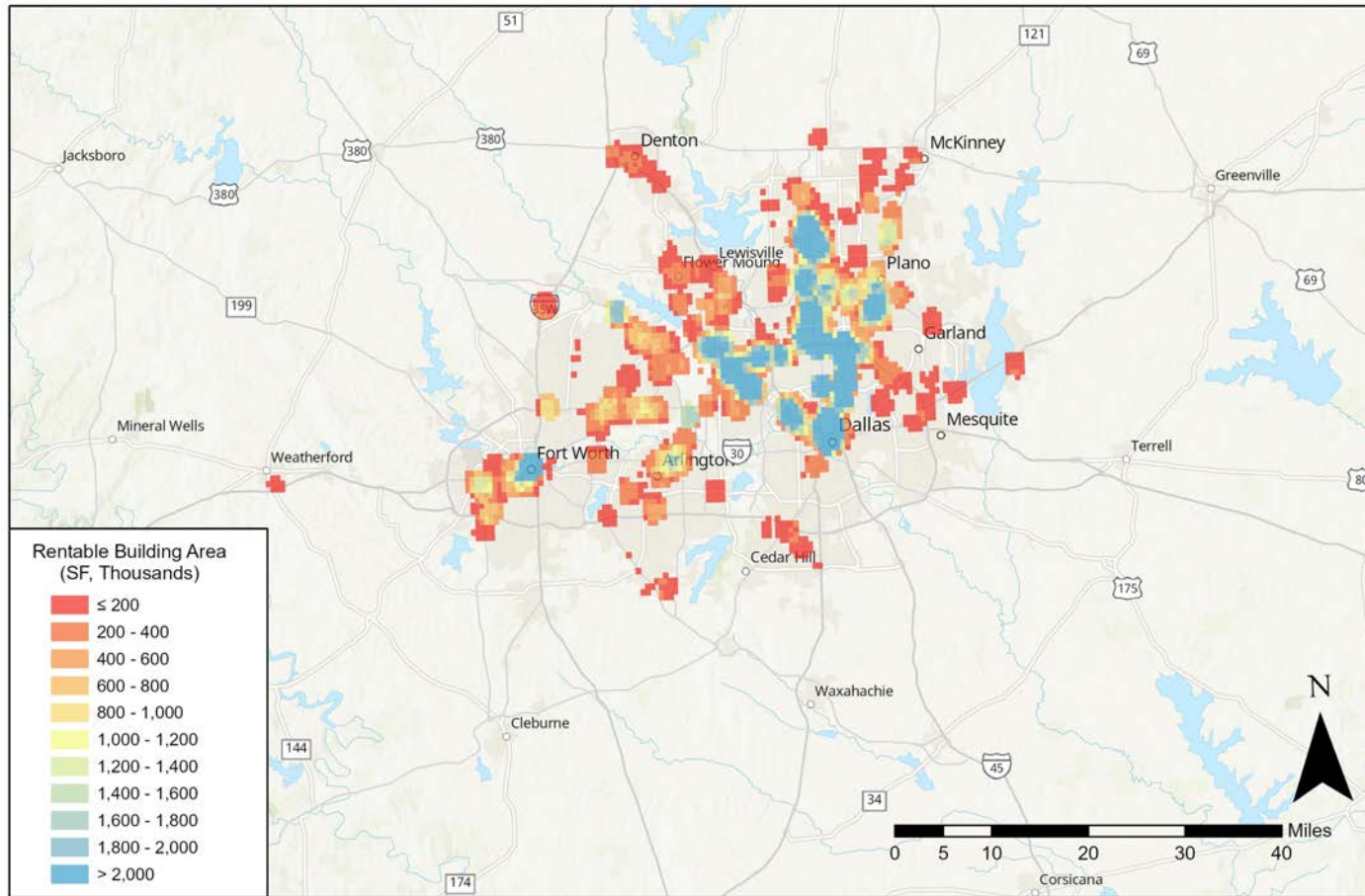
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.10%	0.11%	0.14%
Under Construction Percent	Overall	0.76%	0.77%	0.91%
Absorption Percent	Overall	0.07%	-0.06%	-0.04%
Deliveries Percent	Overall	0.11%	0.15%	0.11%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Rentable Building Area Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Office Market *inventory*



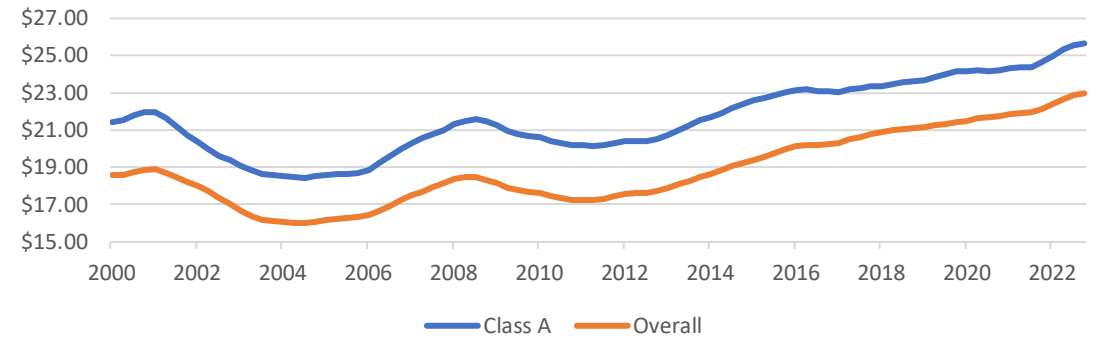
Dallas - Fort Worth Office Market *rent*



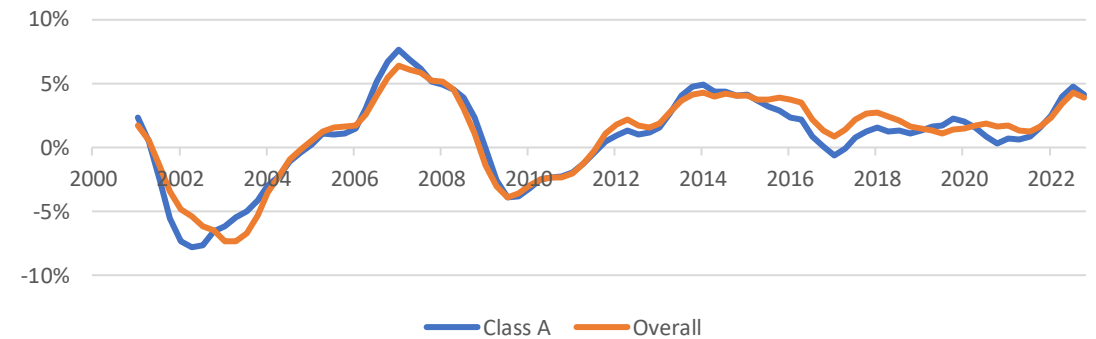
		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$25.63	\$25.55	\$24.62
Base Rent	Overall	\$22.98	\$22.89	\$22.12

Larger
Smaller
 Than Current

Office Base Rent

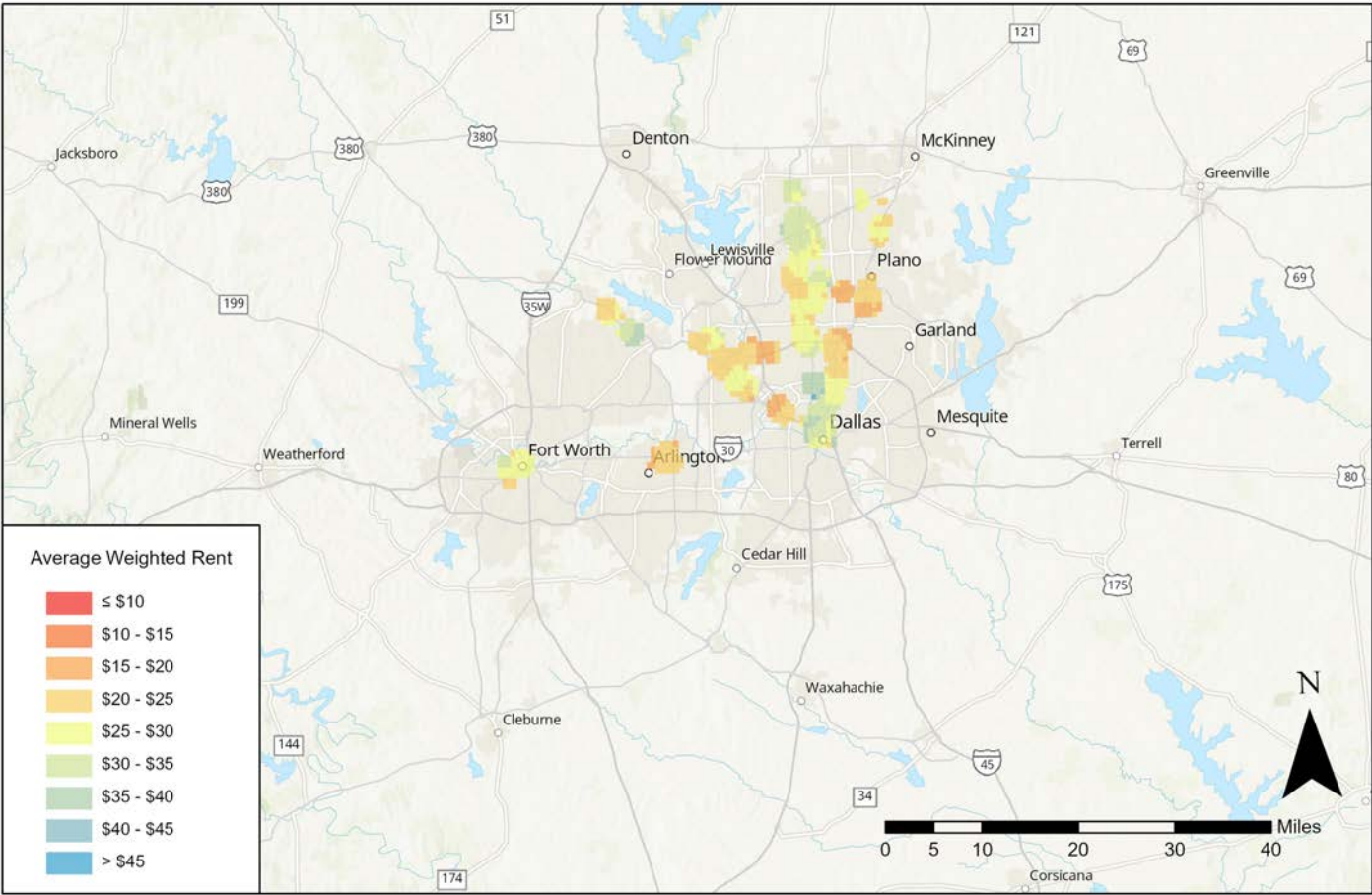


Office Base Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Average Weighted Rent Class A Office LMAs (Q4 2022)



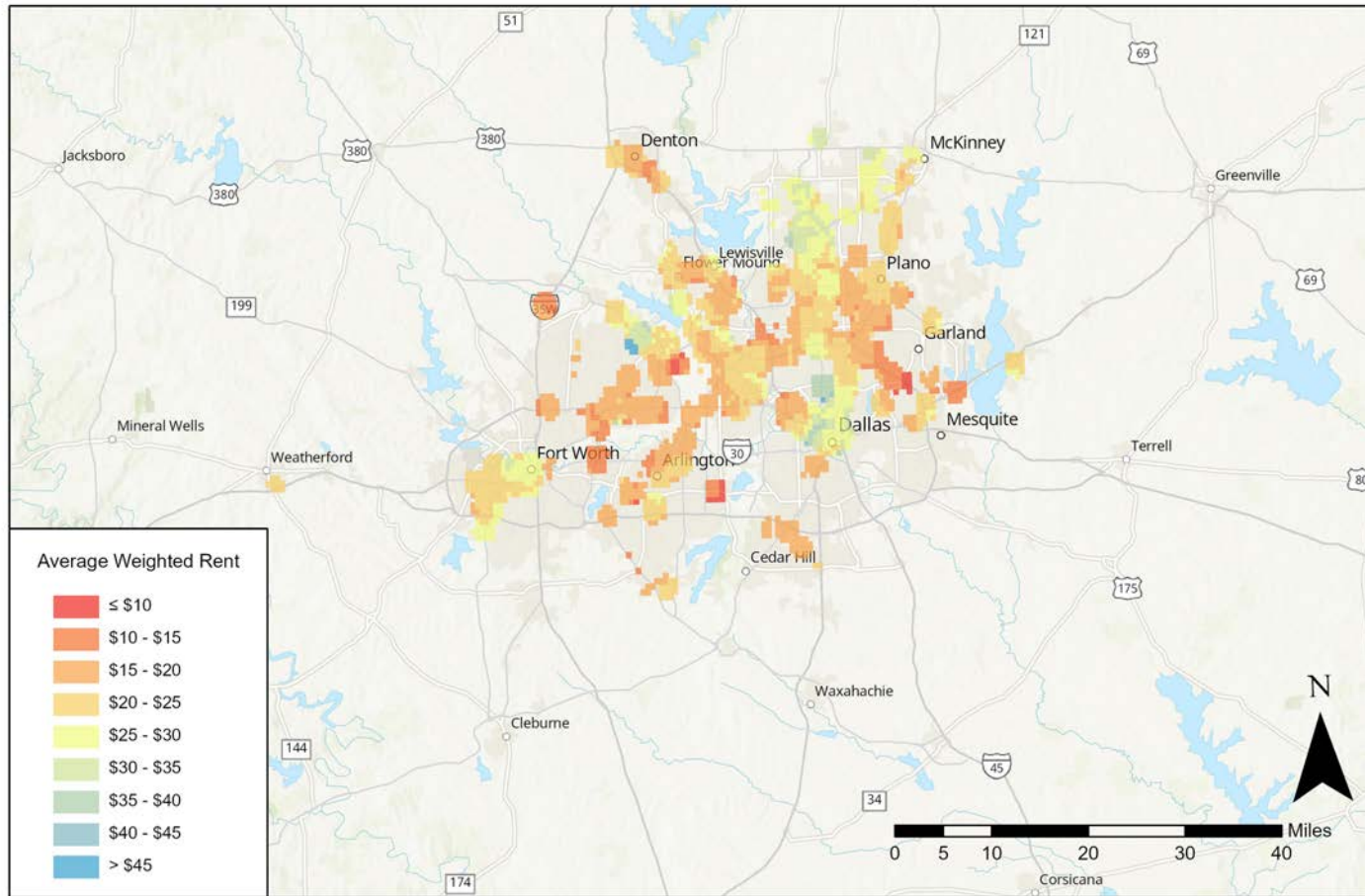
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Office Market *rent*



DFW Metro Average Weighted Rent Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Office Market *rent*



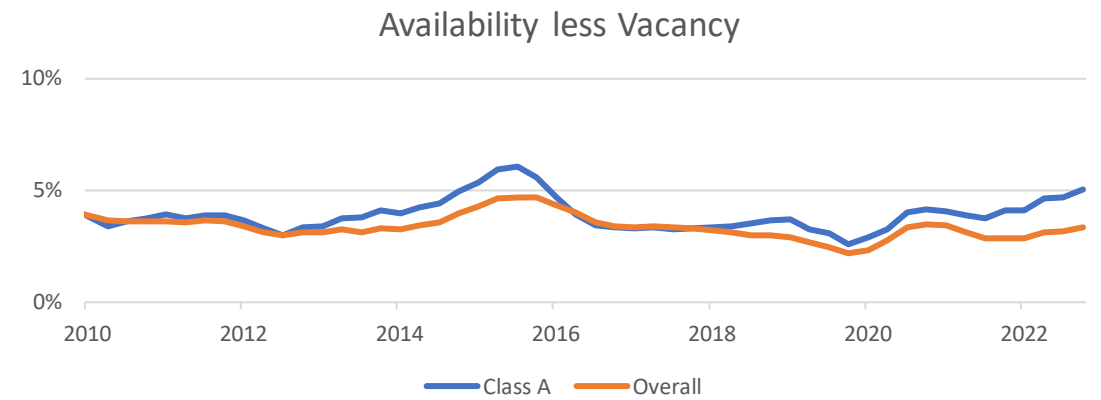
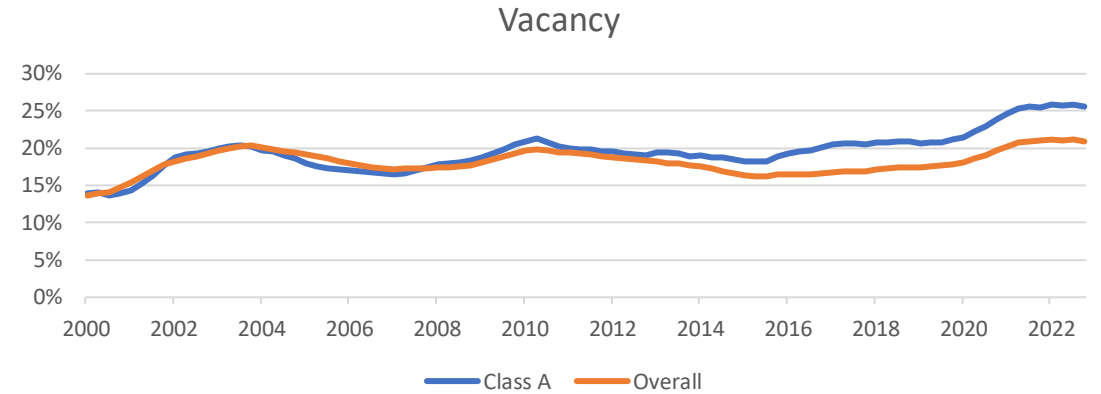
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Office Market *vacancy*



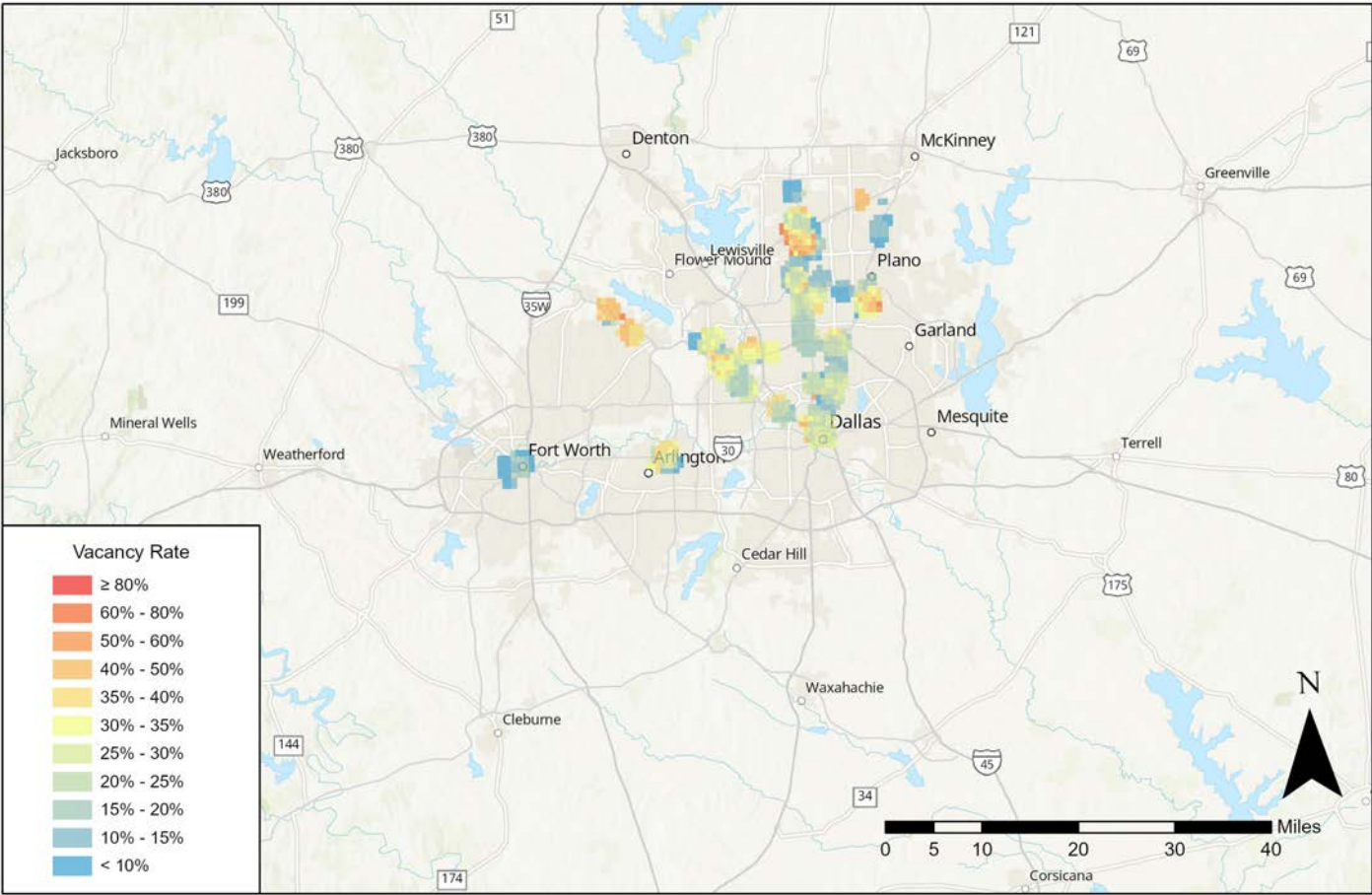
		Current	Previous Quarter	Previous Year
Vacant Percent % Total	Class A	25.60%	25.90%	25.50%
Vacant Percent % Total	Overall	20.95%	21.10%	21.00%
Availability less Vacancy	Class A	5.05%	4.67%	4.10%
Availability less Vacancy	Overall	3.35%	3.17%	2.83%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Vacancy Class A Office LMAs (Q4 2022)



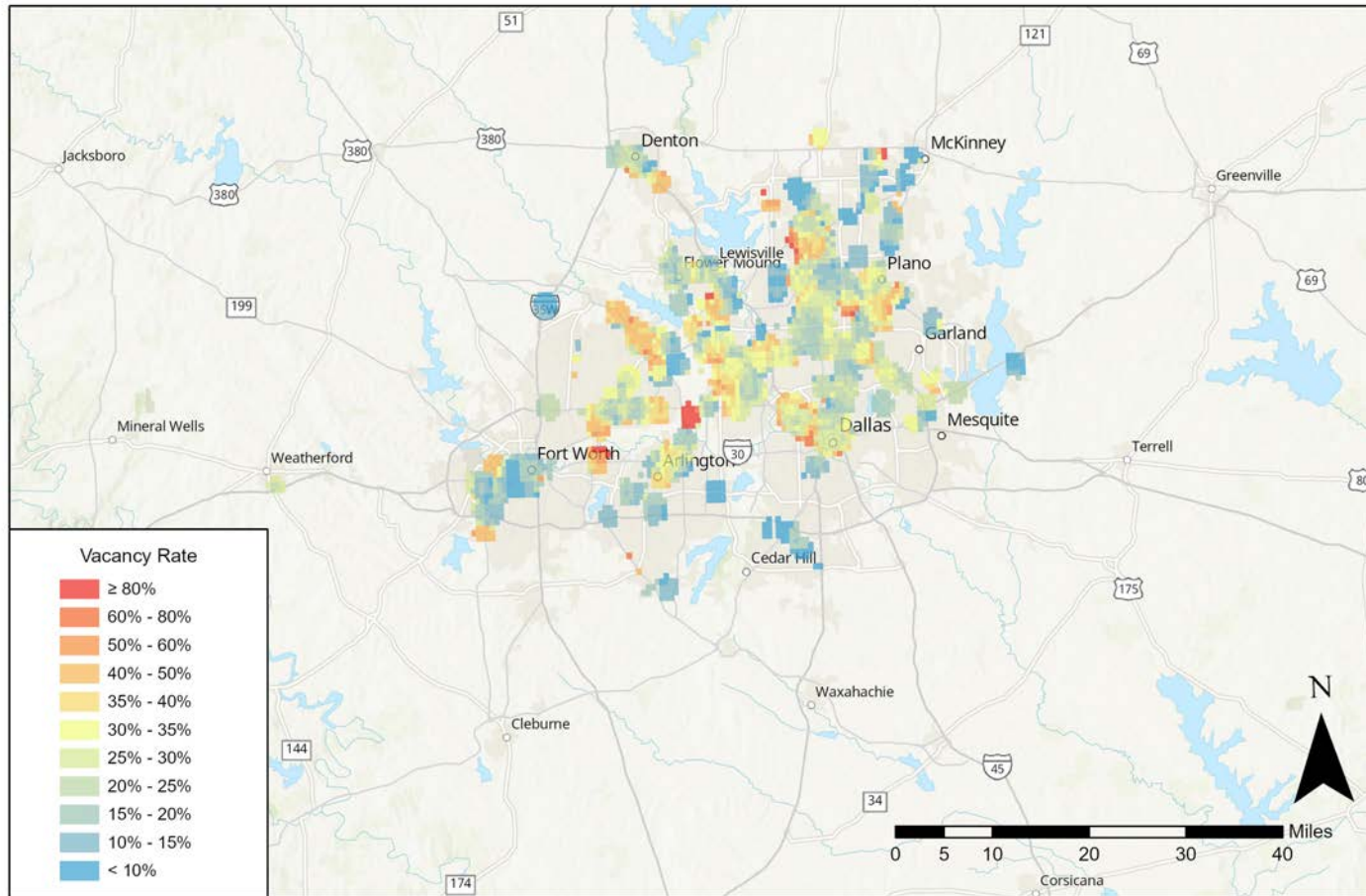
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Office Market *vacancy*



DFW Metro Vacancy Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Office Market *vacancy*



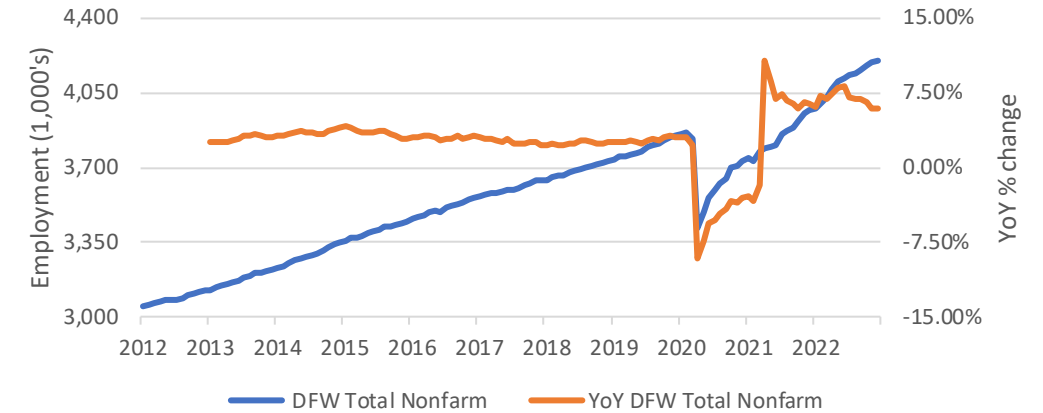
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Retail Market

key employment trends

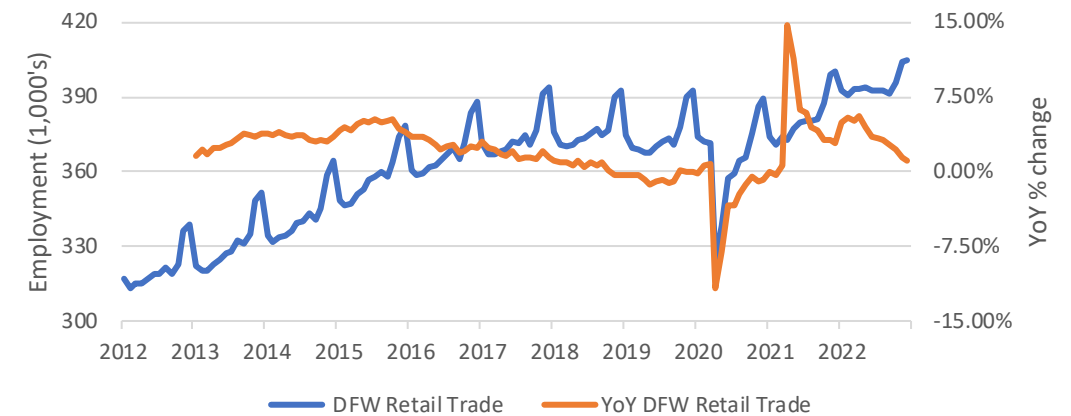
DFW Total Nonfarm

Dec-22	Dec-21	Change	YoY
4,201,800	3,966,600	235,200	5.93%



DFW Retail Trade

Dec-22	Dec-21	Change	YoY
404,700	400,500	4,200	1.05%

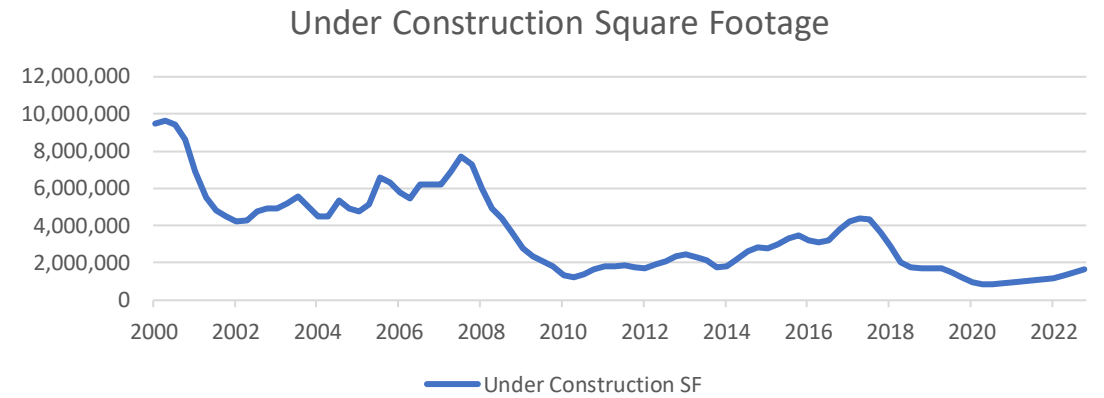
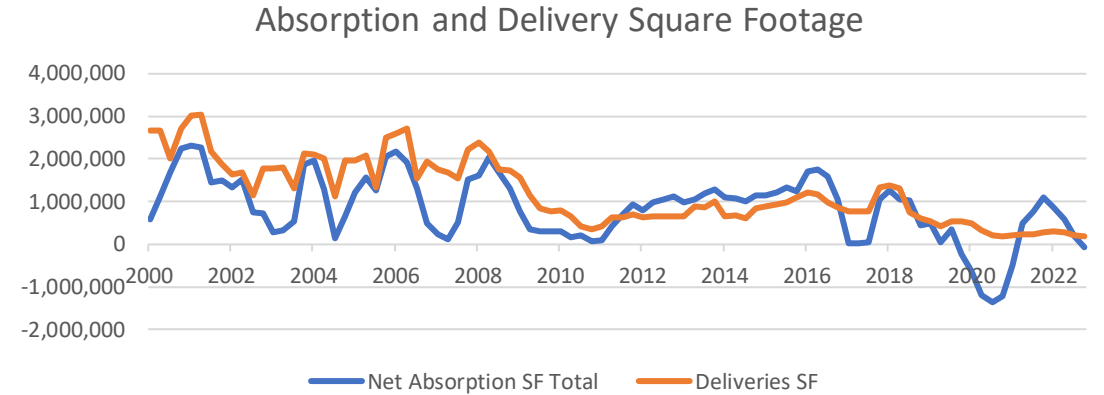
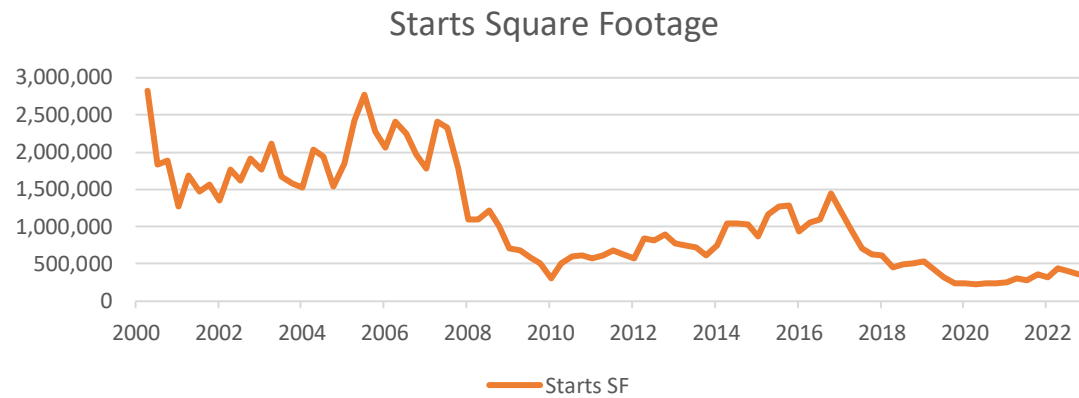


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Dallas - Fort Worth Retail Market

absorption/construction

		Current	Previous Quarter	Previous Year
Starts SF	Overall	357,706	399,585	355,318
Net Absorption SF Total	Overall	-65,881	177,632	1,095,557
Deliveries SF	Overall	187,367	217,761	278,792
Under Construction SF	Overall	1,666,004	1,495,664	1,134,729



Sources: CoStar, Texas Real Estate Research Center

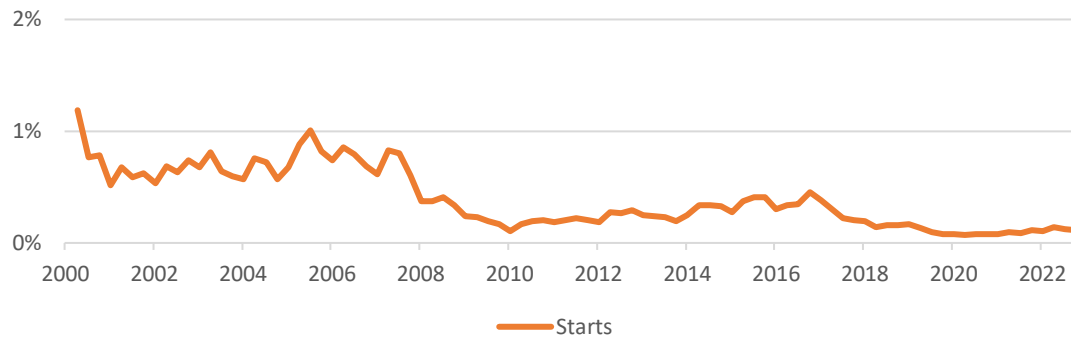
Dallas - Fort Worth Retail Market

absorption/construction

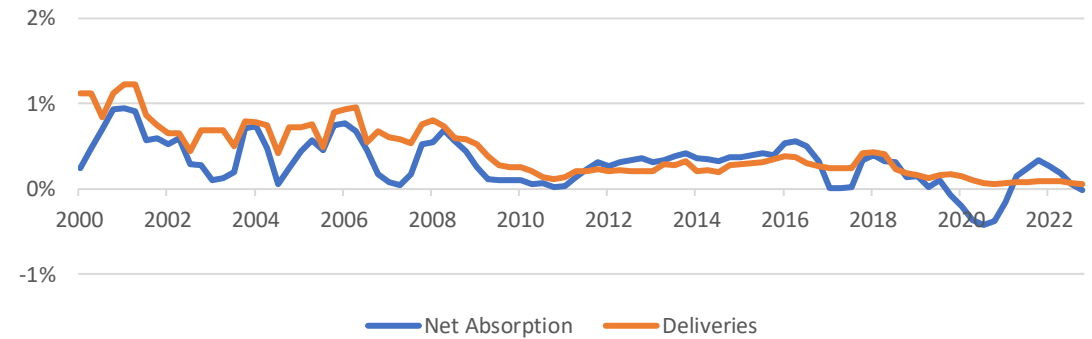
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.11%	0.12%	0.11%
Under Construction Percent	Overall	0.52%	0.46%	0.35%
Absorption Percent	Overall	-0.02%	0.06%	0.34%
Deliveries Percent	Overall	0.06%	0.07%	0.09%

Larger
Smaller
 Than Current

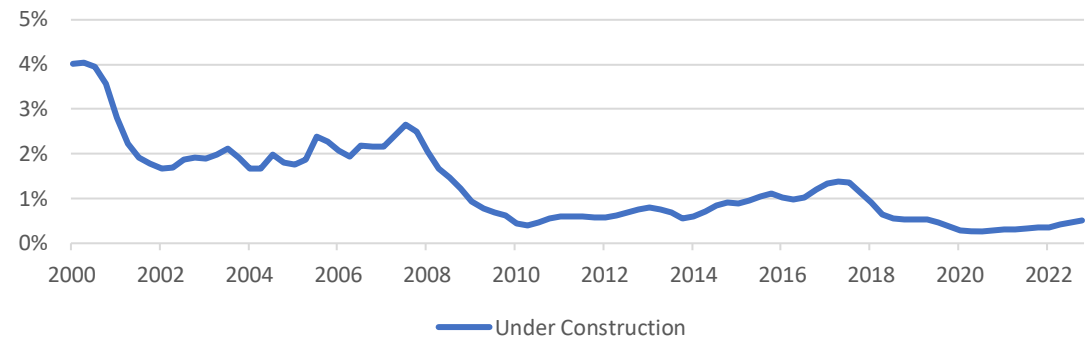
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

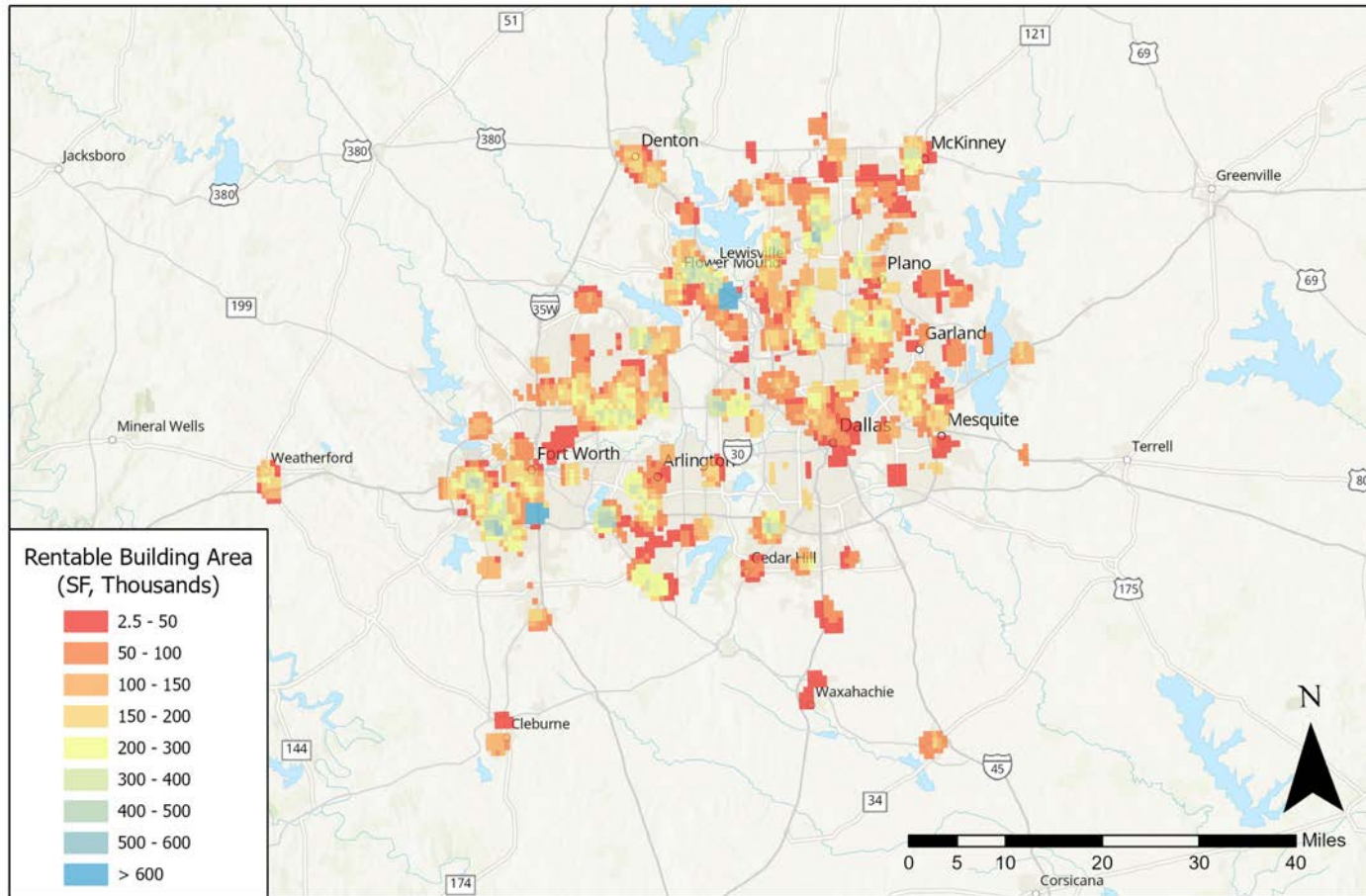


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Rentable Building Area Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

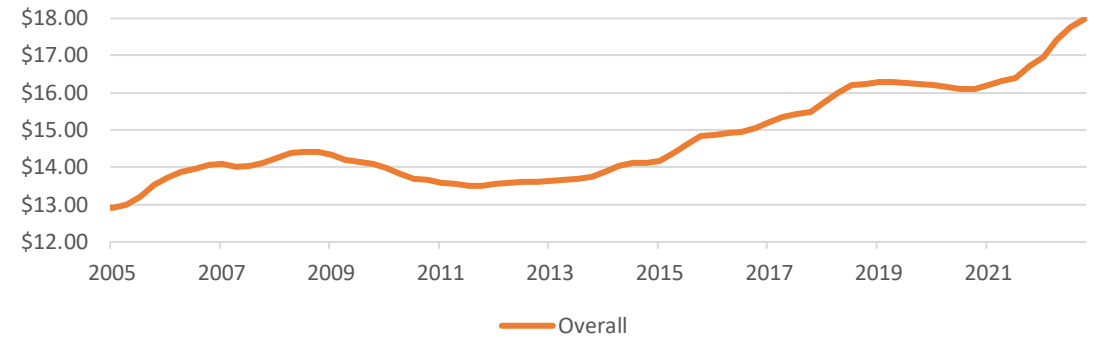
Dallas - Fort Worth Retail Market *inventory*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Retail Market *rent*

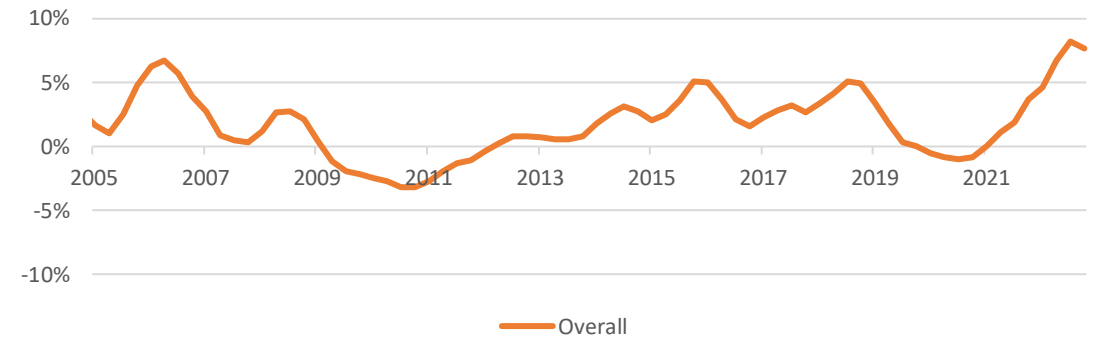
NNN Rent



Category	Overall	Current	Previous Quarter	Previous Year
		\$17.99	\$17.75	\$16.71

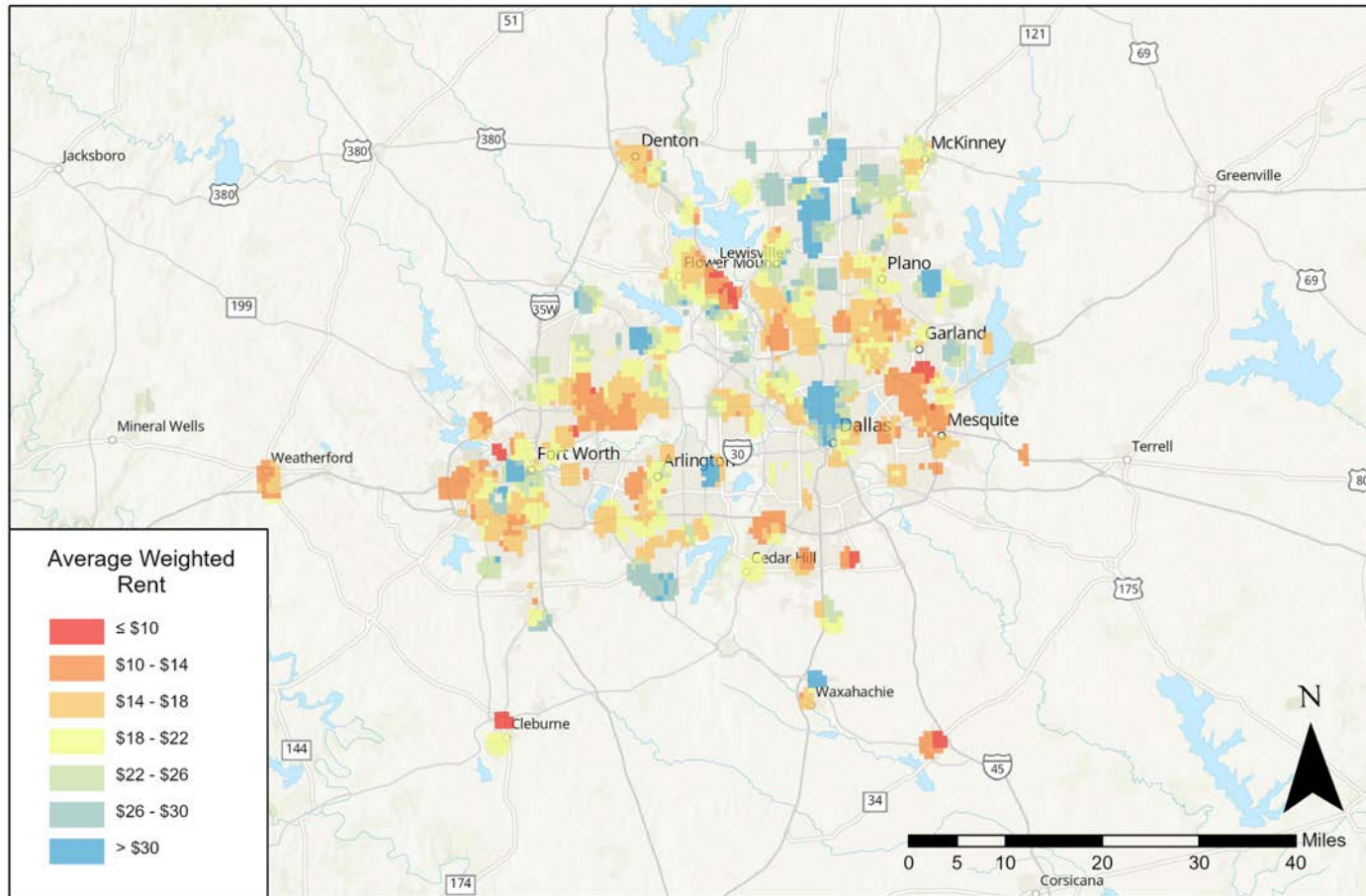
Larger
Smaller
 Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Average Weighted Rent Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Retail Market *rent*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Retail Market *vacancy*

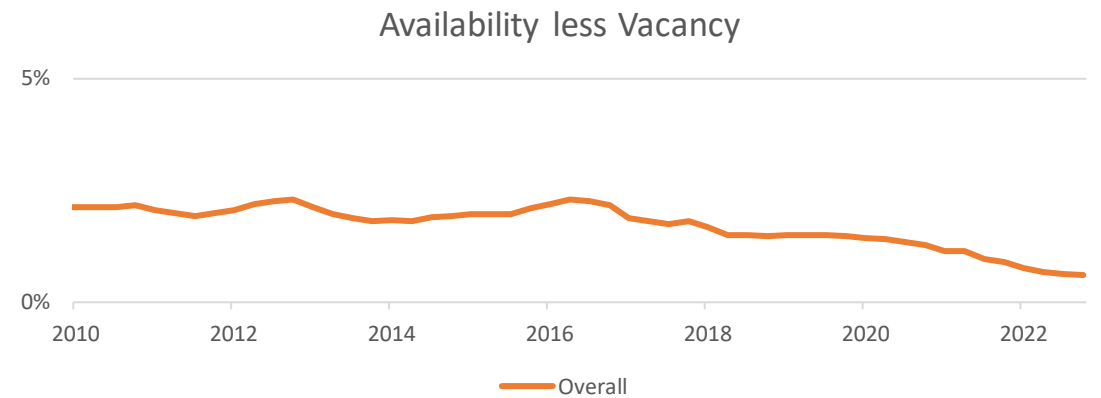
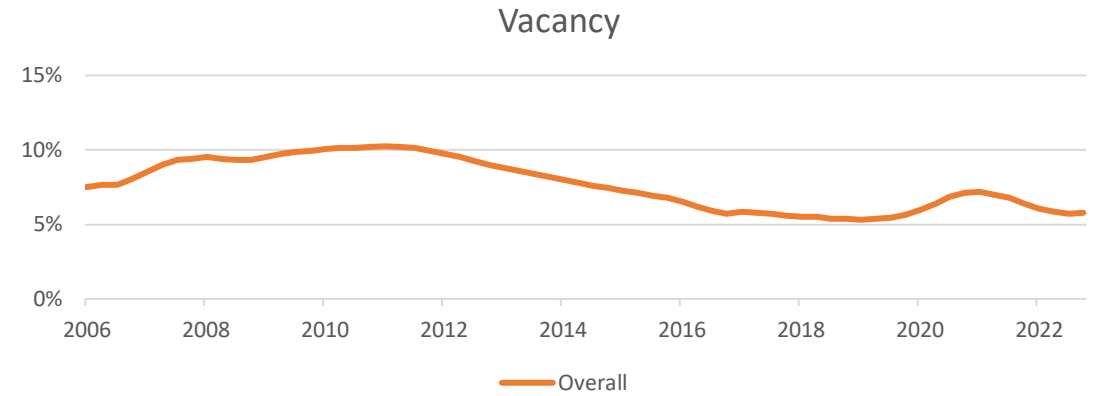


Vacant Percent % Total
Availability less Vacancy

Overall
Overall

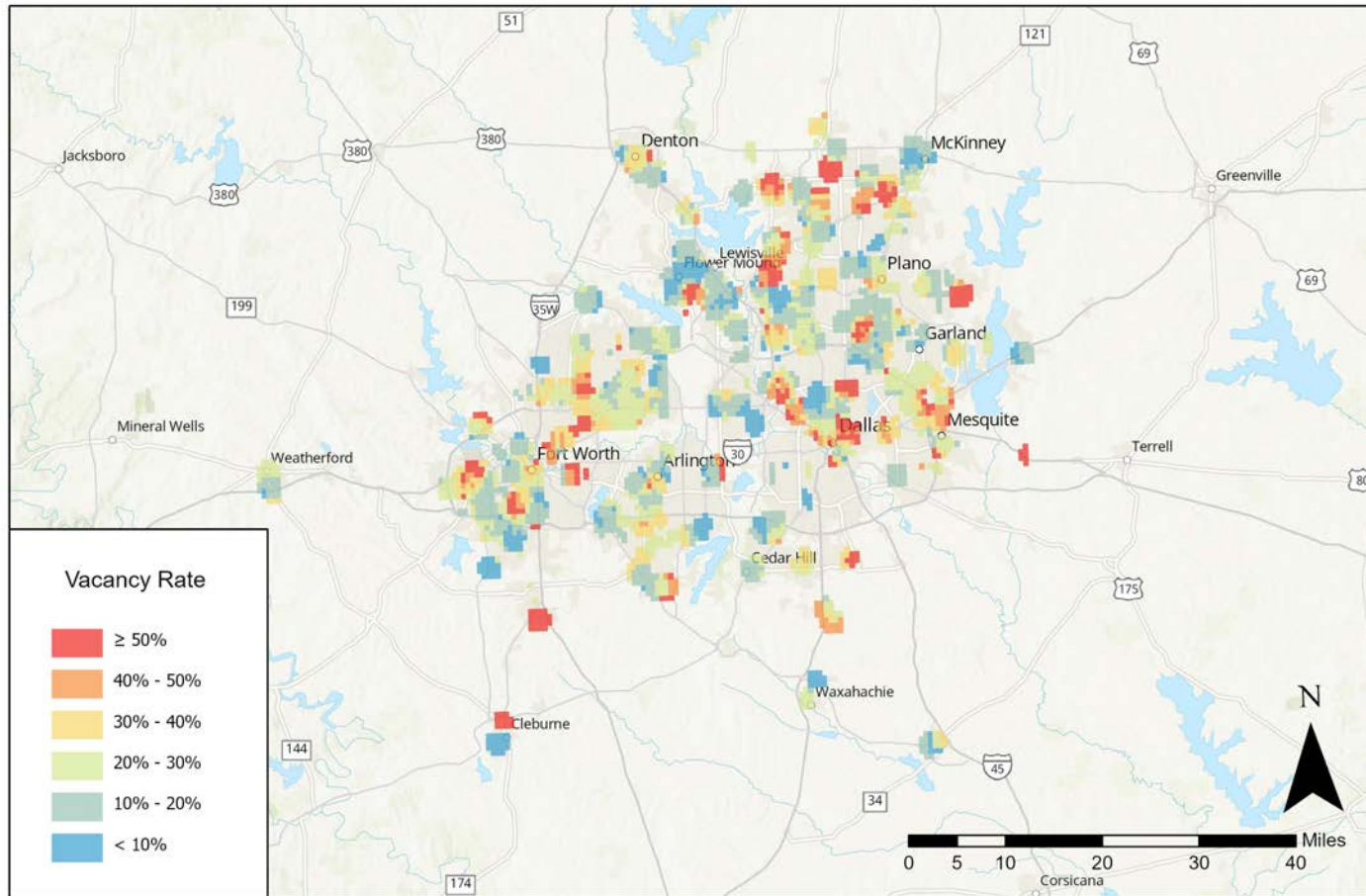
	Current	Previous Quarter	Previous Year
Overall	5.75%	5.73%	6.40%
Overall	0.60%	0.63%	0.90%

Larger
Smaller
Than Current



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Vacancy Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Retail Market *vacancy*



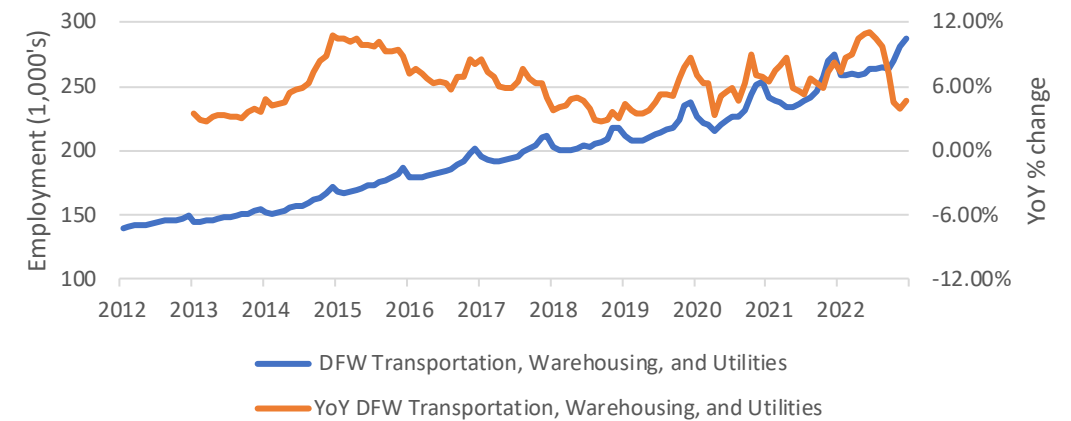
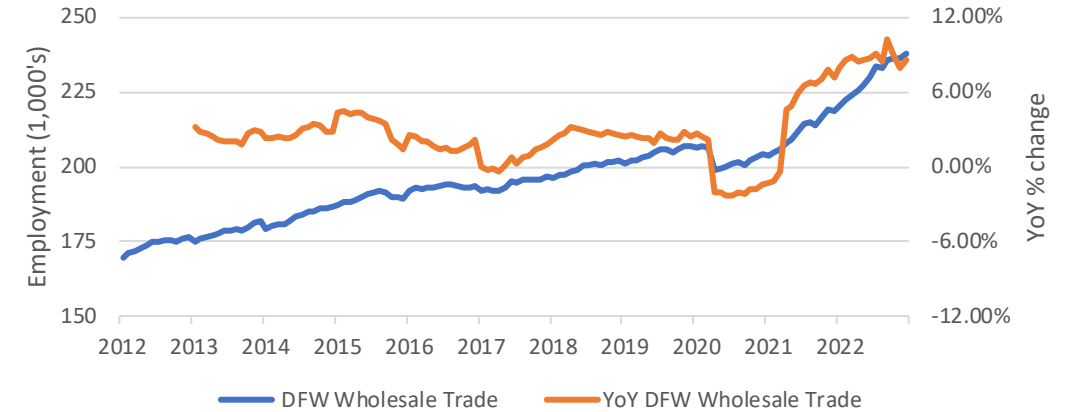
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Dallas - Fort Worth Warehouse Market

key employment trends

	Dec-22	Dec-21	Change	YoY
DFW Wholesale Trade	237,700	218,900	18,800	8.59%

	Dec-22	Dec-21	Change	YoY
DFW Transportation, Warehousing, and Utilities	287,900	275,000	12,900	4.69%



Sources: Texas Workforce Commission, Texas Real Estate Research Center

Dallas - Fort Worth Warehouse Market

absorption/construction

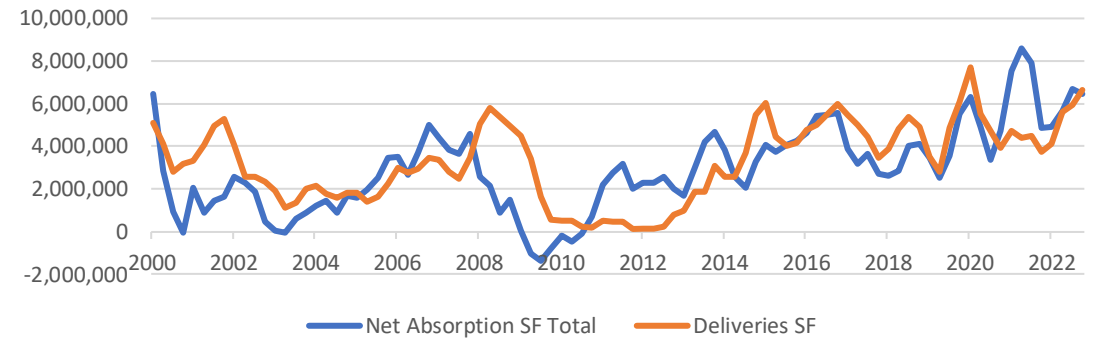
		Current	Previous Quarter	Previous Year
Starts SF	Overall	11,100,491	11,314,752	6,679,688
Net Absorption SF Total	Overall	6,458,119	6,664,664	4,848,415
Deliveries SF	Overall	6,644,660	5,951,526	3,759,781
Under Construction SF	Overall	40,149,711	35,693,880	25,240,257

Larger
Smaller
 Than Current

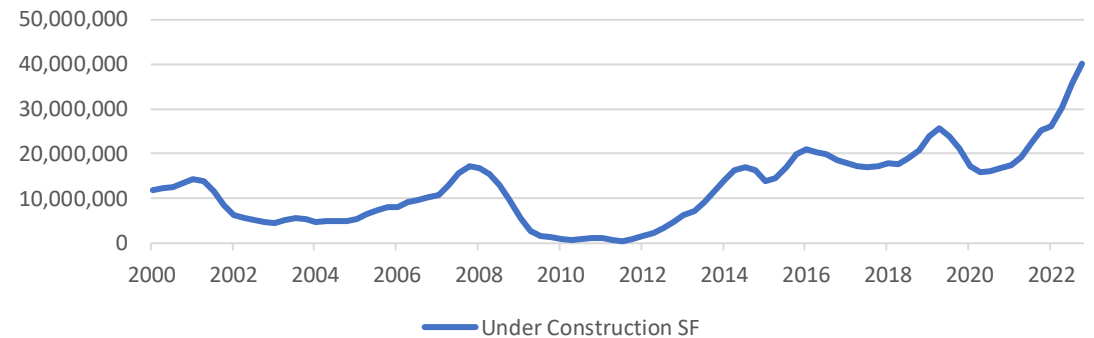
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



Sources: CoStar, Texas Real Estate Research Center

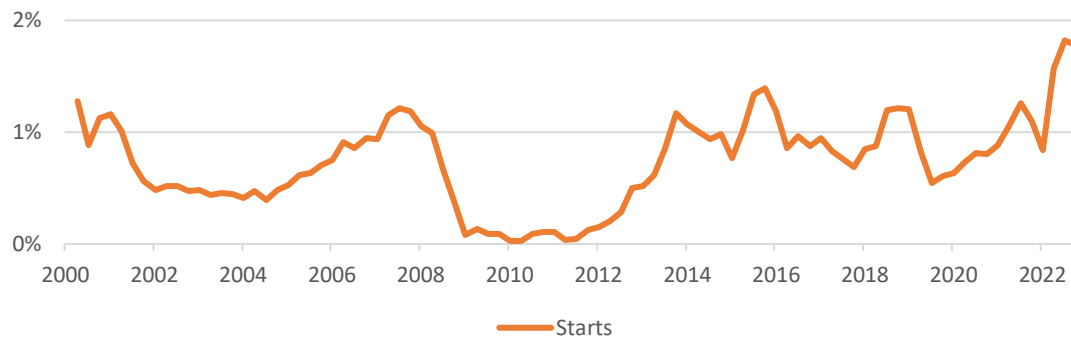
Dallas - Fort Worth Warehouse Market

absorption/construction

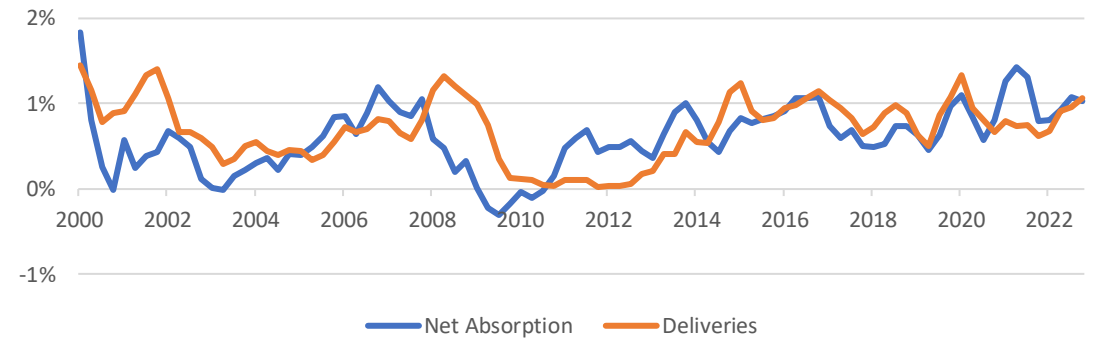
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	1.78%	1.82%	1.10%
Under Construction Percent	Overall	6.42%	5.74%	4.16%
Absorption Percent	Overall	1.03%	1.07%	0.80%
Deliveries Percent	Overall	1.06%	0.96%	0.62%

Larger
Smaller
 Than Current

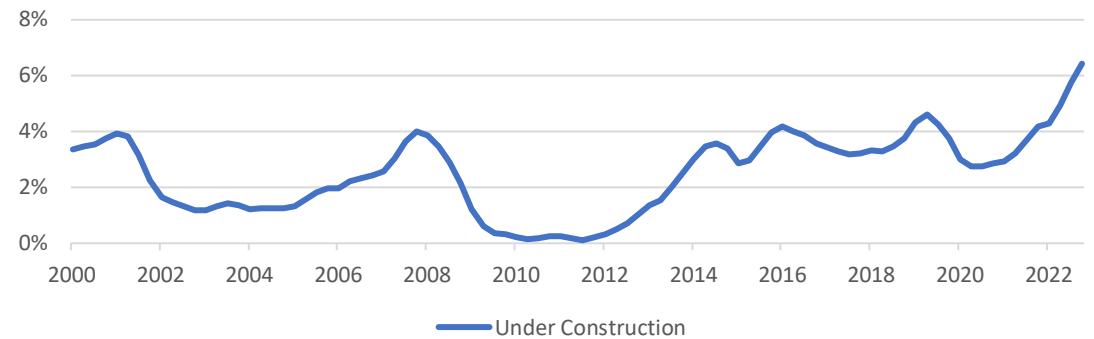
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

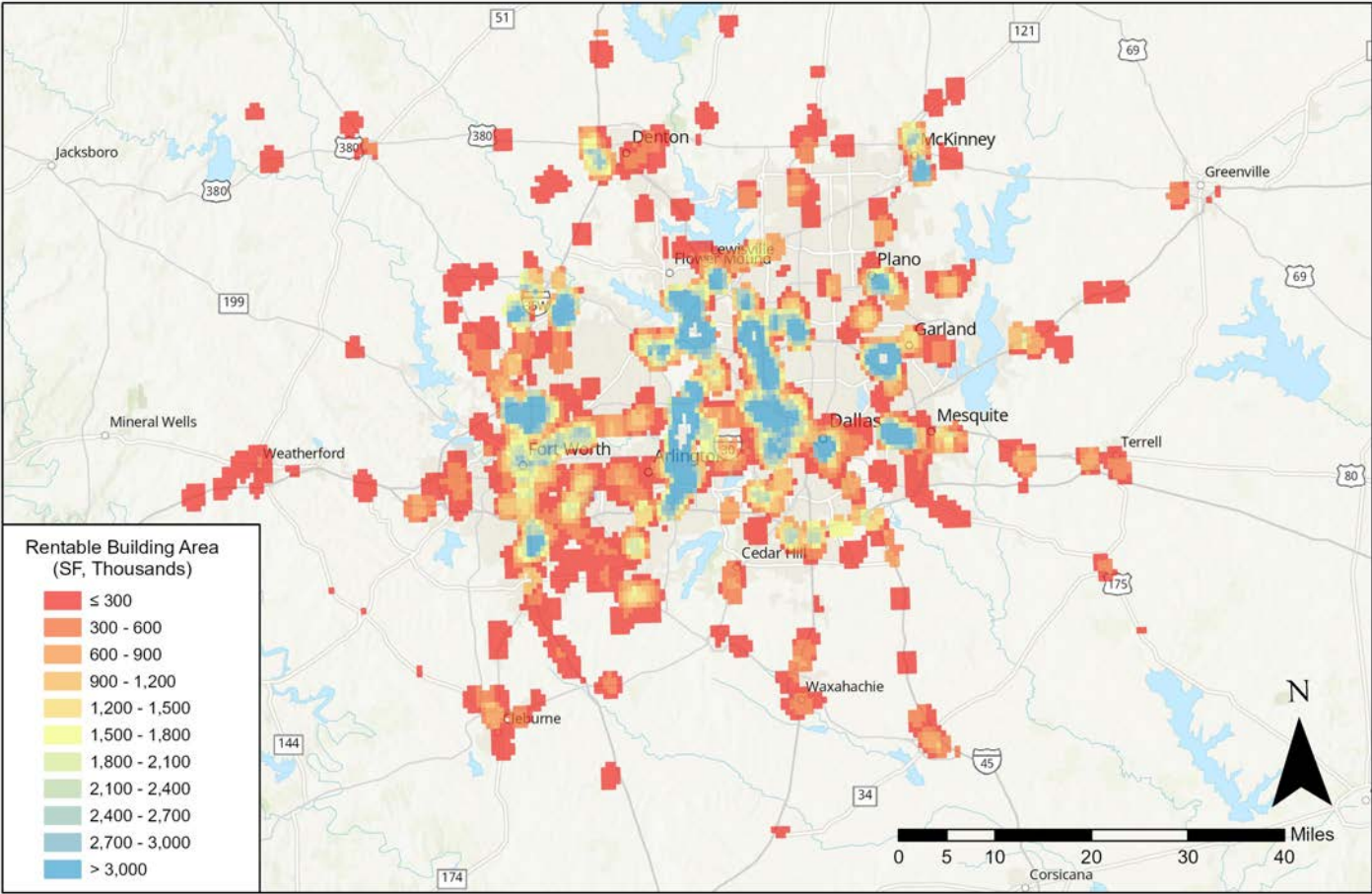


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Rentable Building Area Warehouse LMAs (Q3 2022)



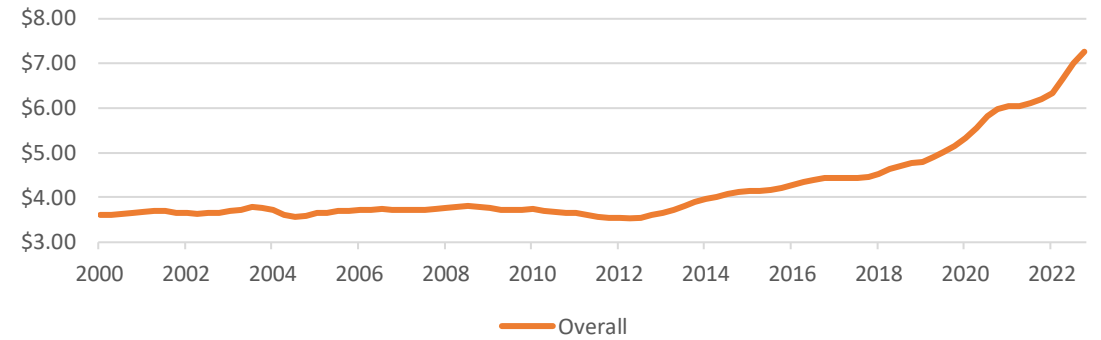
Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Warehouse Market *rent*



NNN Rent



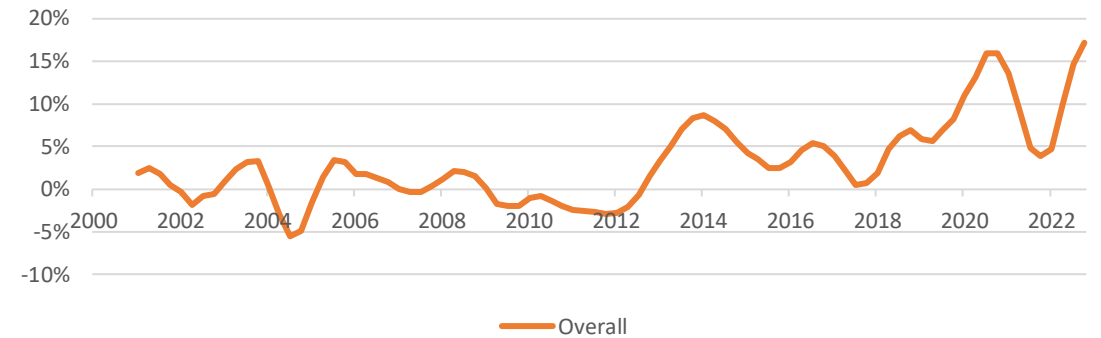
NNN Rent Overall

Overall

Current	Previous Quarter	Previous Year
\$7.27	\$7.00	\$6.21

Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

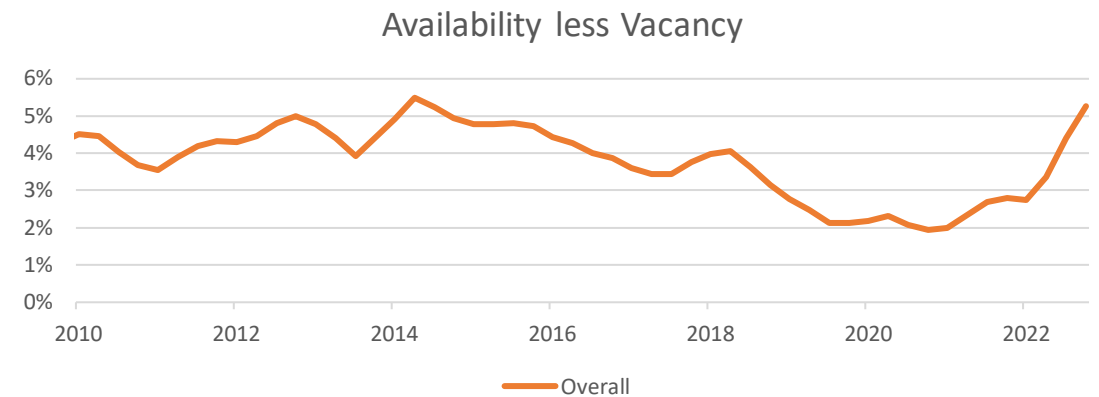
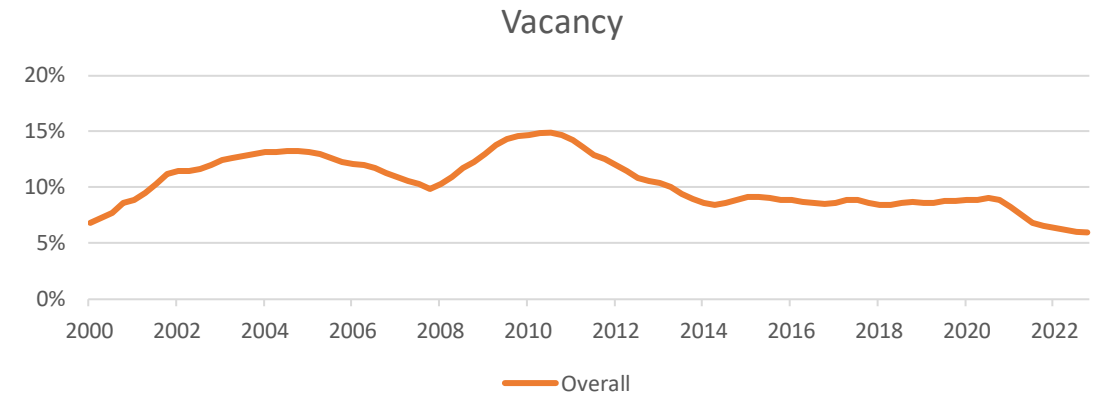
Dallas - Fort Worth Warehouse Market *vacancy*



Vacant Percent % Total
Availability less Vacancy

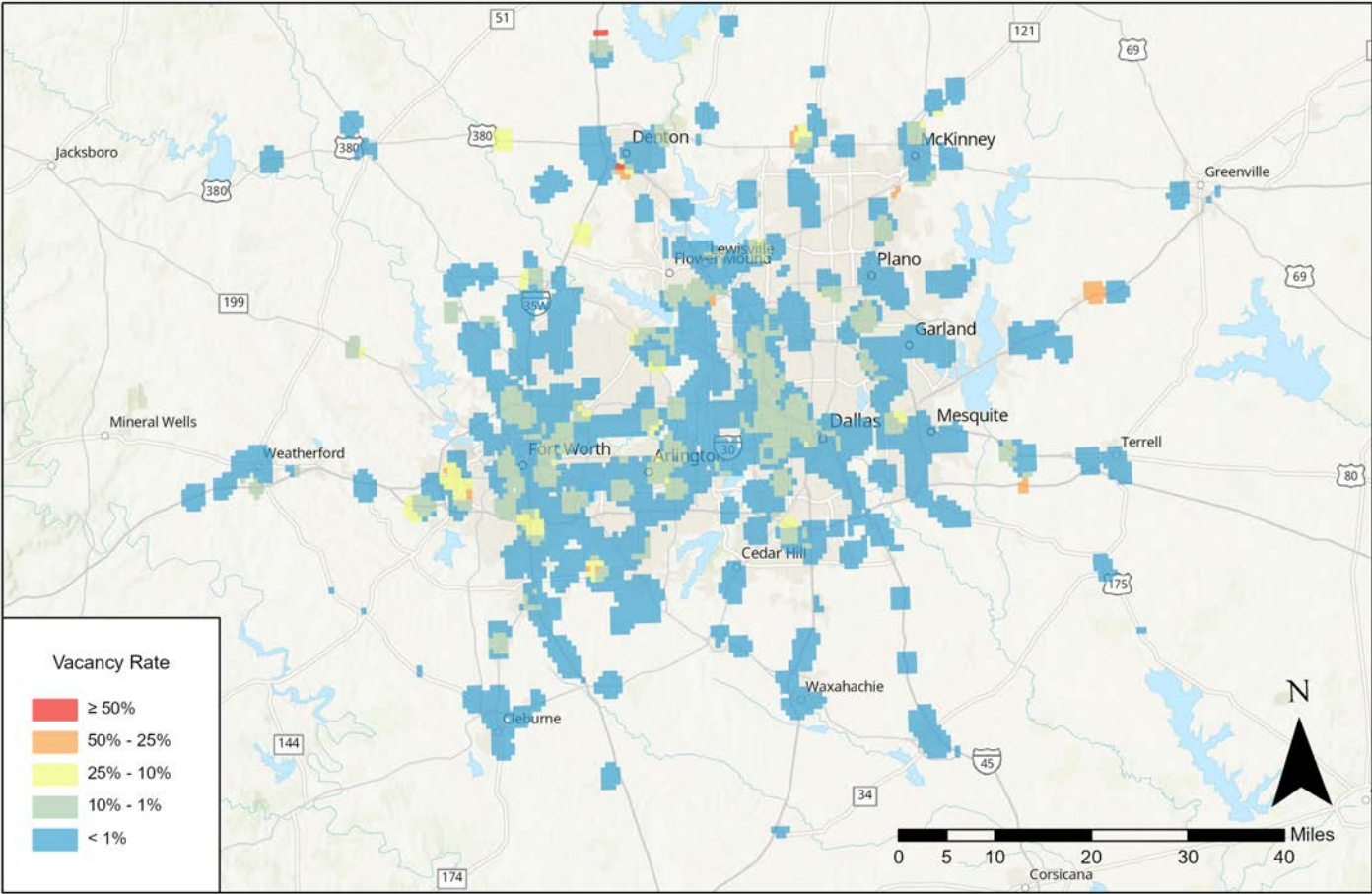
	Current	Previous Quarter	Previous Year
Overall	5.95%	6.00%	6.57%
Overall	5.25%	4.40%	2.80%

Larger Than Current
Smaller Than Current



Sources: CoStar, Texas Real Estate Research Center

DFW Metro Vacancy Warehouse LMAs (Q3 2022)



Sources: Costar, Esri, CGIAR, USGS, Baylor University, Texas Parks & Wildlife, HERE, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Dallas - Fort Worth Warehouse Market *vacancy*



Houston

- Economy
- Apartments
- Office
- Retail
- Warehouse



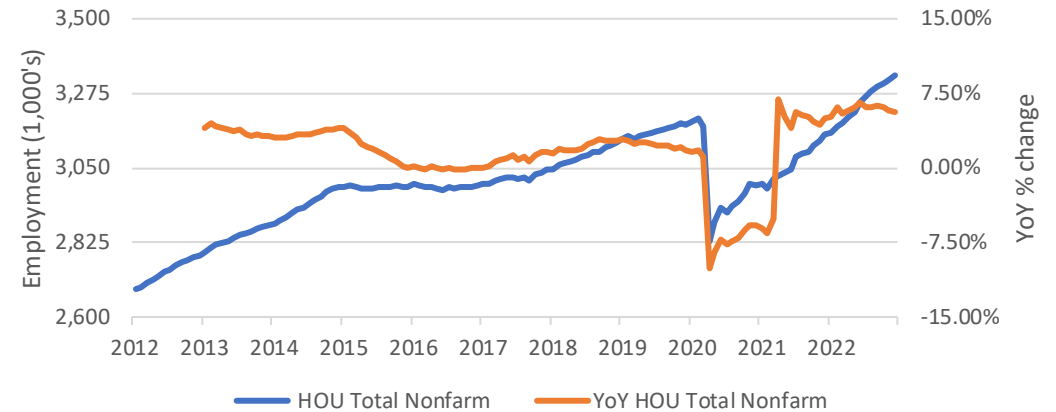
Houston Economy

- Total employment in the Houston MSA remains strong with growth elevated above pre-COVID trends. Long-term employment growth across the economy is expected to moderate toward pre-COVID rates.
- Direct oil and gas employment has shown significant recovery from the lows of 2021 on a YoY basis but has flatlined in recent months without returning to pre-COVID levels.
- Trade and transportation employment continues to perform well based on movement through the port as well as retail trade.
- Office vacancy increases have leveled off, but continued upward pressure is possible if employers recalibrate to the new work-from-home/hybrid work environment. These responses and their extent are still unclear. Falling construction levels and expectations of continued economic growth may reduce office vacancies.
- Apartment rent growth remains above historic trends but is moderating. Falling construction levels should mean lower downside risk.

Houston Economy *key employment trends*

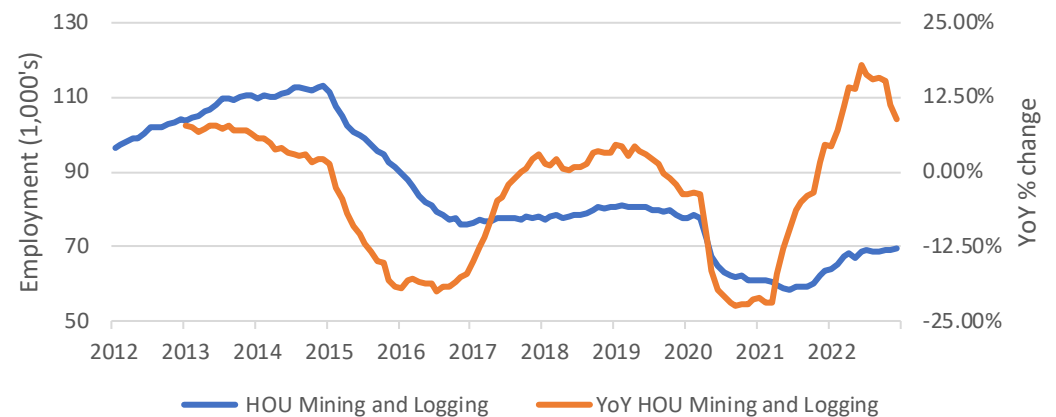
HOU Total Nonfarm

Dec-22	Dec-21	Change	YoY
3,329,400	3,150,800	178,600	5.67%



HOU Mining and Logging

Dec-22	Dec-21	Change	YoY
69,300	63,600	5,700	8.96%

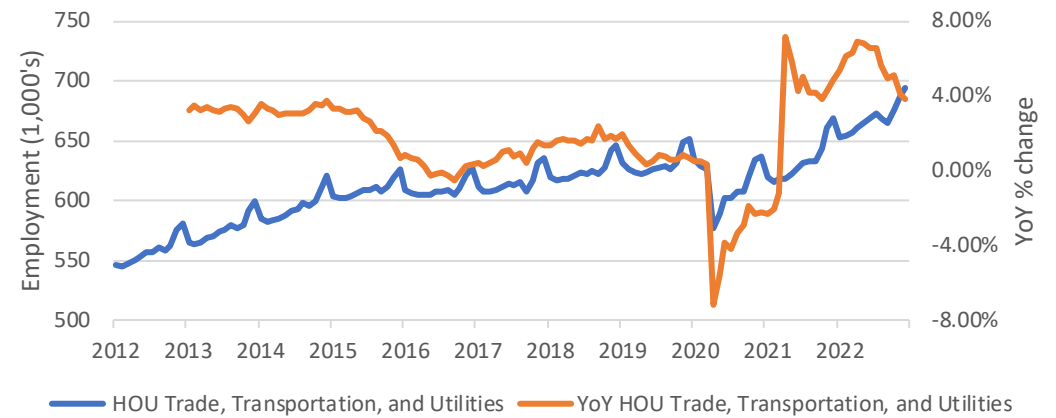


Sources: Texas Workforce Commission, Texas Real Estate Research Center

Houston Economy *key employment trends*



	Dec-22	Dec-21	Change	YoY
HOU Trade, Transportation, and Utilities	693,900	668,400	25,500	3.82%



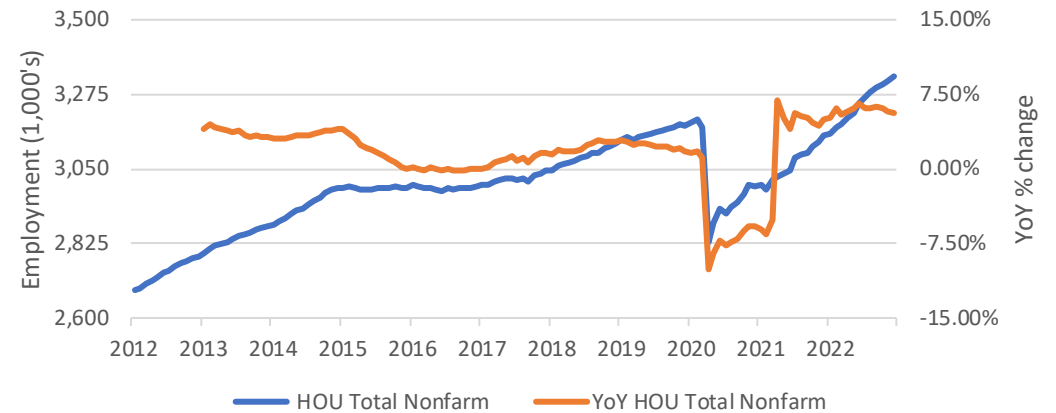
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Houston Apartment Market *key employment trends*



HOU Total Nonfarm

Dec-22	Dec-21	Change	YoY
3,329,400	3,150,800	178,600	5.67%



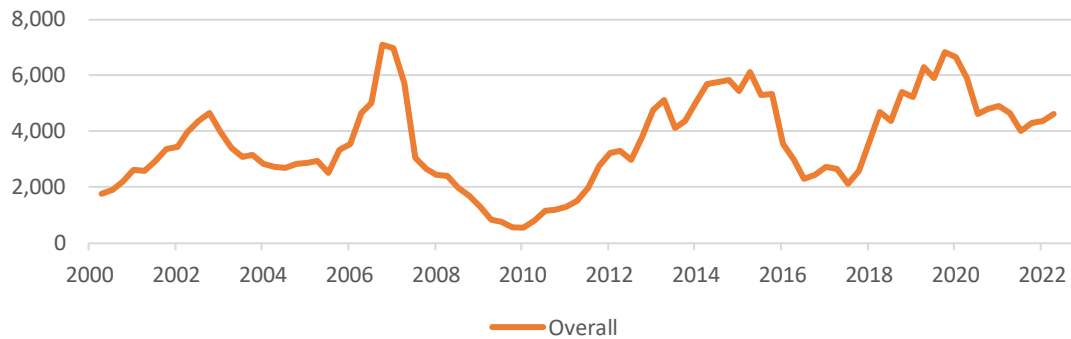
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Houston Apartment Market *absorption/construction*

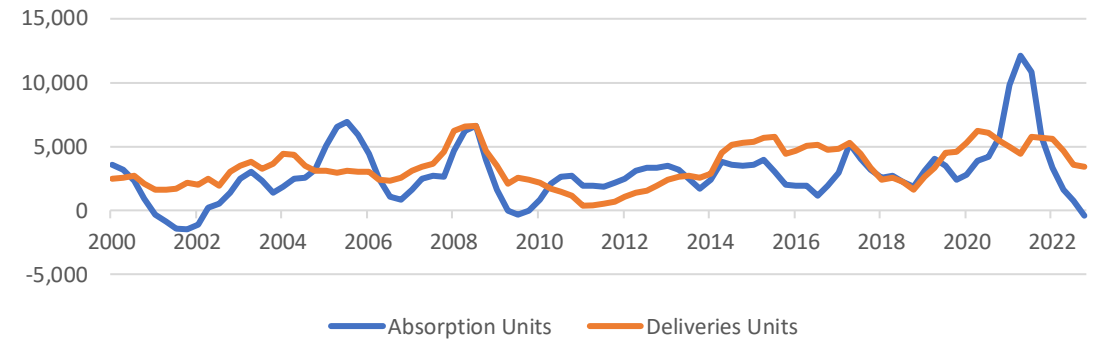
		Current	Previous Quarter	Previous Year
Starts Units	Overall	0	0	4,312
Absorption Units	Overall	-417	759	5,763
Deliveries Units	Overall	3,446	3,547	5,699
Under Construction Units	Overall	27,560	27,577	29,348

Larger
Smaller
 Than Current

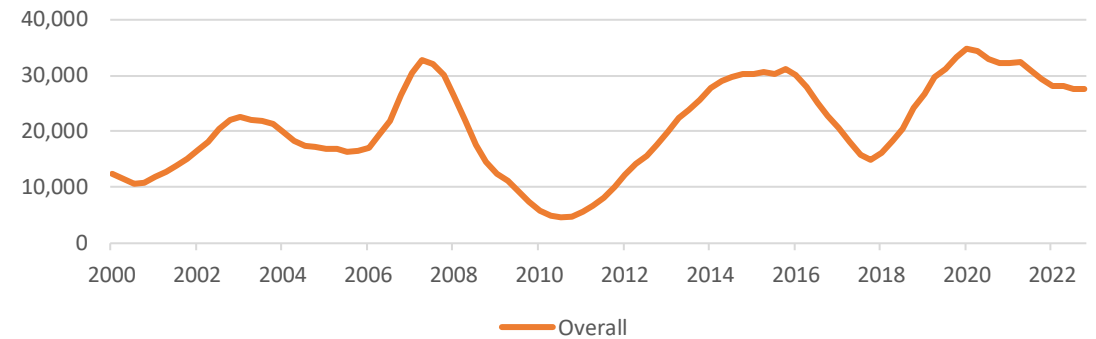
Starts Units



Absorption and Delivery Units



Under Construction Units

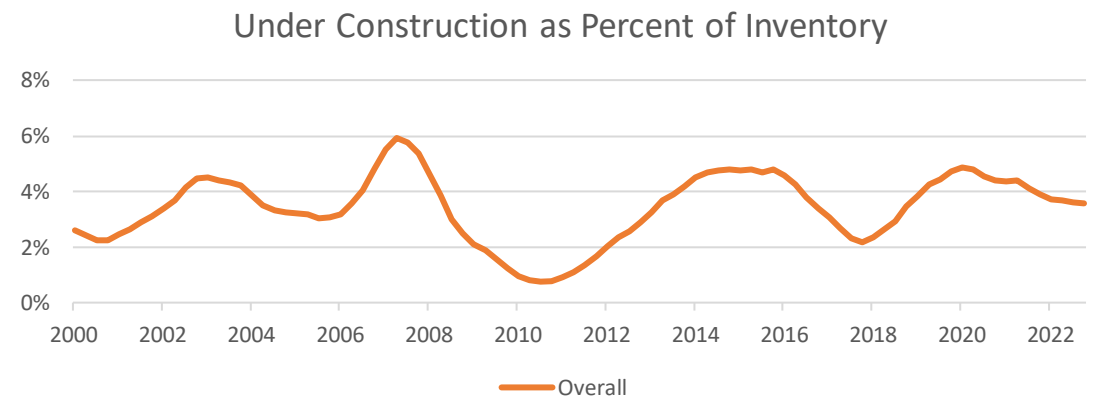
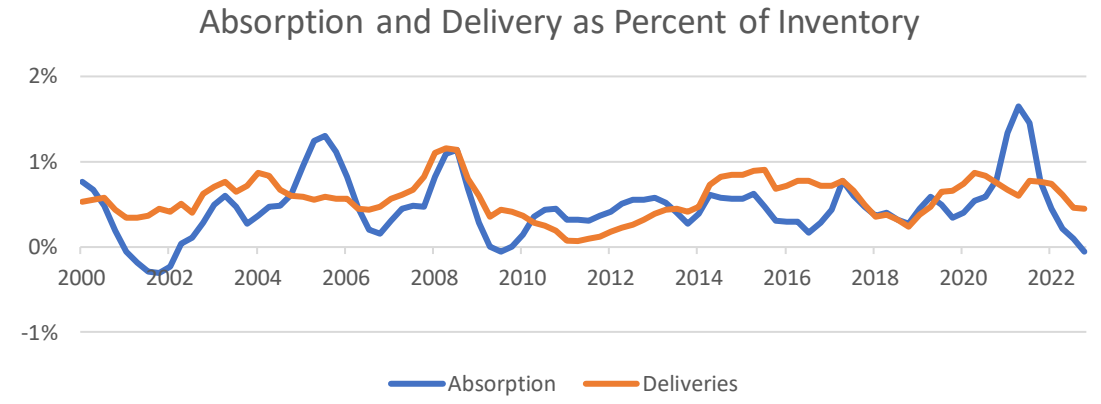
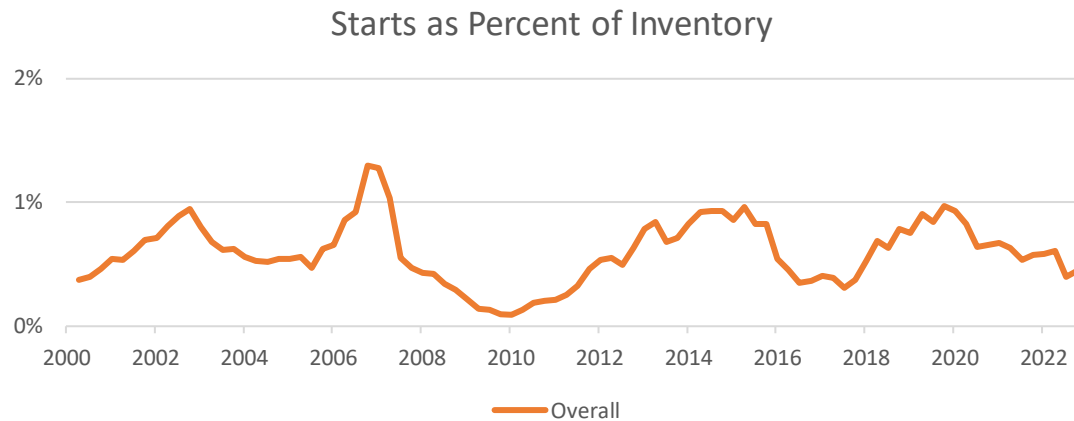


Sources: CoStar, Texas Real Estate Research Center

Houston Apartment Market *absorption/construction*

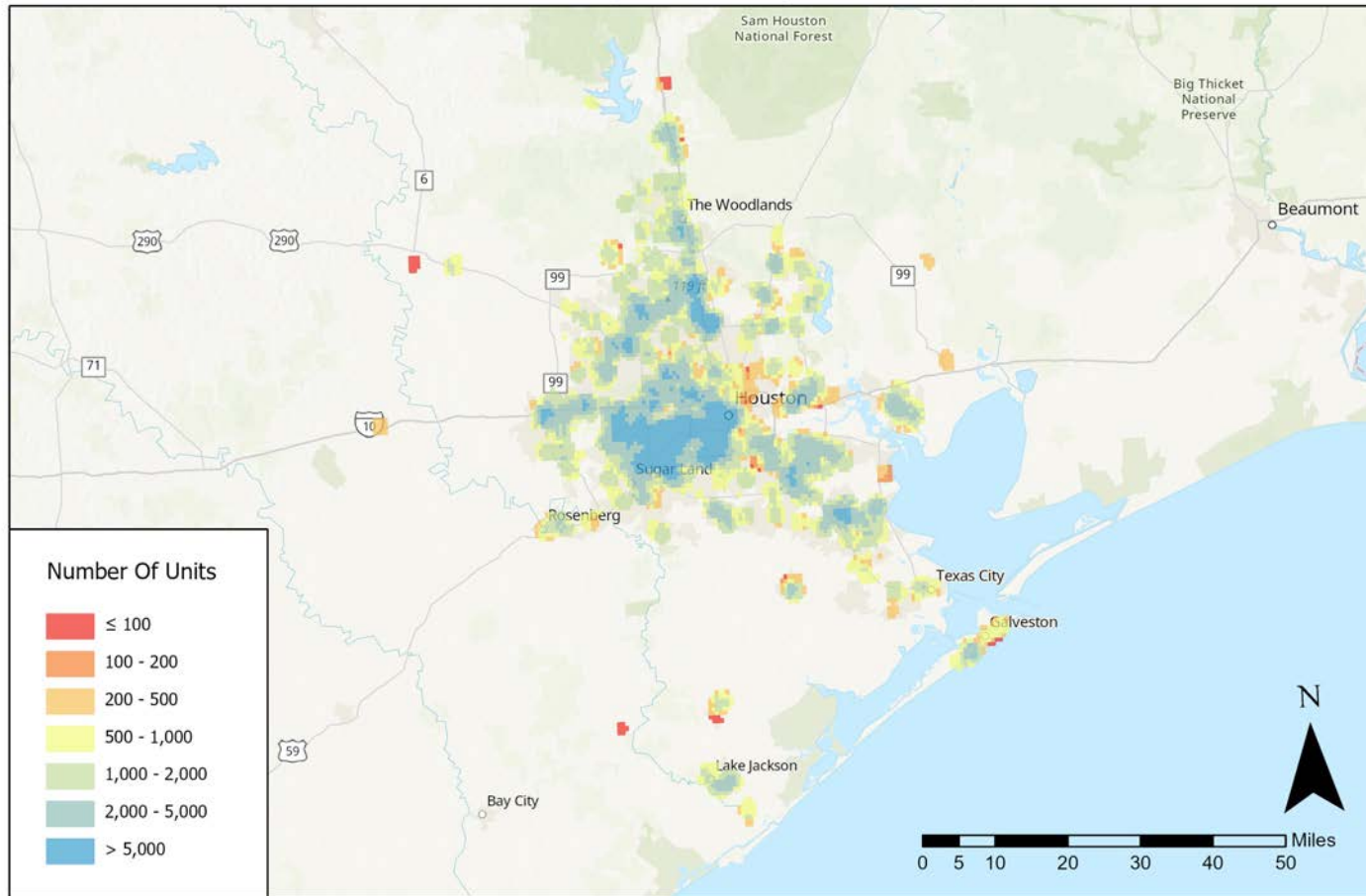
	Current	Previous Quarter	Previous Year
Starts Percent	Overall 0.45%	0.40%	0.58%
Absorption Percent	Overall -0.05%	0.10%	0.77%
Deliveries Percent	Overall 0.45%	0.46%	0.76%
Under Construction Percent	Overall 3.60%	3.61%	3.91%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Number of Units Multifamily LMAs (Q1 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

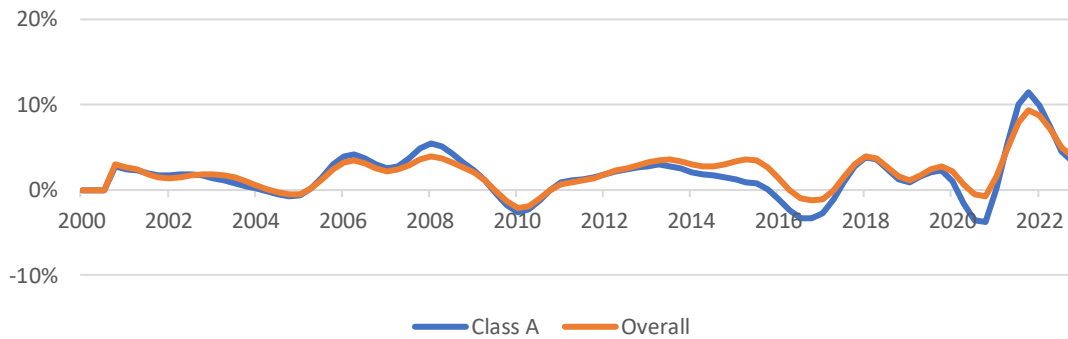
Local Market Area (LMA) Definitions

Houston Apartment Market *rent*

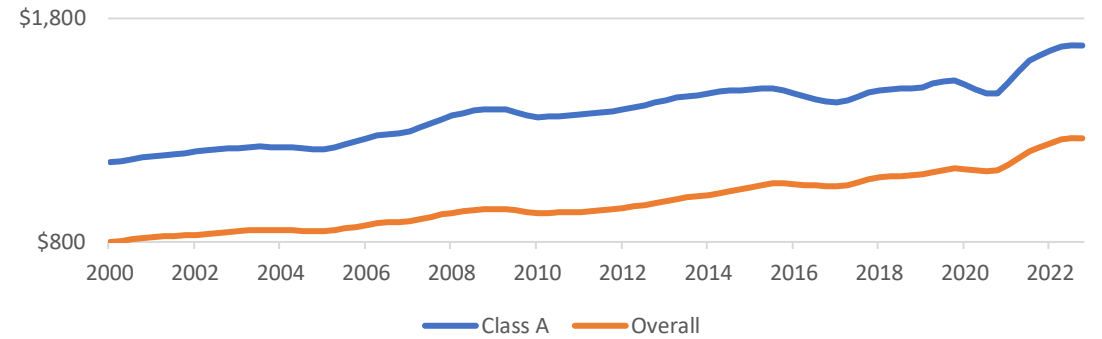
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,677	\$1,681	\$1,633
Effective Rent Per Unit	Overall	\$1,262	\$1,263	\$1,223
Effective Rent Per SF	Class A	\$1.74	1.74	1.69
Effective Rent Per SF	Overall	\$1.42	1.42	1.37

Larger
Smaller
 Than Current

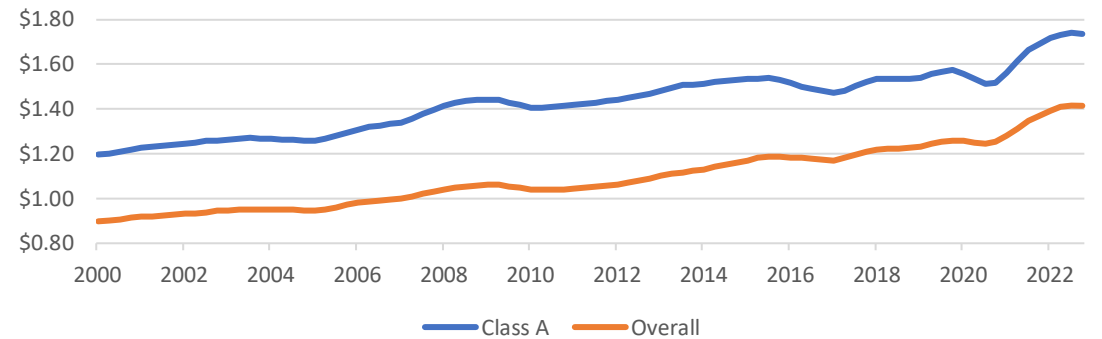
Year over Year Growth in Effective Rent



Effective Rent Per Unit

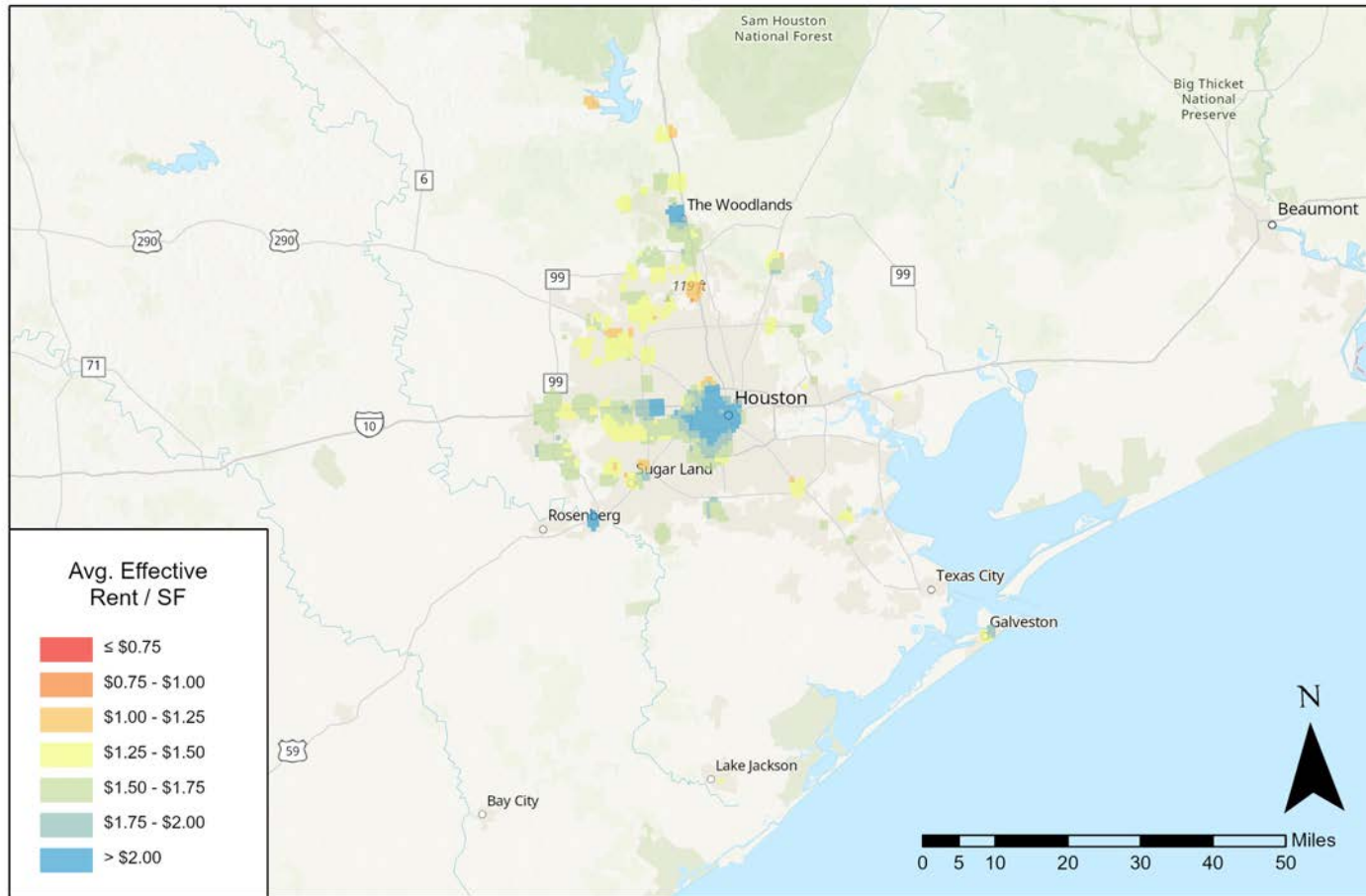


Effective Rent Per Square Foot



Sources: CoStar, Texas Real Estate Research Center

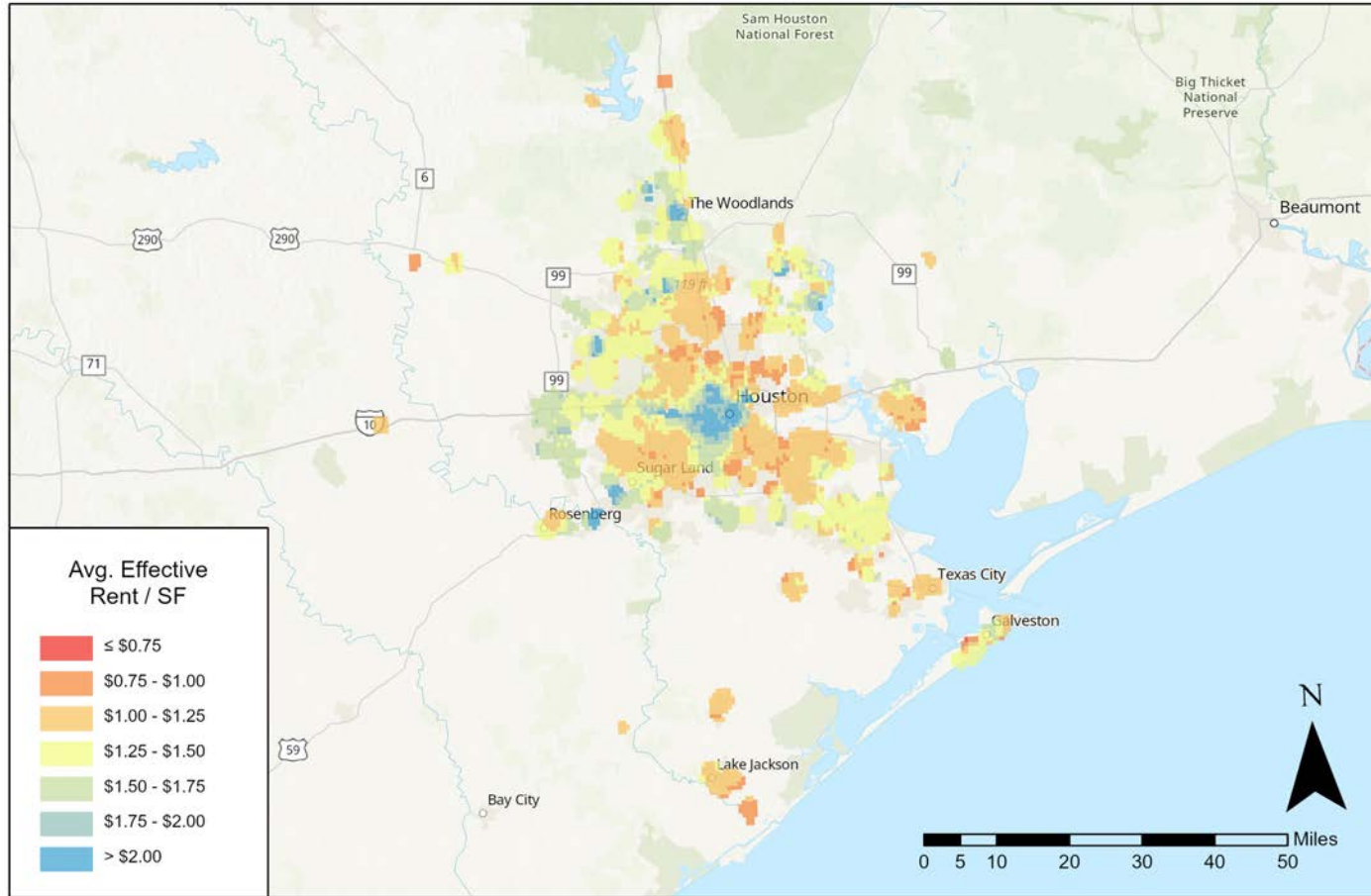
Houston Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

[Local Market Area \(LMA\) Definitions](#)

Houston Metro Average Effective Rent / SF Multifamily LMAs (Q1 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

Local Market Area (LMA) Definitions

Houston Apartment Market *rent*

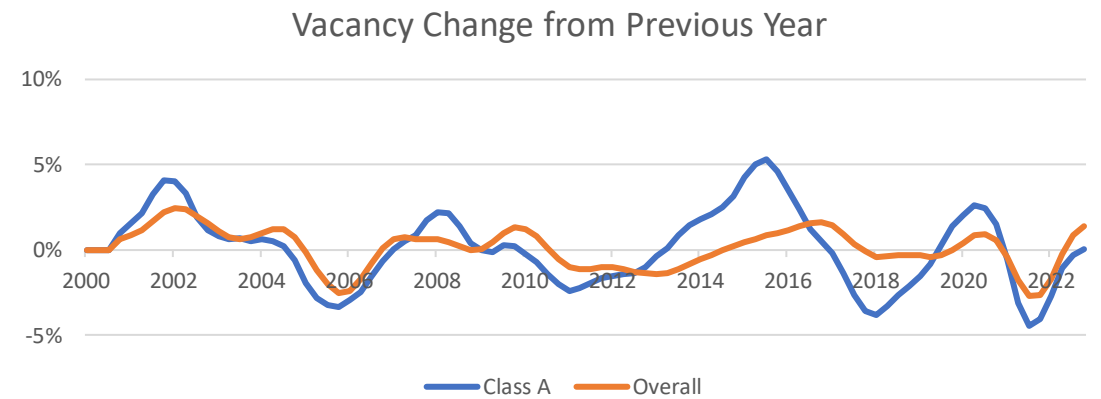
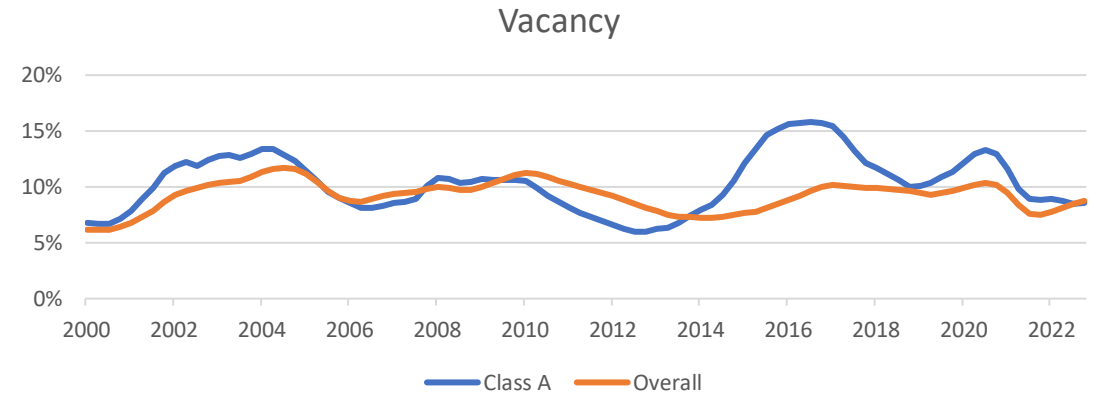


Houston Apartment Market *vacancy*



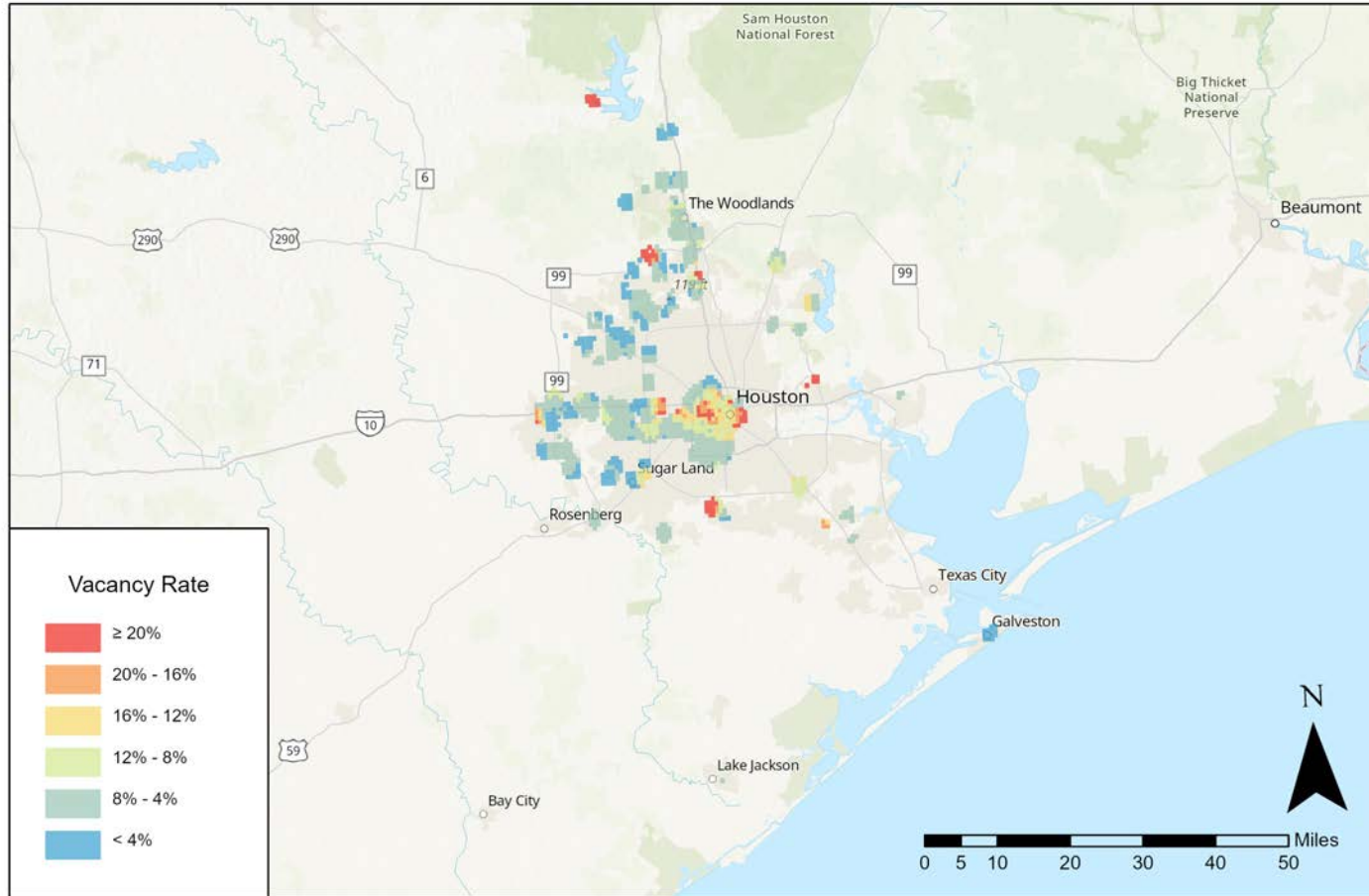
		Current	Previous Quarter	Previous Year
Vacancy Percent	Class A	8.55%	8.47%	8.83%
Vacancy Percent	Overall	8.70%	8.47%	7.50%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Vacancy Class A Multifamily LMAs (Q1 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

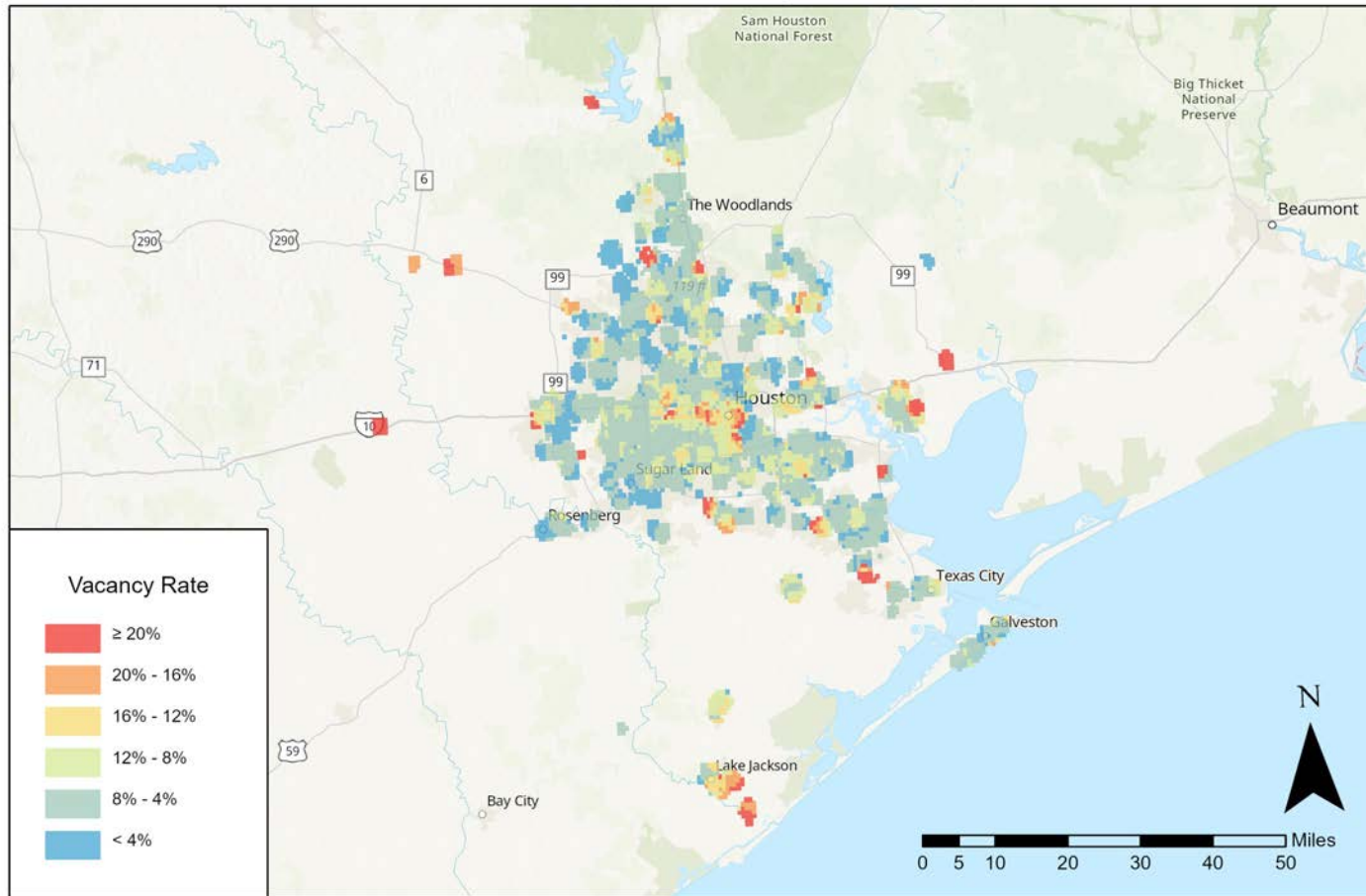
[Local Market Area \(LMA\) Definitions](#)

Houston Apartment Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Houston Metro Vacancy Multifamily LMAs (Q1 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

Local Market Area (LMA) Definitions

Houston Apartment Market *vacancy*

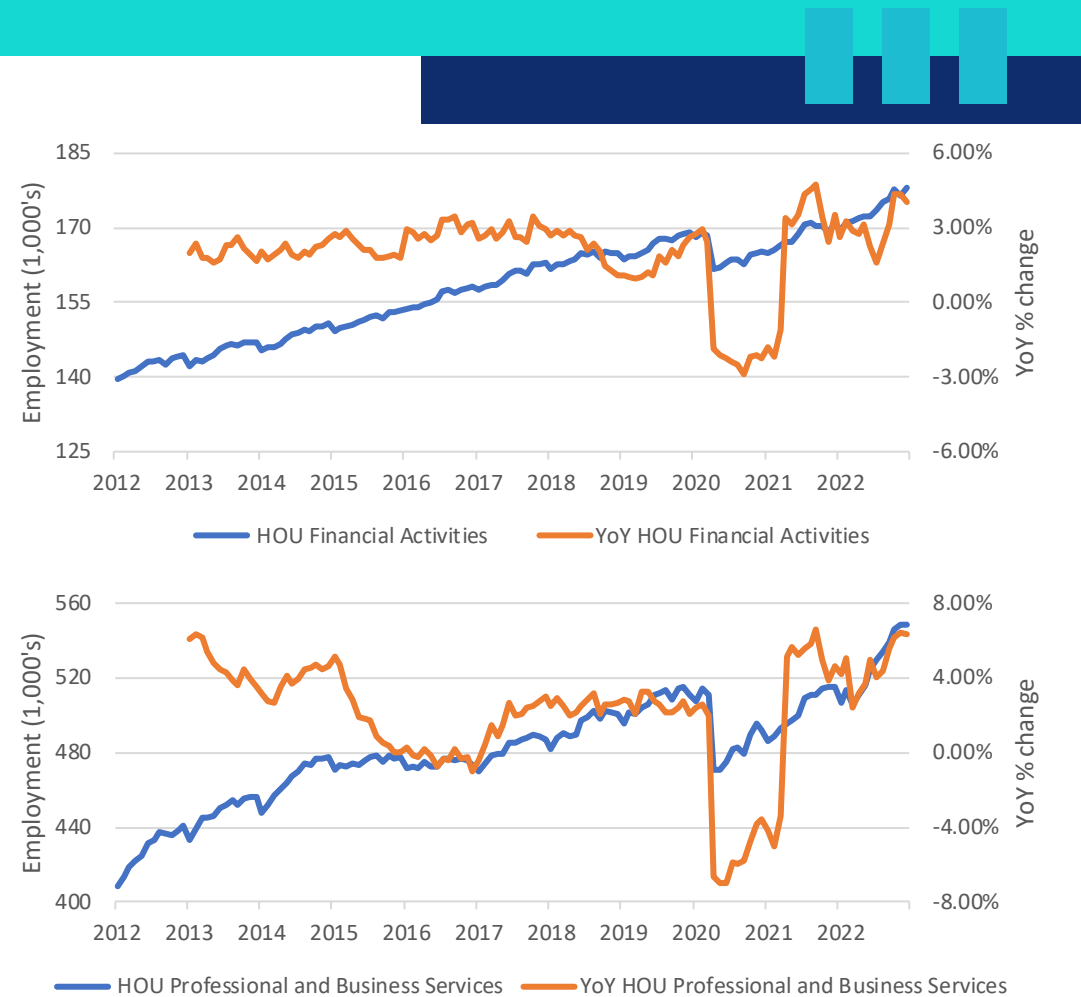


TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Houston Office Market *key employment trends*

	Dec-22	Dec-21	Change	YoY
HOU Financial Activities	178,000	171,100	6,900	4.03%

	Dec-22	Dec-21	Change	YoY
HOU Professional and Business Services	548,600	515,700	32,900	6.38%



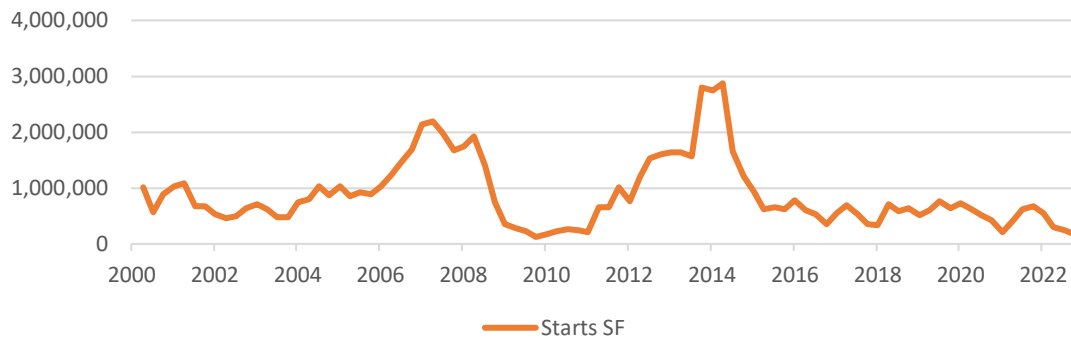
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Houston Office Market *absorption/construction*

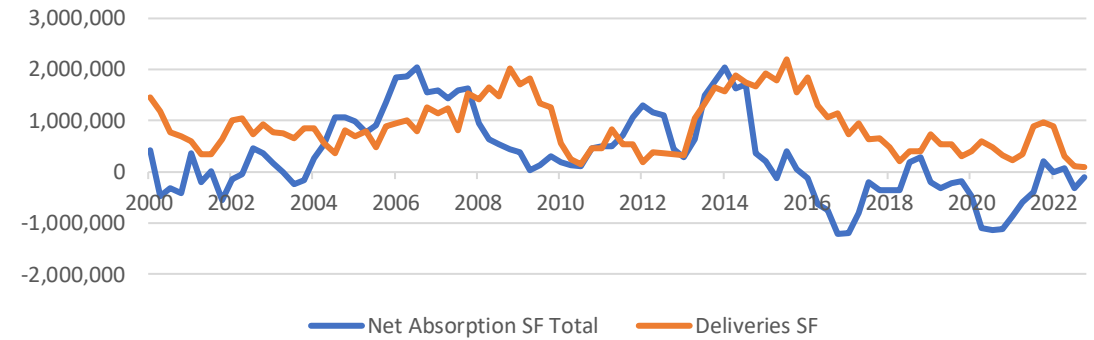
		Current	Previous Quarter	Previous Year
Starts SF	Overall	172,047	237,373	677,722
Net Absorption SF Total	Overall	-106,847	-313,548	198,002
Deliveries SF	Overall	98,495	118,155	967,003
Under Construction SF	Overall	3,456,324	3,382,772	3,622,813

Larger
Smaller
 Than Current

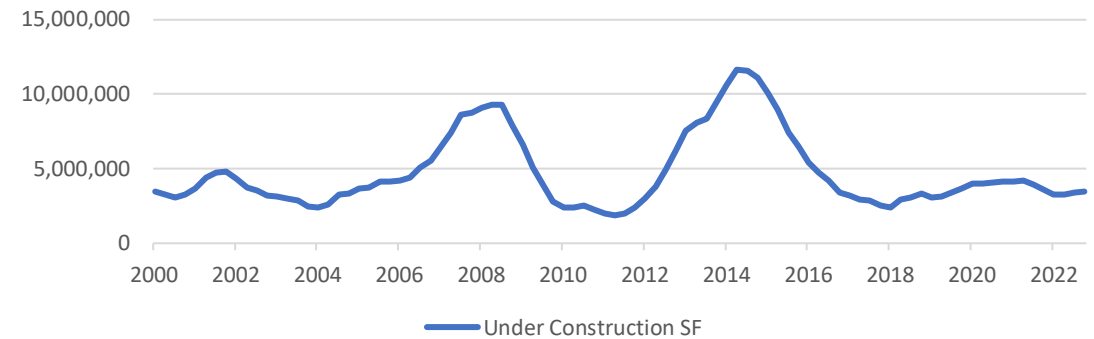
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



Sources: CoStar, Texas Real Estate Research Center

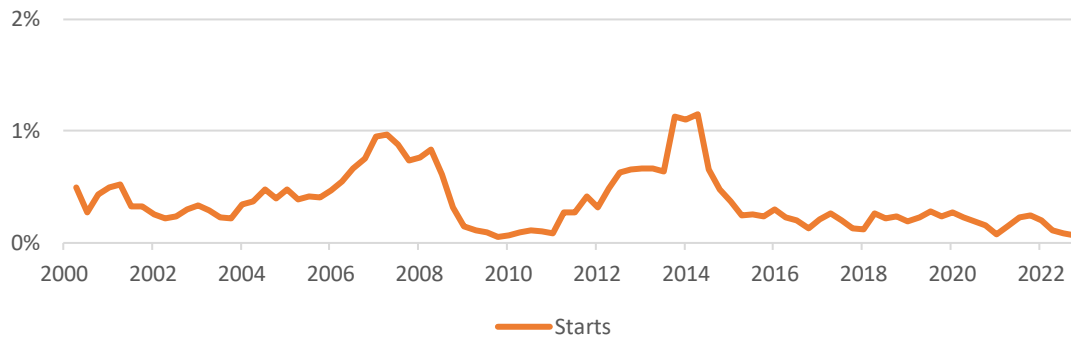
Houston Office Market *absorption/construction*



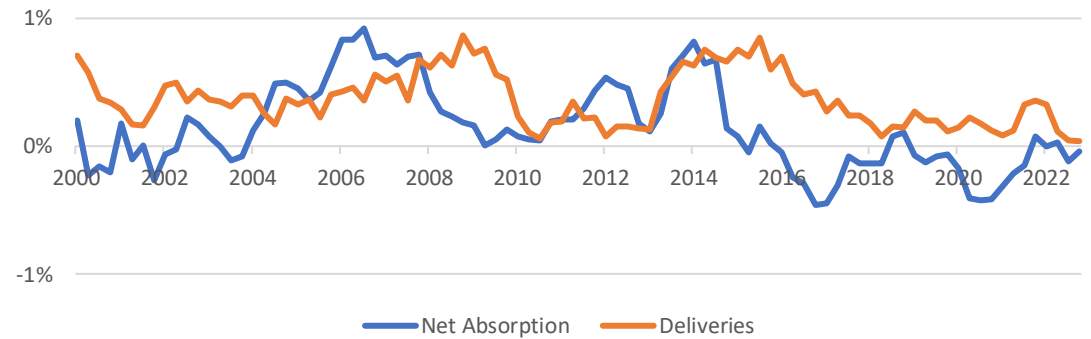
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.06%	0.09%	0.25%
Under Construction Percent	Overall	1.27%	1.24%	1.33%
Absorption Percent	Overall	-0.04%	-0.11%	0.07%
Deliveries Percent	Overall	0.04%	0.04%	0.36%

Larger
Smaller
 Than Current

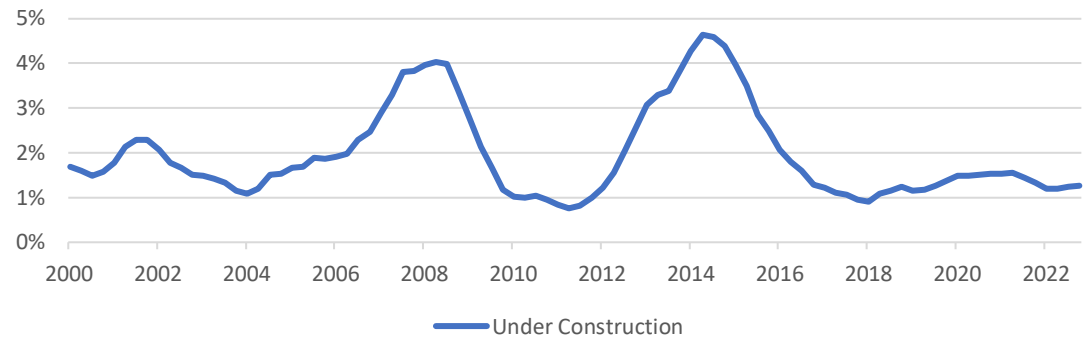
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

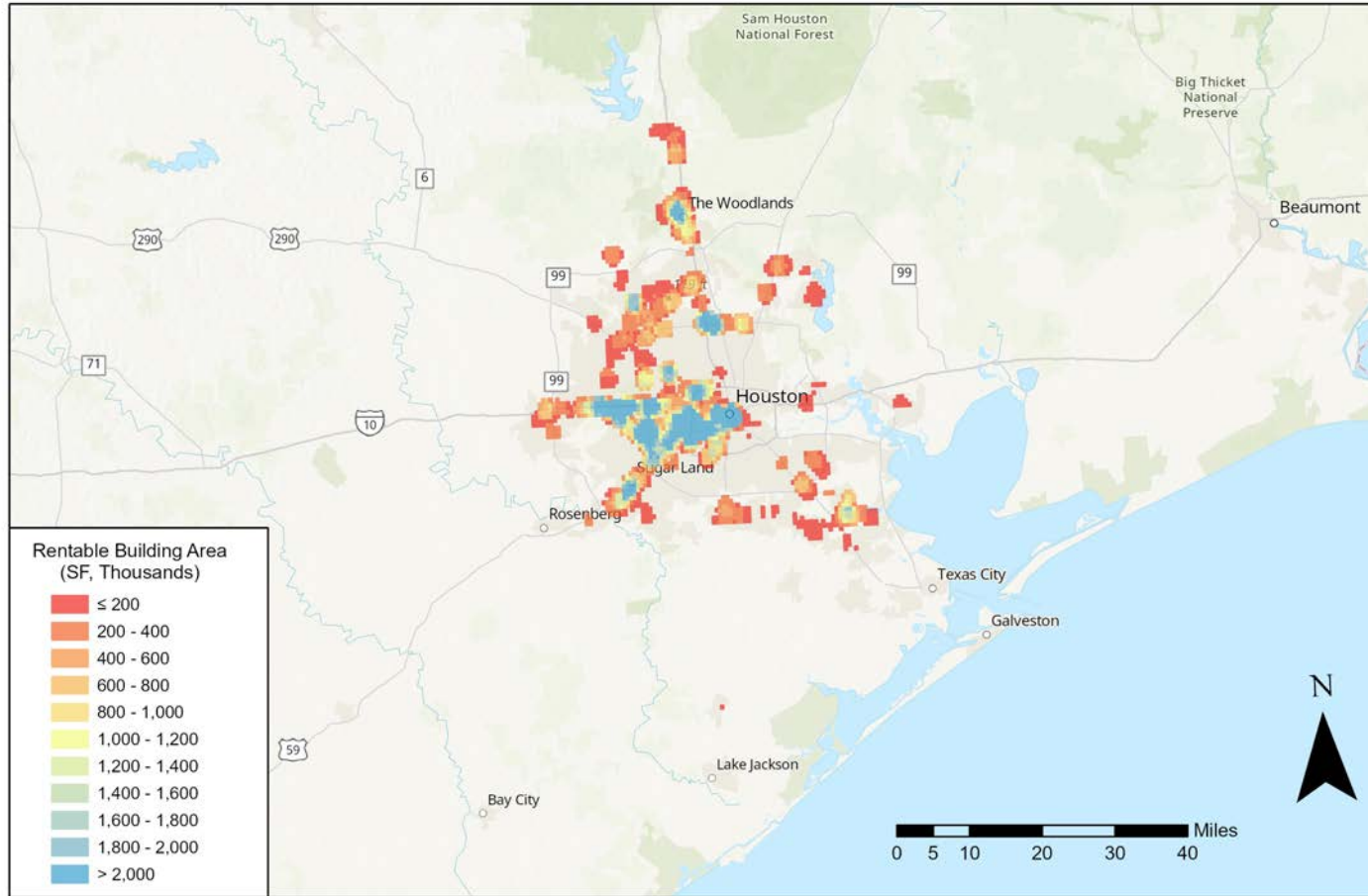


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Rentable Building Area Office LMAs (Q4 2022)

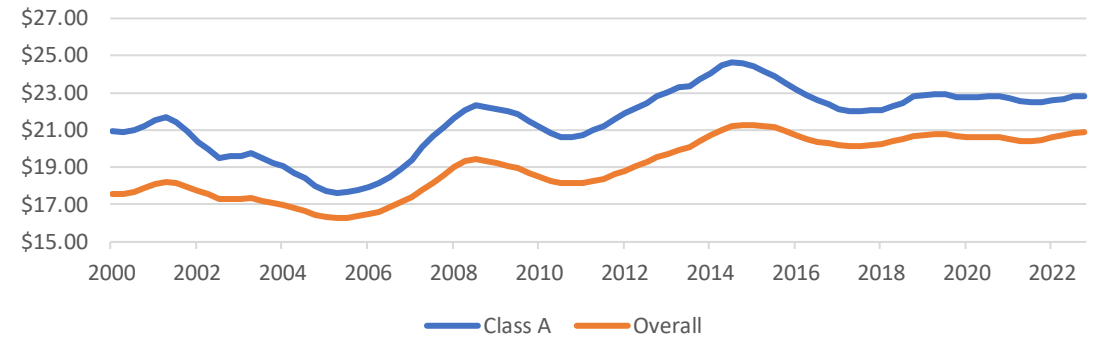


Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

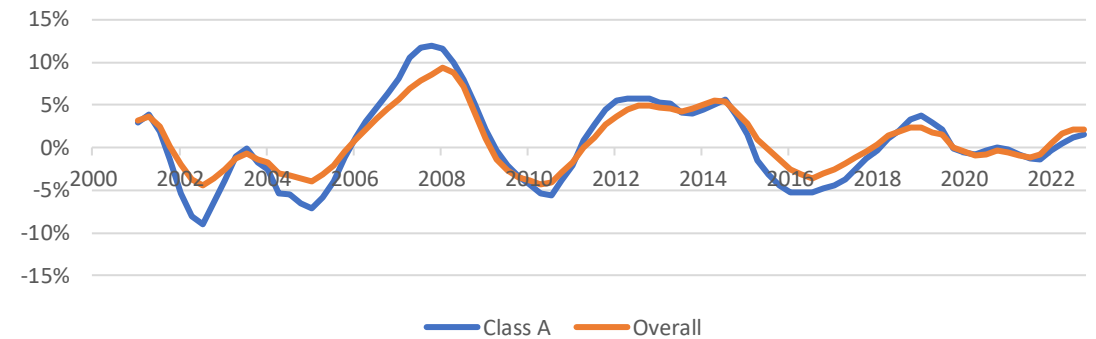
Houston Office Market *rent*

Office Base Rent



		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$22.81	\$22.79	\$22.47
Base Rent	Overall	\$20.90	\$20.85	\$20.45

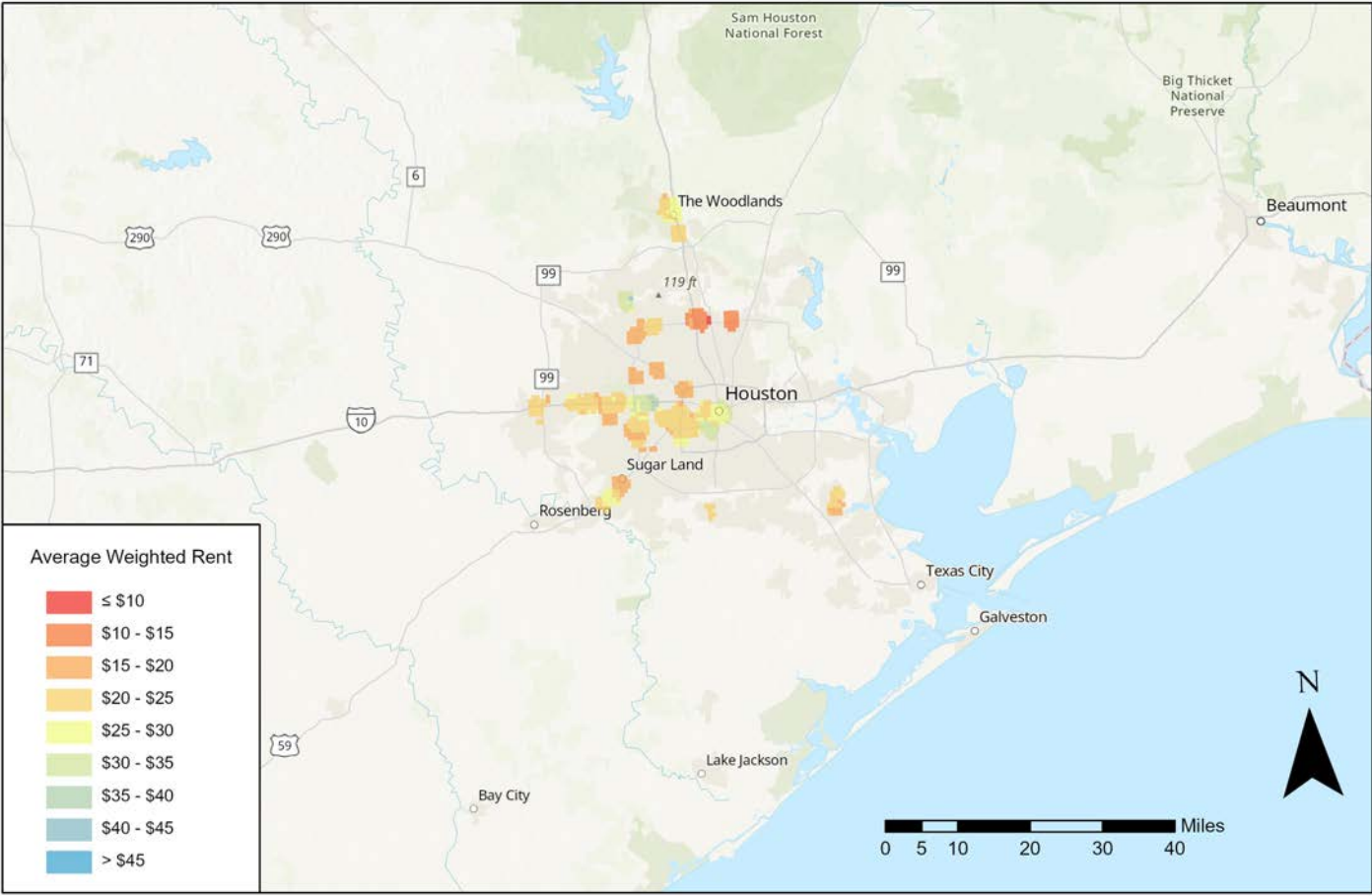
Office Base Rent YoY Growth



Larger
Smaller
 Than Current

Sources: CoStar, Texas Real Estate Research Center

Houston Metro Average Weighted Rent Class A Office LMAs (Q4 2022)



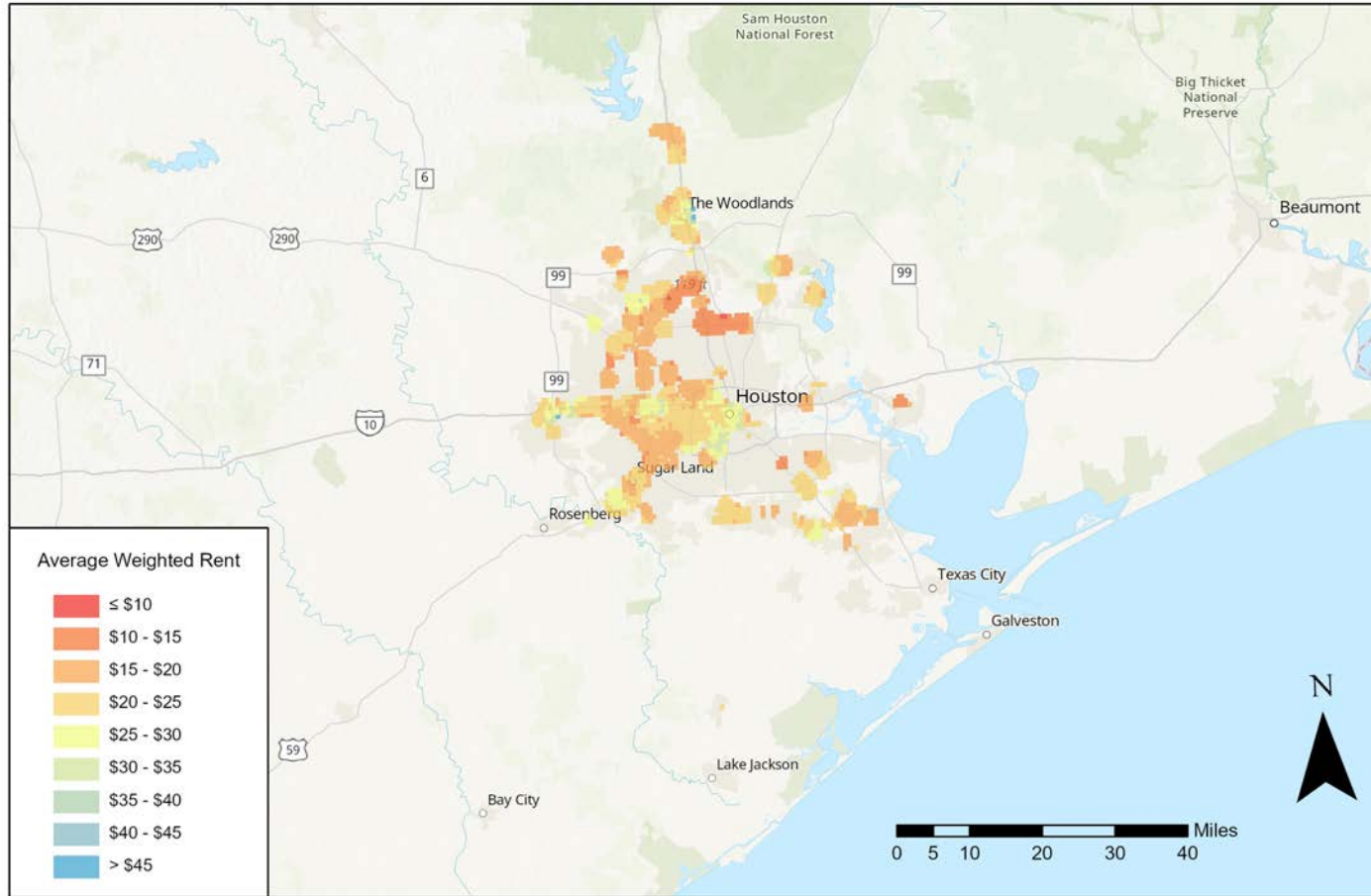
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Houston Office Market *rent*



Houston Metro Average Weighted Rent Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Houston Office Market *rent*



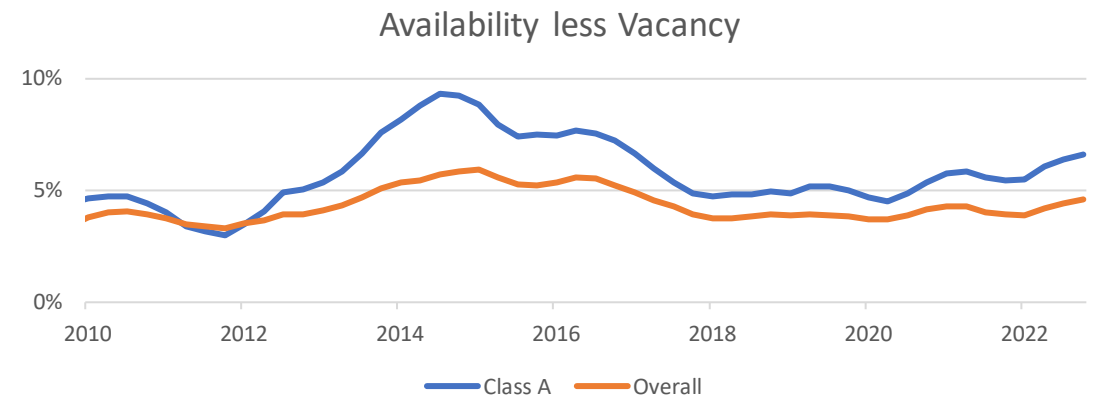
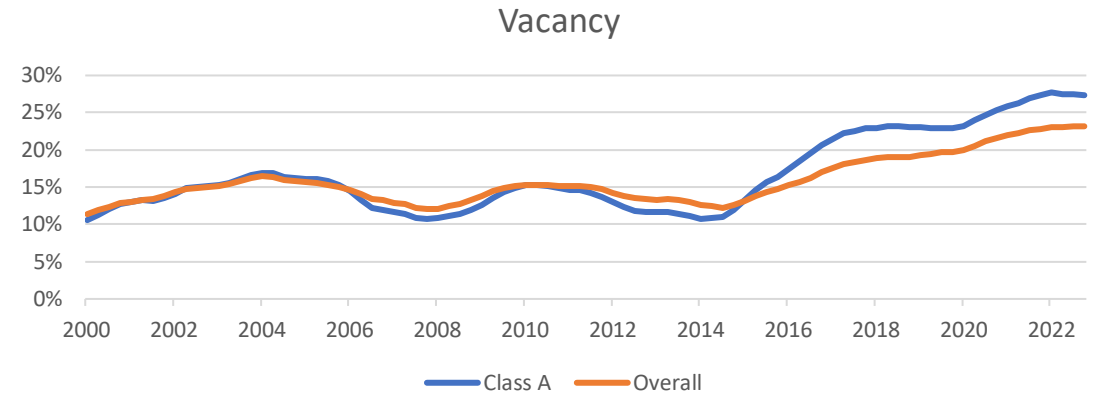
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Houston Office Market *vacancy*



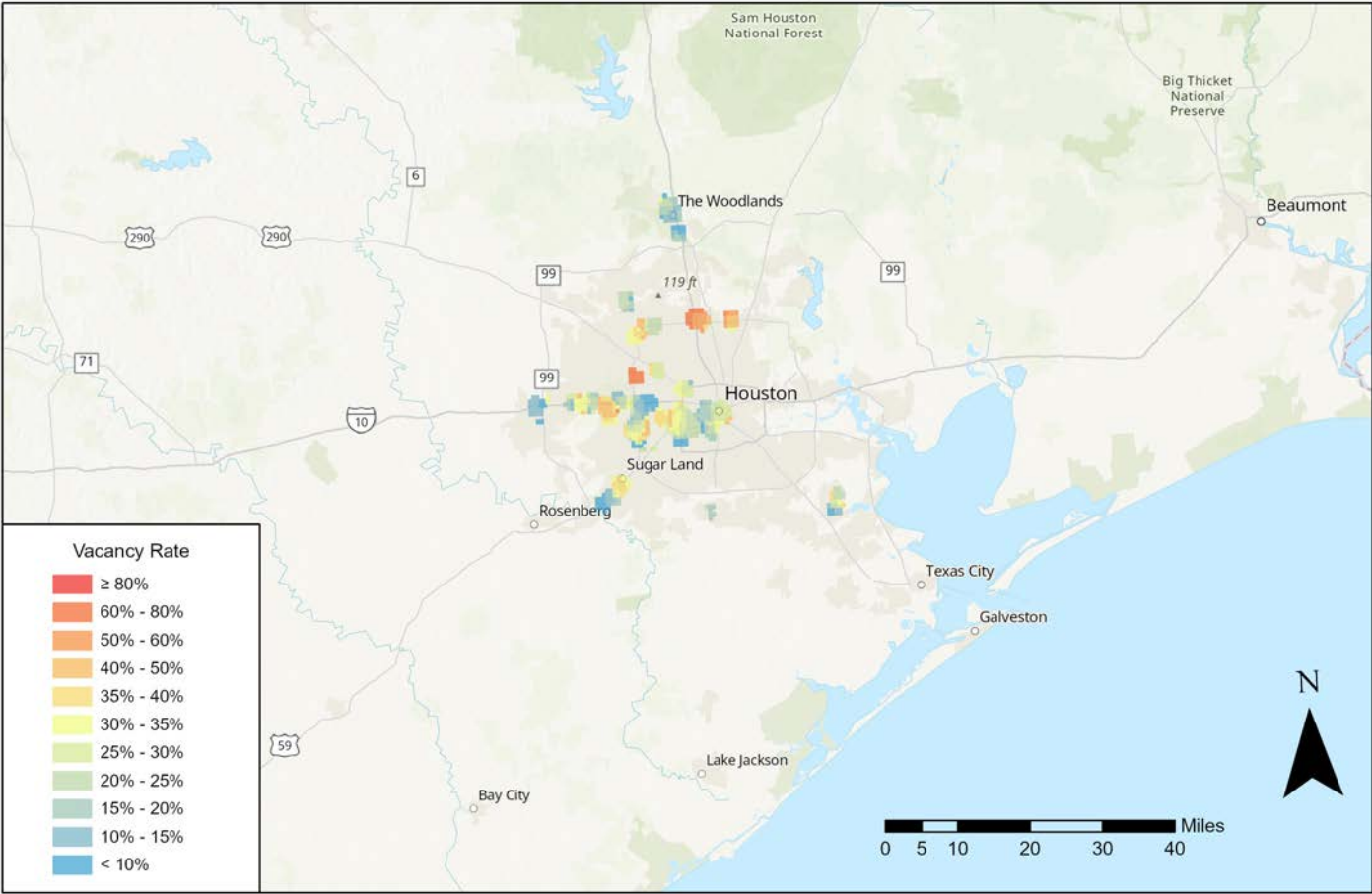
		Current	Previous Quarter	Previous Year
Vacant Percent % Total	Class A	27.35%	27.40%	27.37%
Vacant Percent % Total	Overall	23.10%	23.10%	22.83%
Availability less Vacancy	Class A	6.60%	6.40%	5.43%
Availability less Vacancy	Overall	4.60%	4.40%	3.93%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Vacancy Class A Office LMAs (Q4 2022)



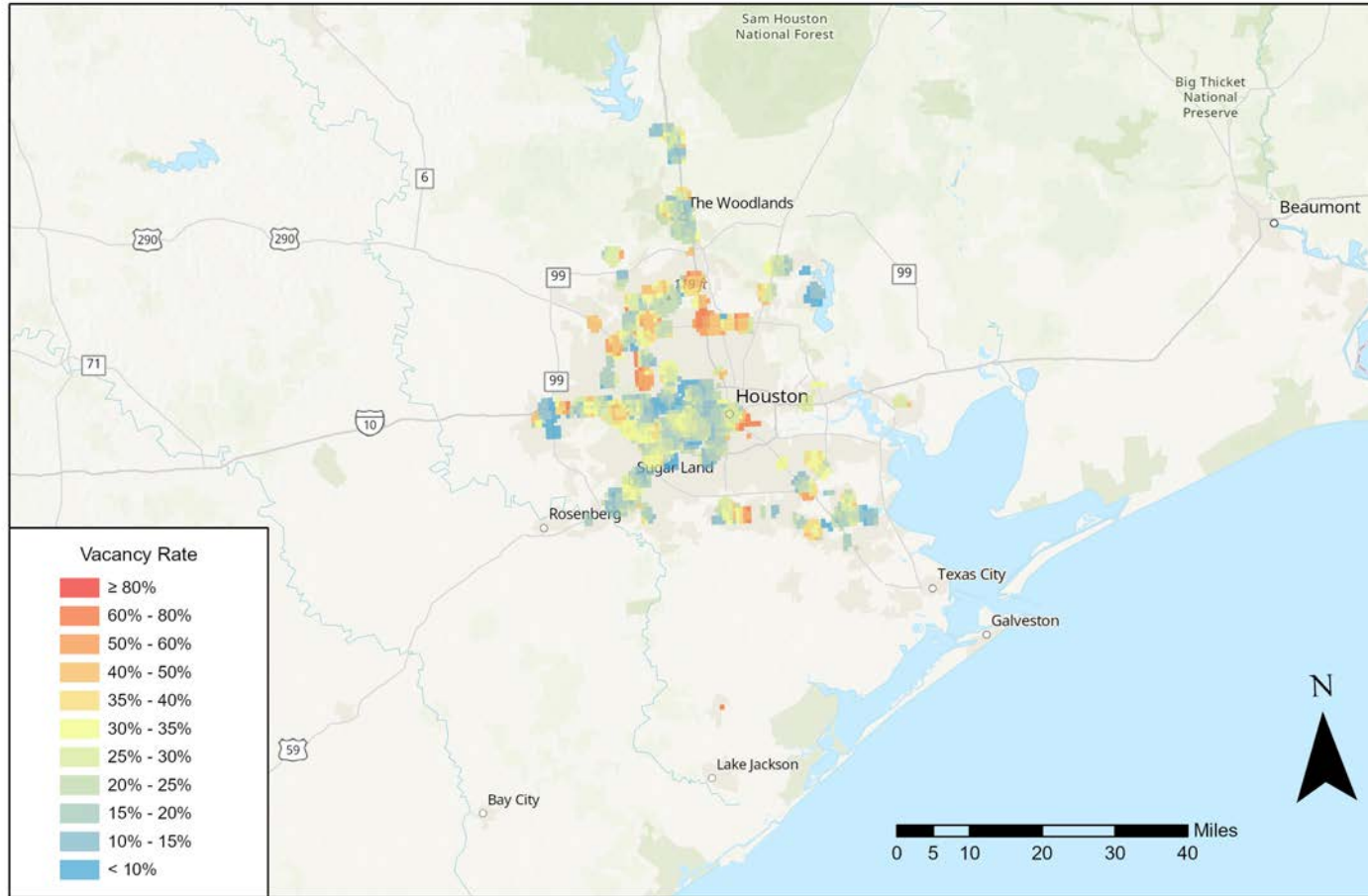
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

Houston Office Market *vacancy*



Houston Metro Vacancy Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

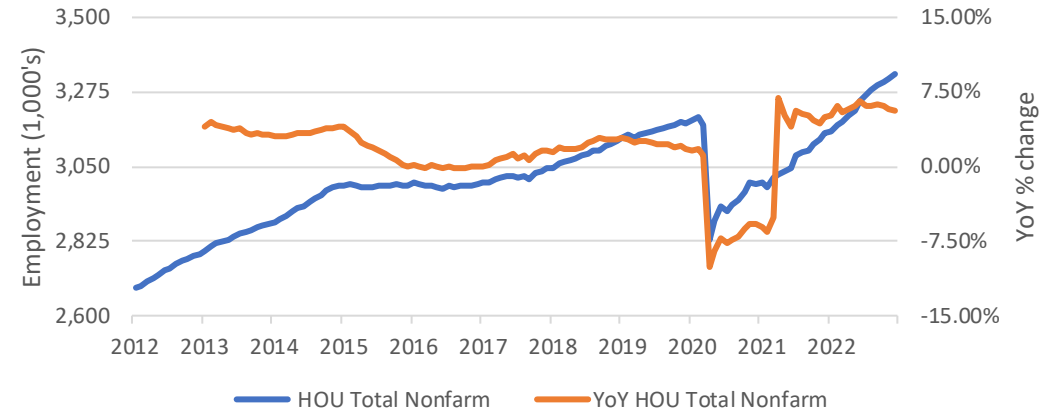
Houston Office Market *vacancy*



Houston Retail Market *key employment trends*

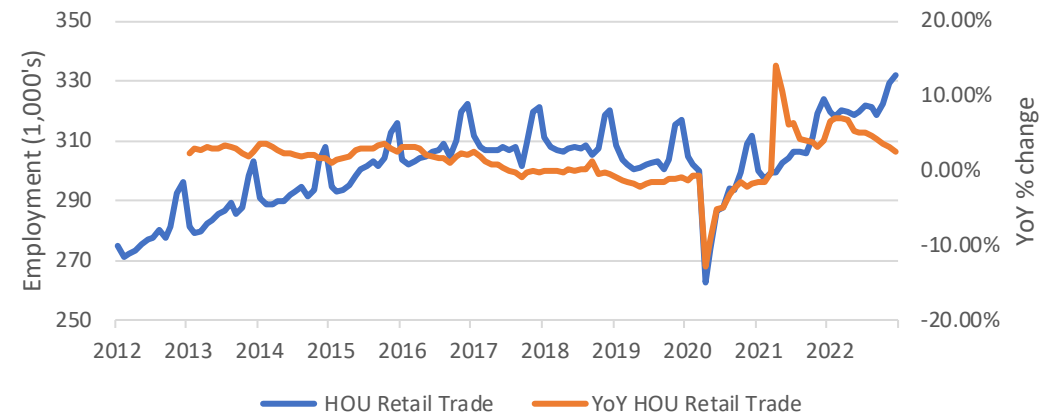
HOU Total Nonfarm

Dec-22	Dec-21	Change	YoY
3,329,400	3,150,800	178,600	5.67%



HOU Retail Trade

Dec-22	Dec-21	Change	YoY
332,100	324,100	8,000	2.47%



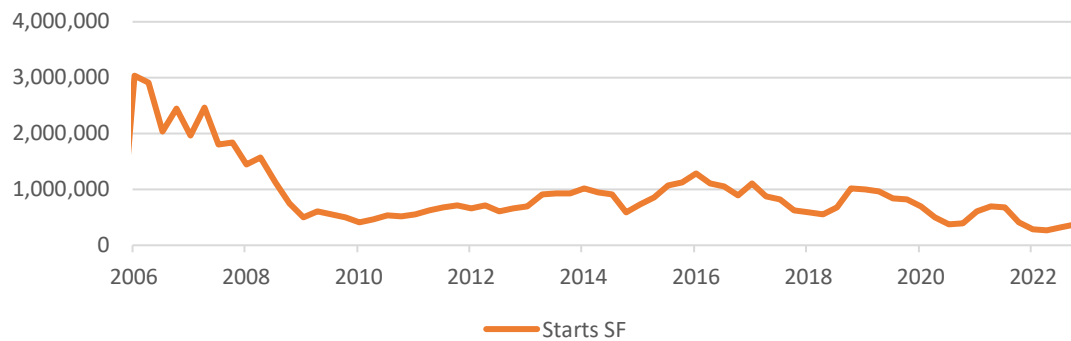
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Houston Retail Market *absorption/construction*

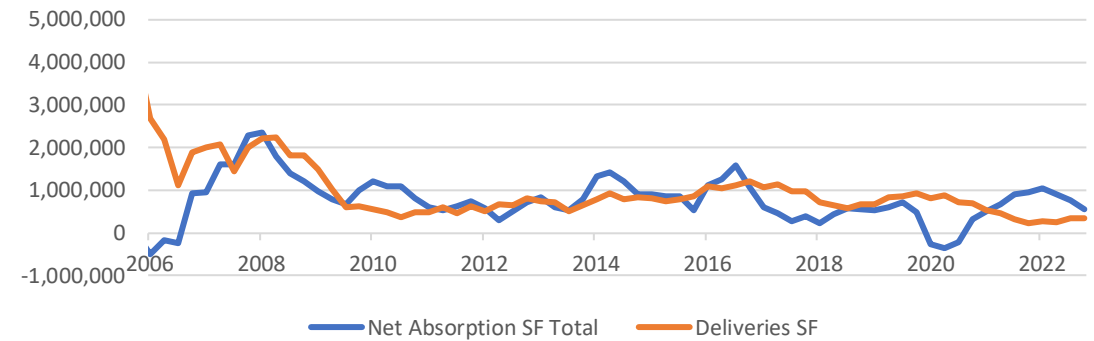
		Current	Previous Quarter	Previous Year
Starts SF	Overall	378,225	309,171	399,763
Net Absorption SF Total	Overall	557,787	769,925	961,020
Deliveries SF	Overall	333,497	347,921	227,390
Under Construction SF	Overall	2,466,341	2,421,612	2,440,944

Larger
Smaller
 Than Current

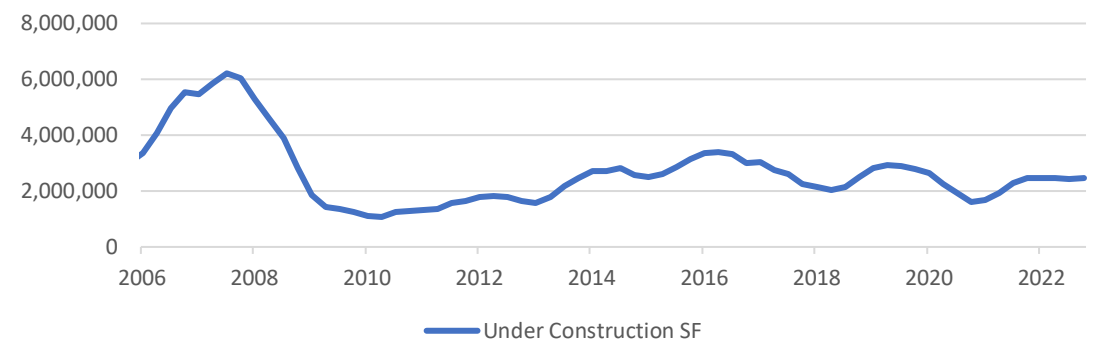
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



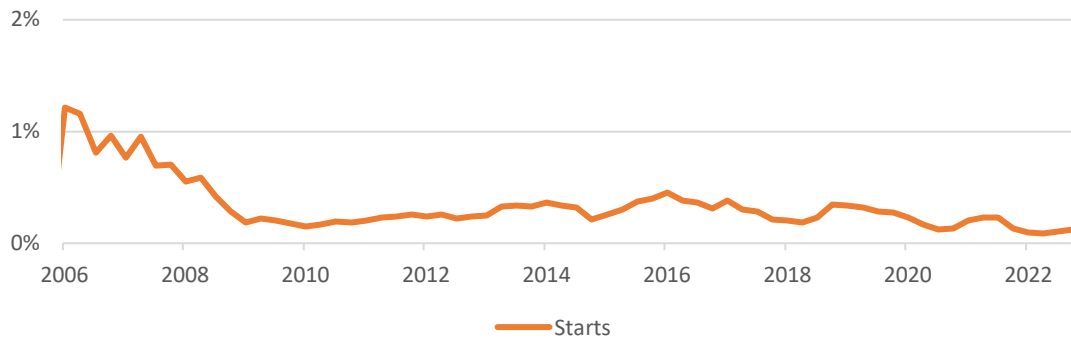
Sources: CoStar, Texas Real Estate Research Center

Houston Retail Market *absorption/construction*

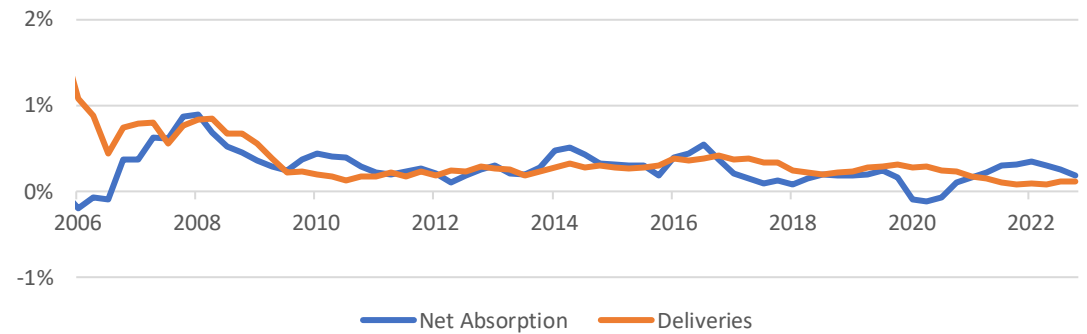
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.12%	0.10%	0.13%
Under Construction Percent	Overall	0.82%	0.80%	0.81%
Absorption Percent	Overall	0.18%	0.25%	0.32%
Deliveries Percent	Overall	0.11%	0.12%	0.08%

Larger
Smaller
 Than Current

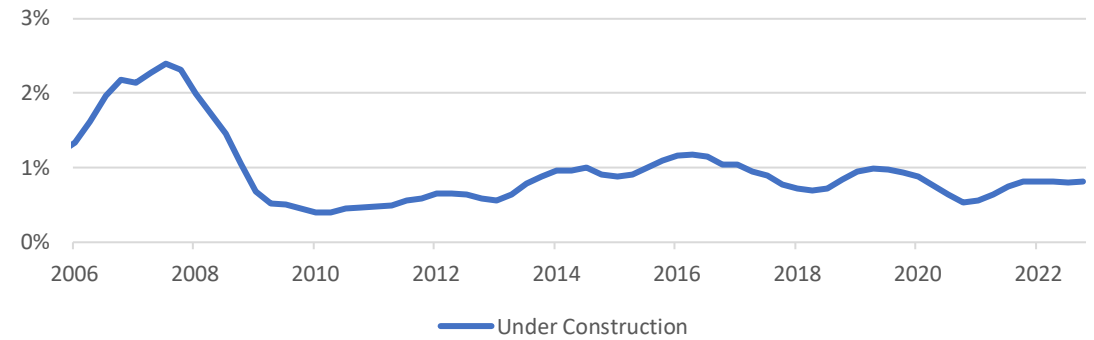
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

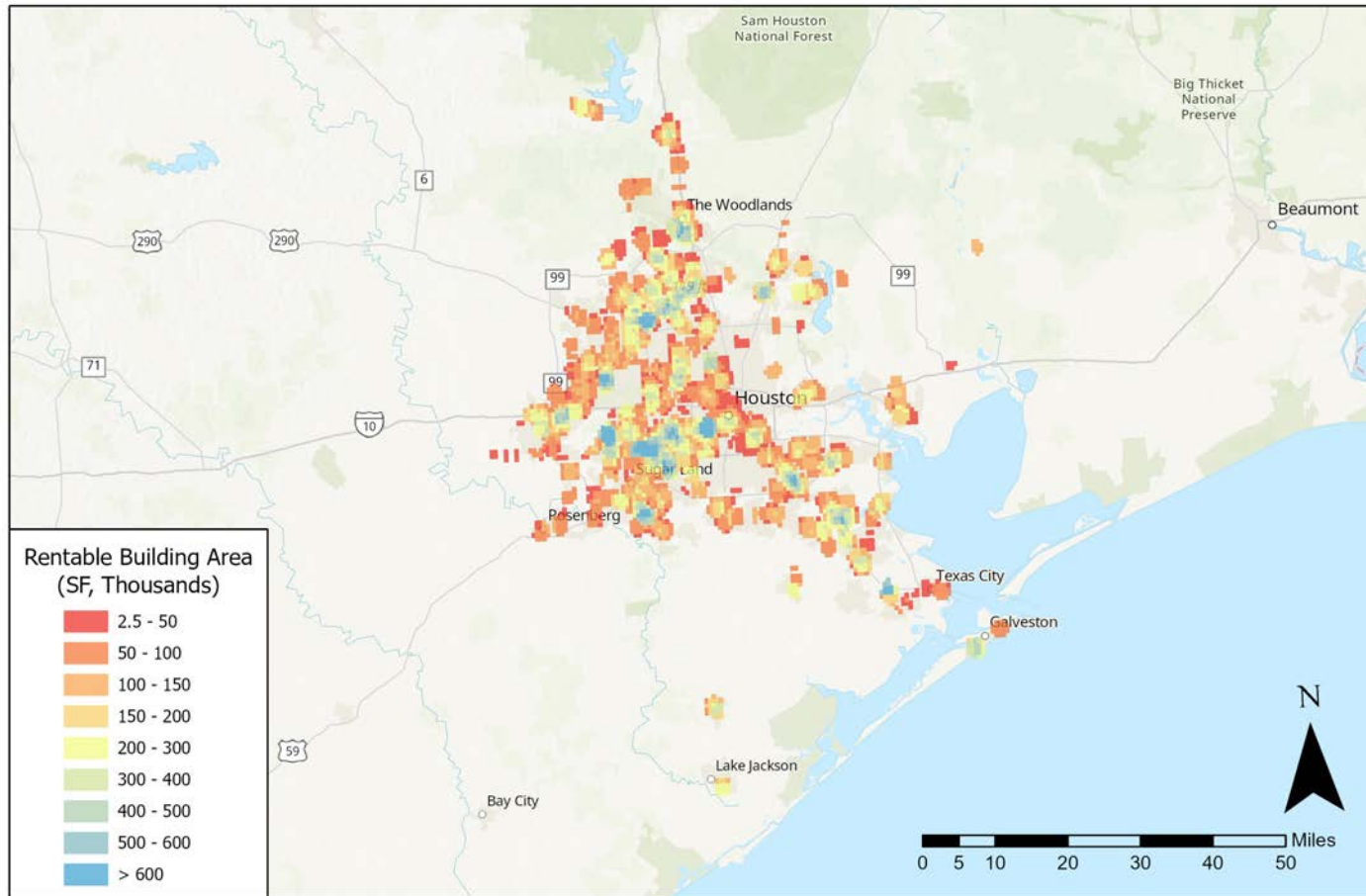


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Rentable Building Area Retail LMAs (Q2 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

Local Market Area (LMA) Definitions

Houston Retail Market *inventory*



Houston Retail Market *rent*



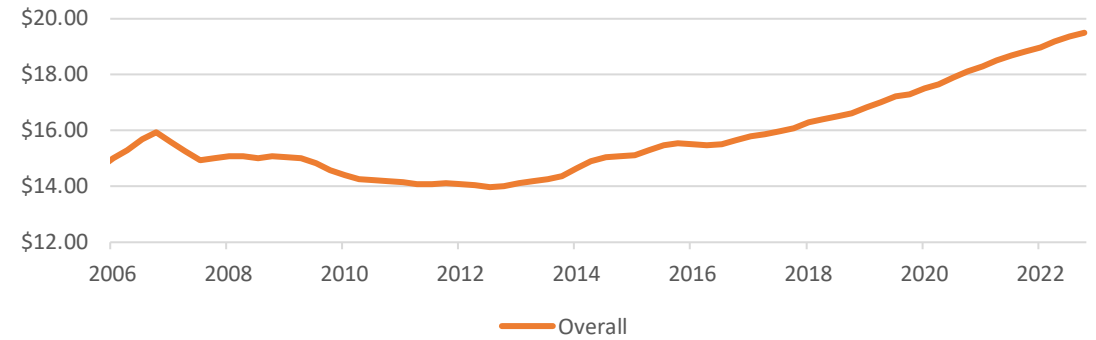
NNN Rent Overall

Overall

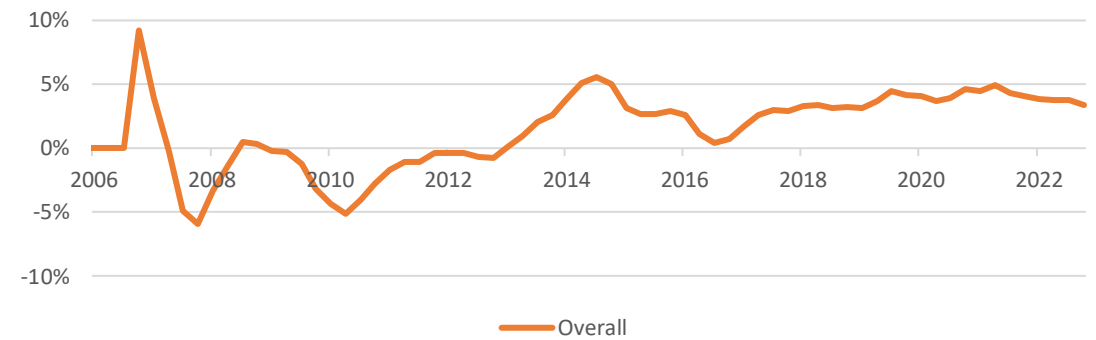
Current	Previous Quarter	Previous Year
\$19.48	\$19.38	\$18.84

Larger Than Current
Smaller Than Current

NNN Rent

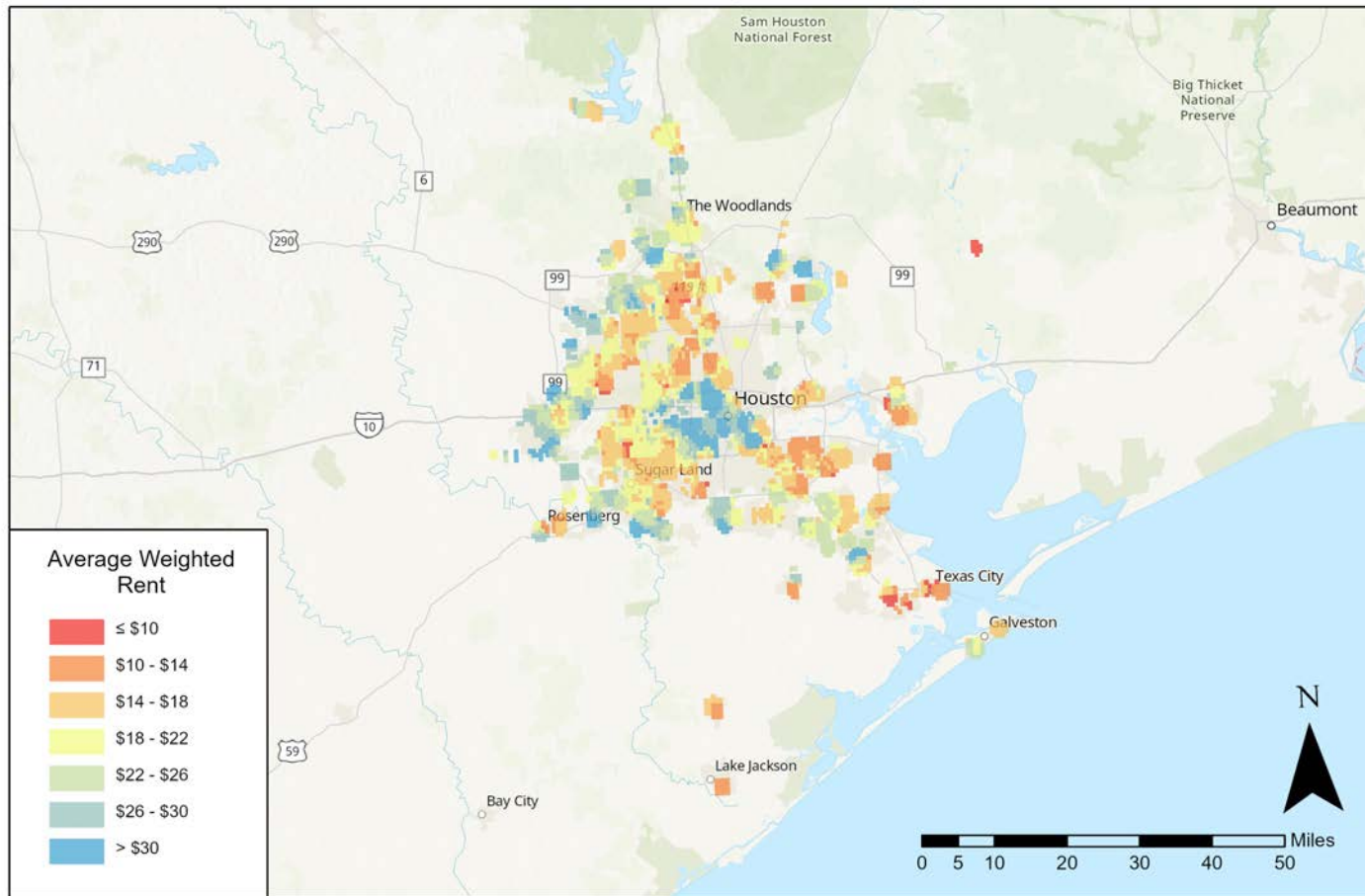


NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Average Weighted Rent Retail LMAs (Q2 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

Local Market Area (LMA) Definitions

Houston Retail Market *rent*



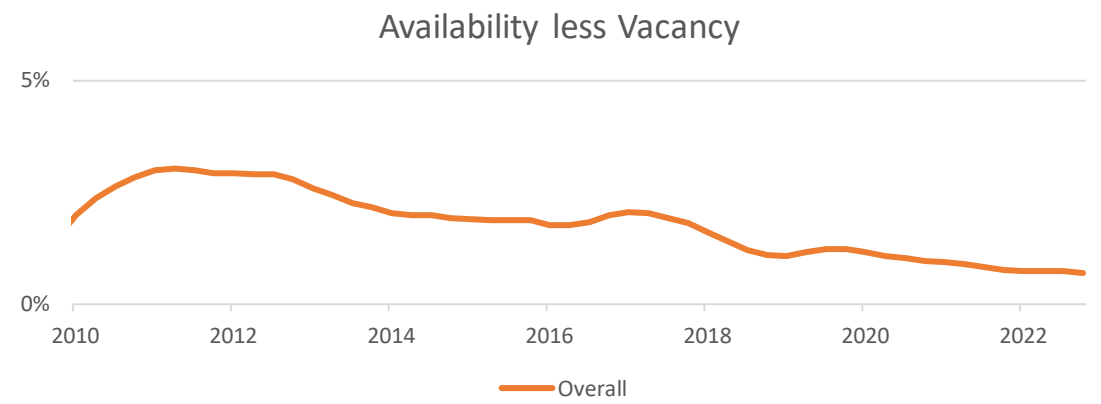
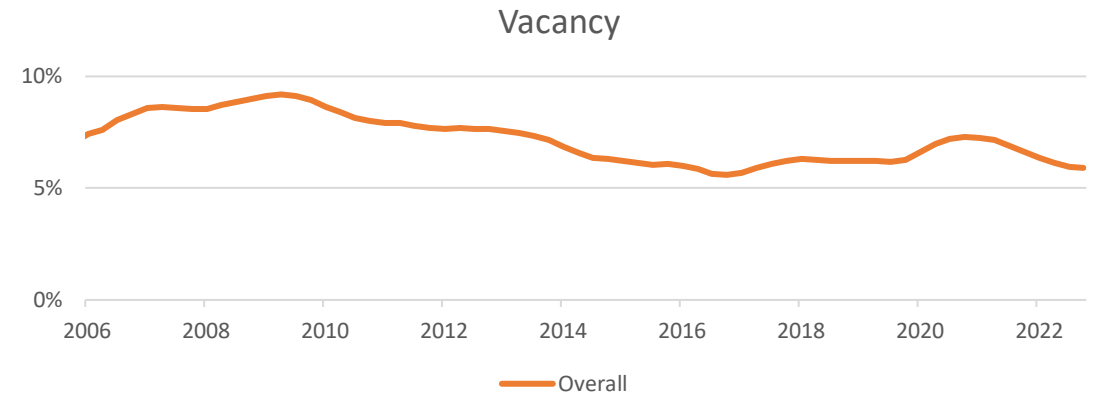
Houston Retail Market *vacancy*



Vacant Percent % Total
Availability less Vacancy

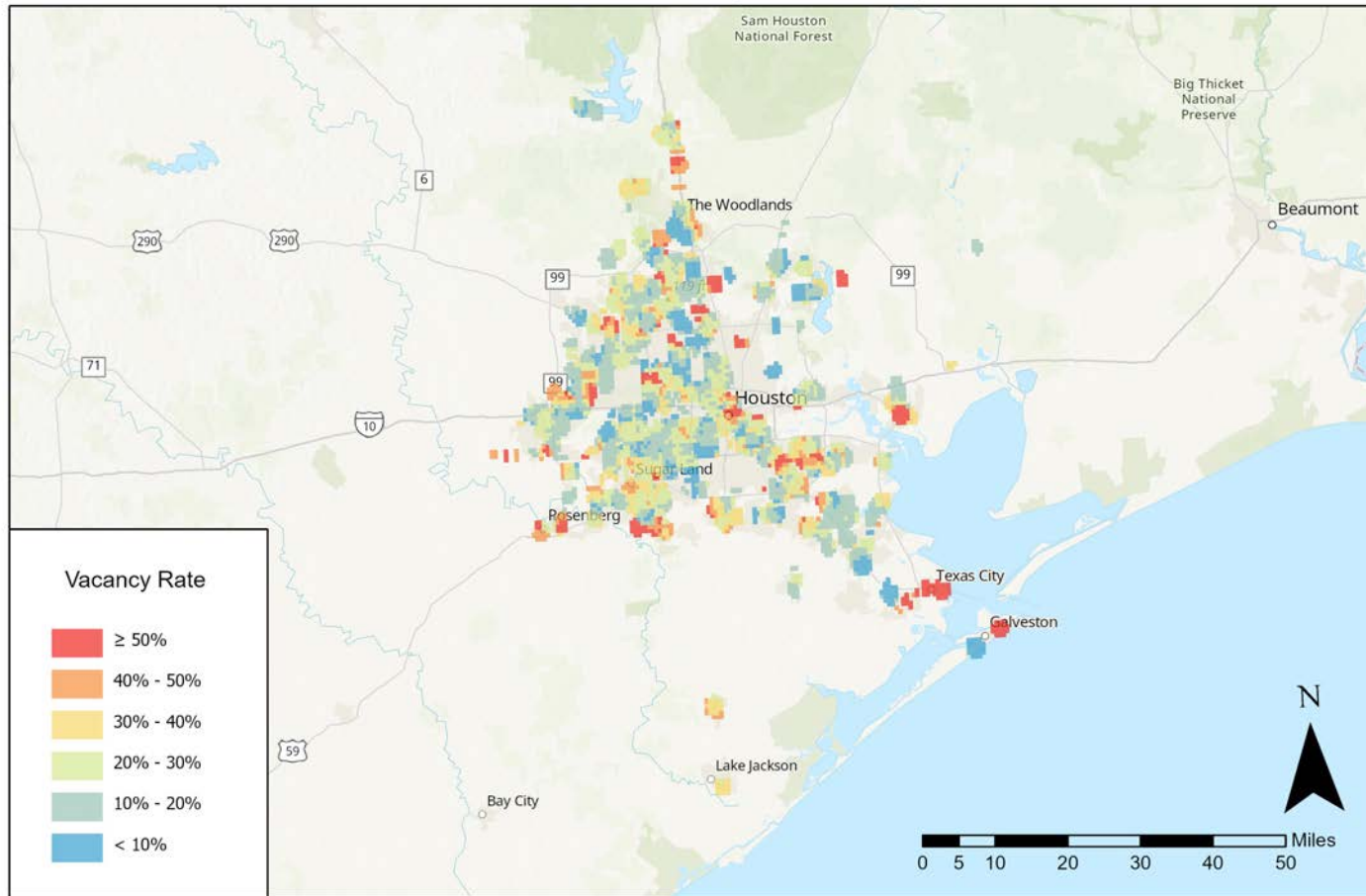
	Current	Previous Quarter	Previous Year
Overall	5.90%	5.97%	6.63%
Overall	0.70%	0.73%	0.77%

Larger
Smaller
Than Current



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Vacancy Retail LMAs (Q2 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

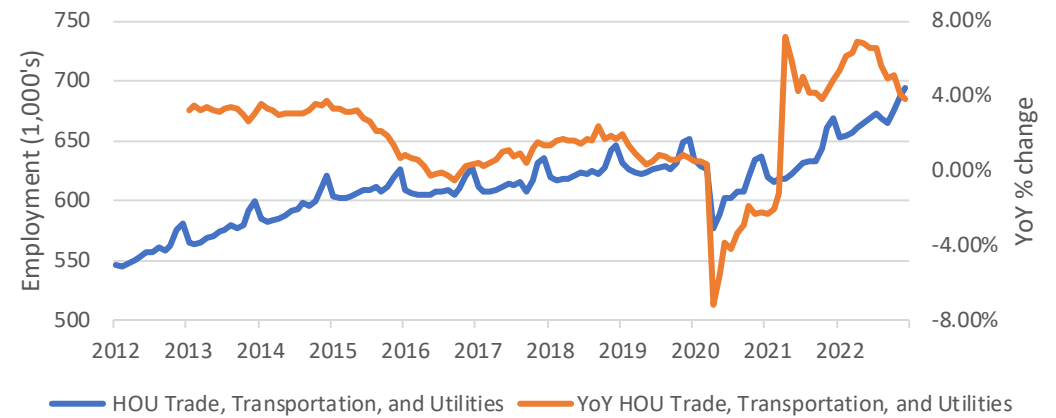
[Local Market Area \(LMA\) Definitions](#)

Houston Retail Market *vacancy*



Houston Warehouse Market *key employment trends*

	Dec-22	Dec-21	Change	YoY
HOU Trade, Transportation, and Utilities	693,900	668,400	25,500	3.82%



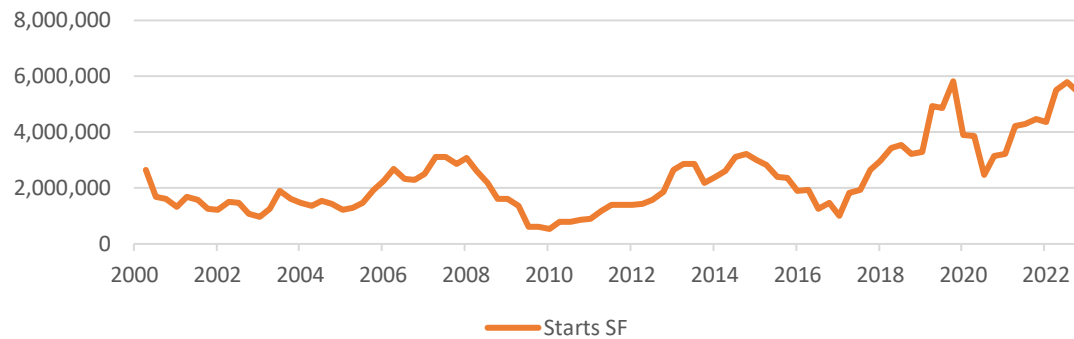
Sources: Texas Workforce Commission, Texas Real Estate Research Center

Houston Warehouse Market *absorption/construction*

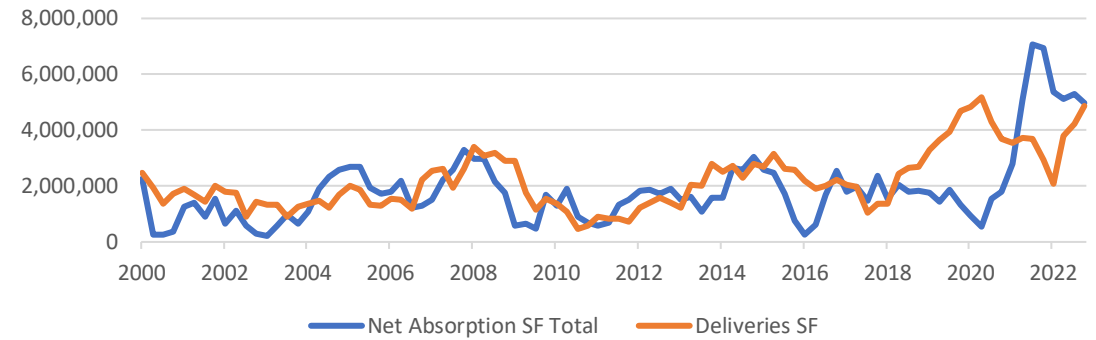
		Current	Previous Quarter	Previous Year
Starts SF	Overall	5,454,232	5,794,760	4,458,727
Net Absorption SF Total	Overall	4,970,299	5,290,073	6,945,367
Deliveries SF	Overall	4,857,289	4,214,518	2,918,528
Under Construction SF	Overall	18,083,450	17,486,507	11,899,210

Larger
Smaller
 Than Current

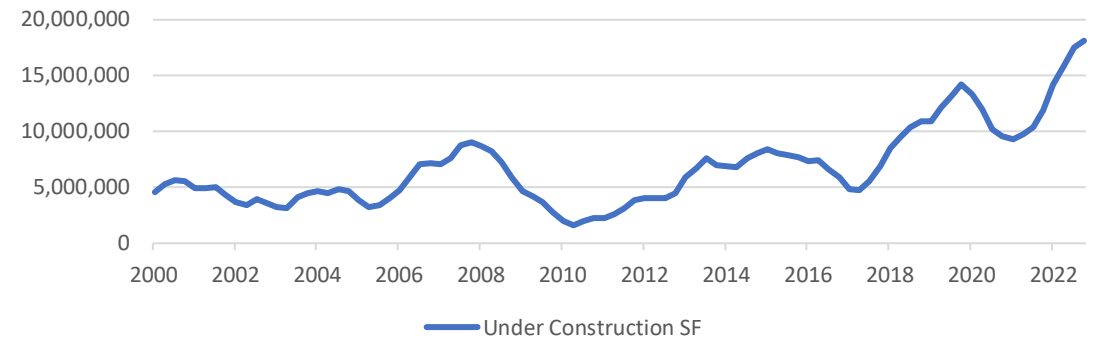
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage

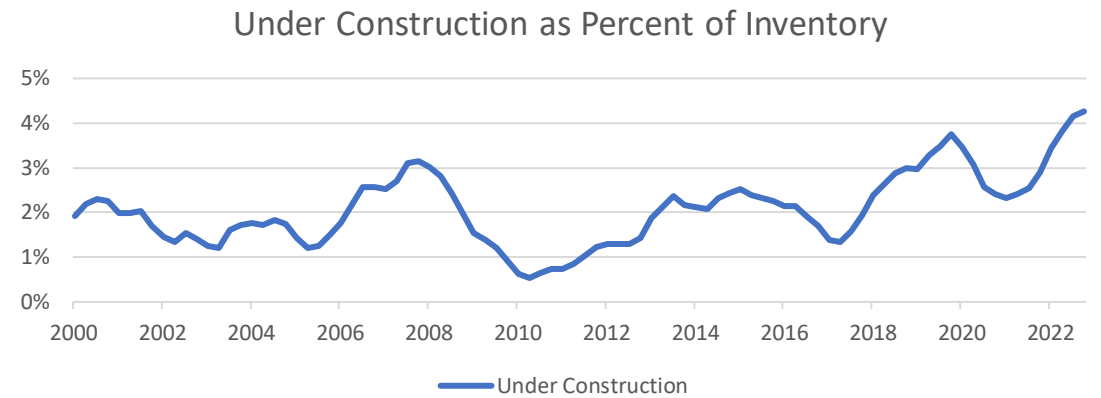
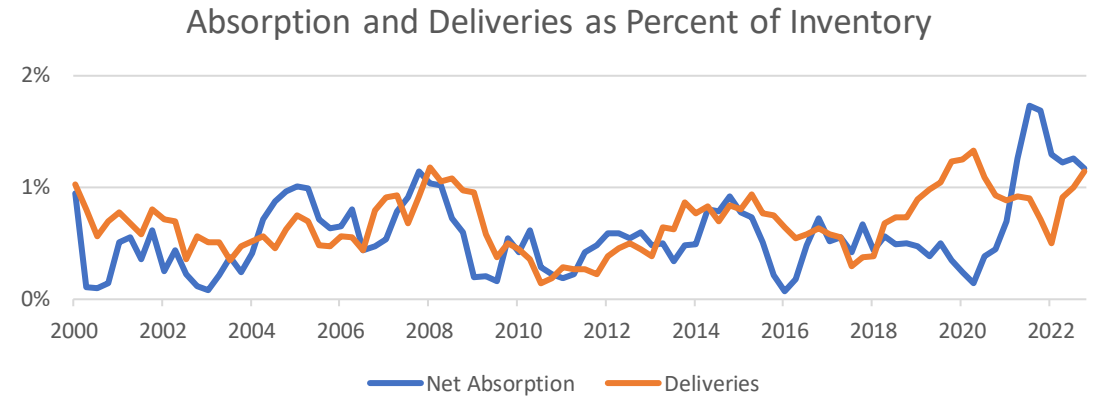
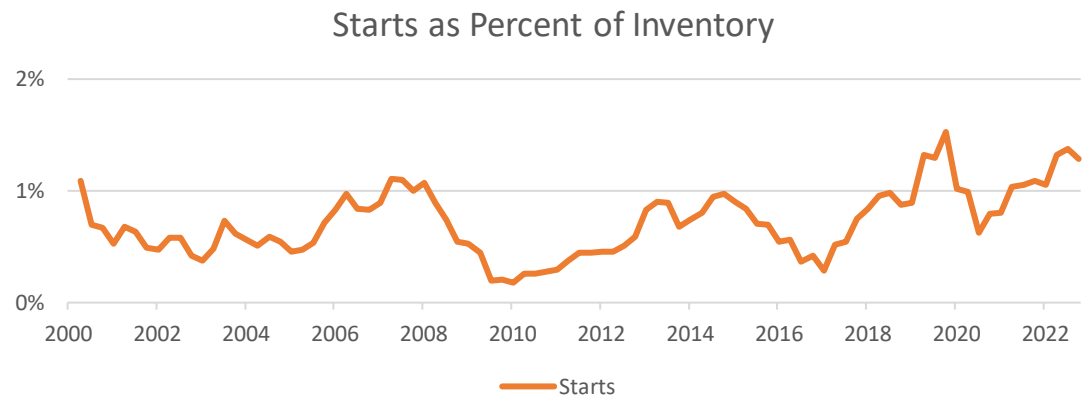


Sources: CoStar, Texas Real Estate Research Center

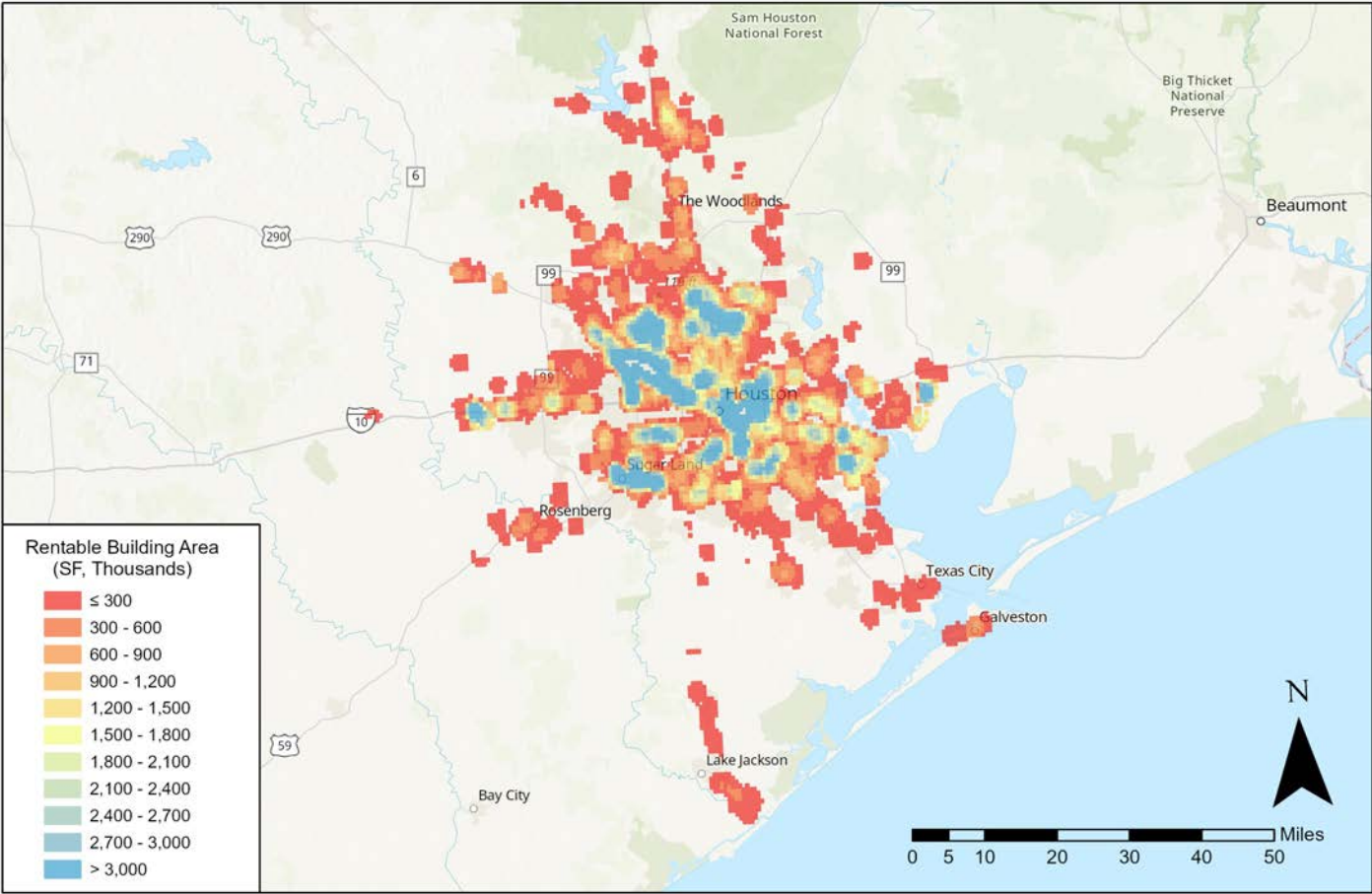
Houston Warehouse Market *absorption/construction*

	Current	Previous Quarter	Previous Year
Starts Percent	1.29%	1.38%	1.08%
Under Construction Percent	4.26%	4.15%	2.89%
Absorption Percent	1.17%	1.26%	1.69%
Deliveries Percent	1.15%	1.00%	0.71%

Larger
Smaller
 Than Current



Houston Metro Rentable Building Area Warehouse LMAs (Q3 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

Local Market Area (LMA) Definitions

Houston Warehouse Market *inventory*



Houston Warehouse Market *rent*

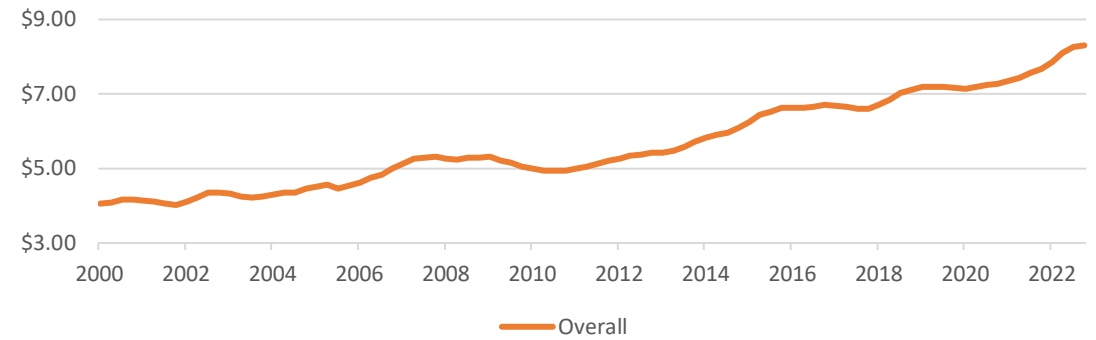
NNN Rent Overall

Overall

Current	Previous Quarter	Previous Year
\$8.31	\$8.25	\$7.67

Larger Than Current
Smaller Than Current

NNN Rent



NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

Houston Warehouse Market *vacancy*



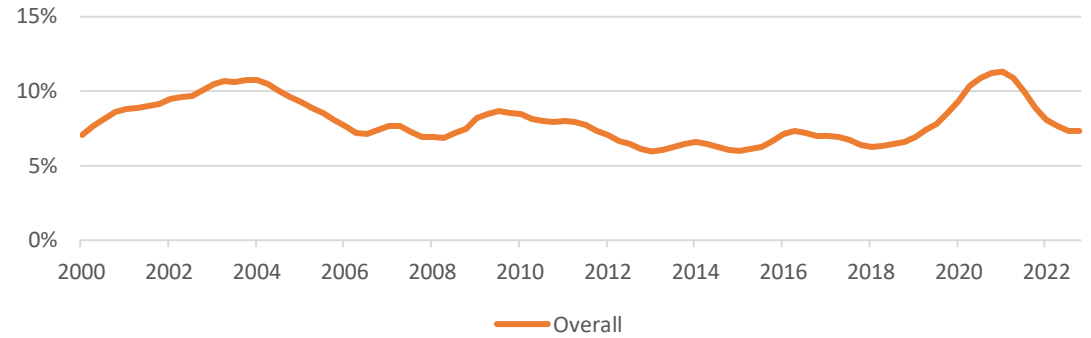
Vacant Percent % Total
Availability less Vacancy

Overall
Overall

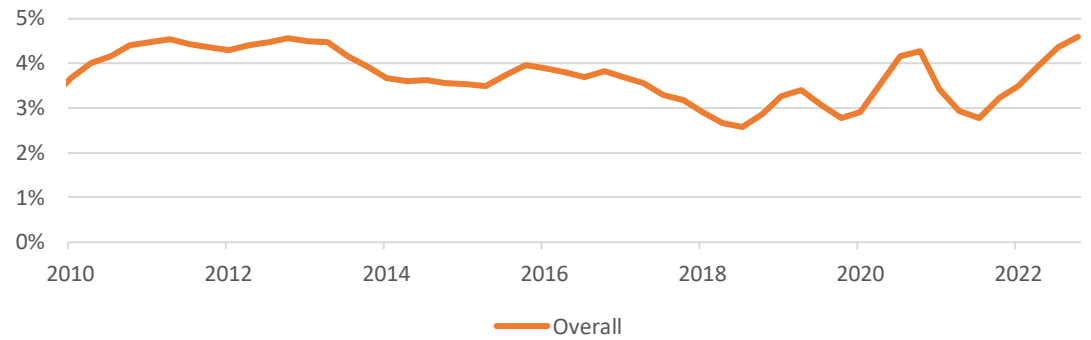
	Current	Previous Quarter	Previous Year
Overall	7.30%	7.30%	8.87%
Overall	4.60%	4.37%	3.23%

Larger Than Current
Smaller Than Current

Vacancy

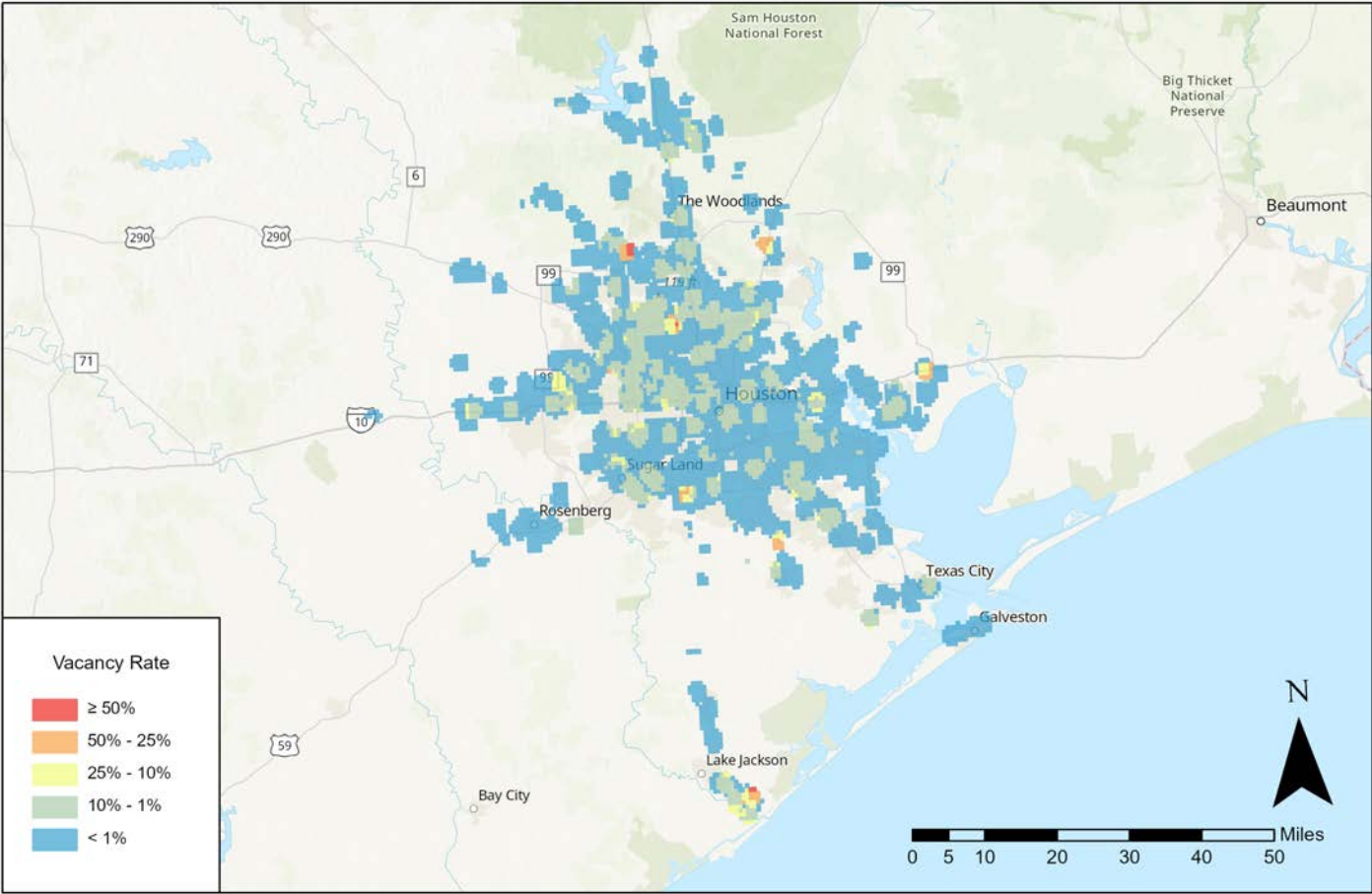


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center

Houston Metro Vacancy Warehouse LMAs (Q3 2022)



Sources: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPA, CGIAR

Local Market Area (LMA) Definitions

Houston Warehouse Market *Vacancy*



San Antonio

- Economy
- Apartments
- Office
- Retail
- Warehouse

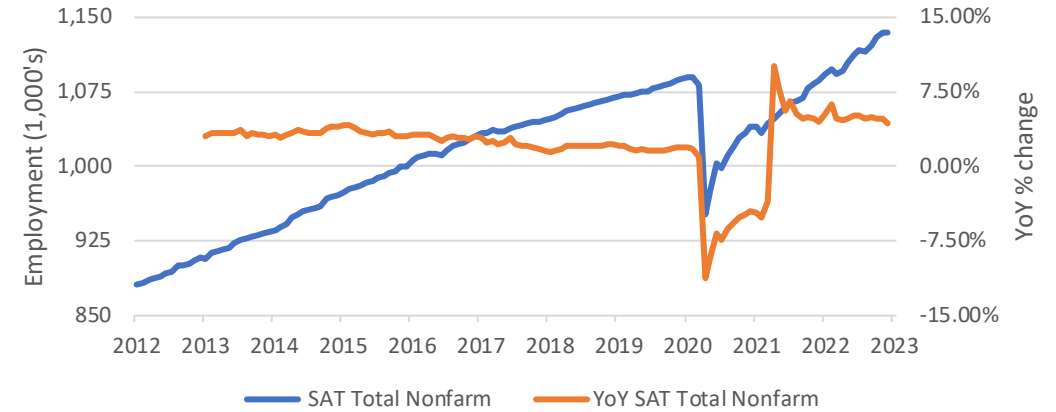
San Antonio Economy

- Total employment in the San Antonio MSA remains strong with growth above pre-COVID trends.
- Long-term employment growth across the economy is expected to moderate toward pre-COVID rates.
- Office vacancy increases have leveled off but may increase if employers recalibrate to the new work-from-home/hybrid work environment. These responses and their extent are still unclear. Falling construction levels and expectations of continued economic growth will put downward pressure on office vacancies.
- Apartment rent growth has slowed quickly. Elevated construction levels will place downward pressure. Continued economic growth should provide some support.

San Antonio Economy *key employment trends*

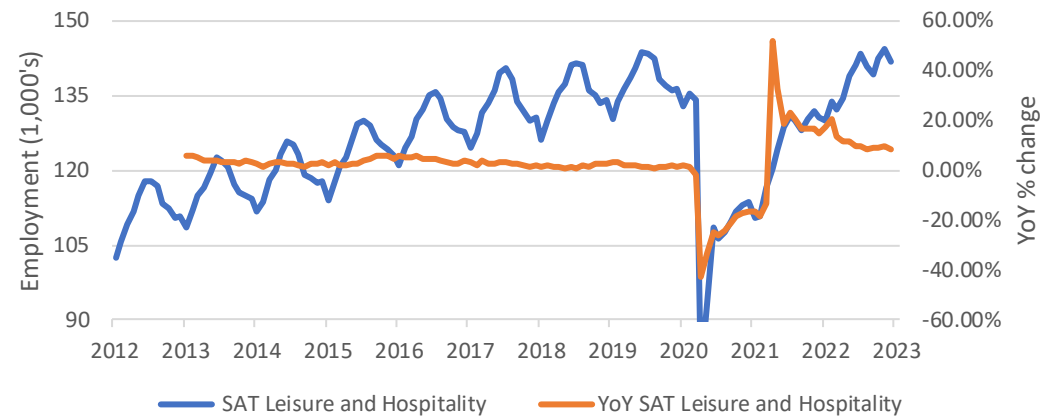
SAT Total Nonfarm

Dec-22	Dec-21	Change	YoY
1,133,700	1,086,700	47,000	4.33%



SAT Leisure and Hospitality

Dec-22	Dec-21	Change	YoY
141,900	130,700	11,200	8.57%

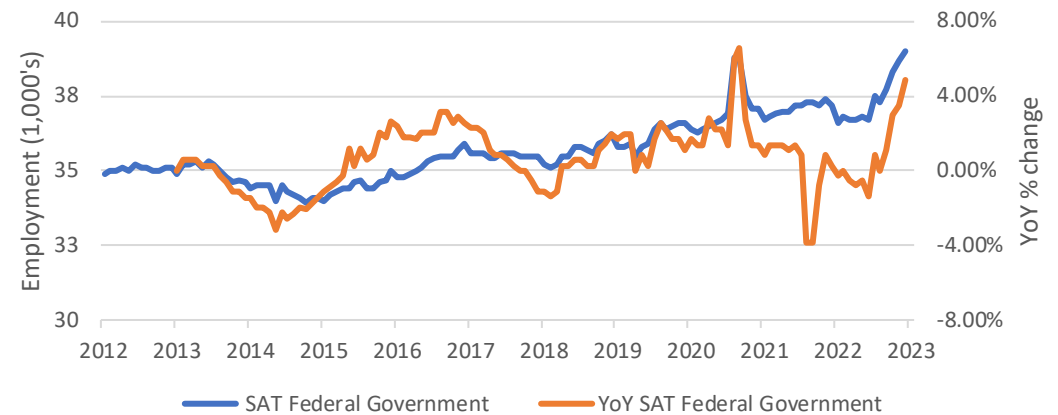


Sources: Texas Workforce Commission, Texas Real Estate Research Center

San Antonio Economy *key employment trends*

SAT Federal Government

Dec-22	Dec-21	Change	YoY
39,000	37,200	1,800	4.84%



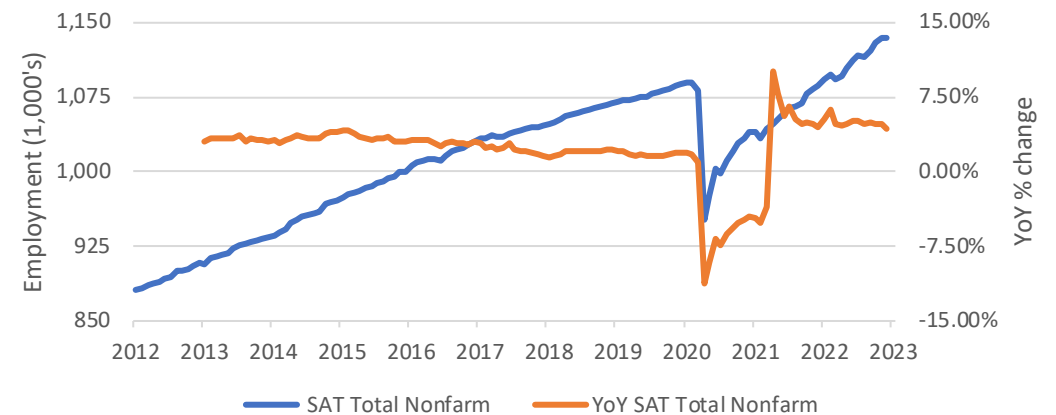
Sources: Texas Workforce Commission, Texas Real Estate Research Center

San Antonio Apartment Market

key employment trends

SAT Total Nonfarm

Dec-22	Dec-21	Change	YoY
1,133,700	1,086,700	47,000	4.33%



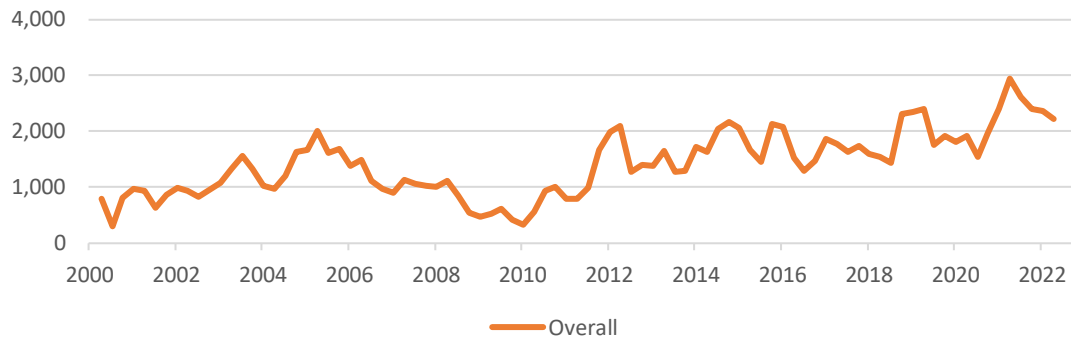
Sources: Texas Workforce Commission, Texas Real Estate Research Center

San Antonio Apartment Market *absorption/construction*

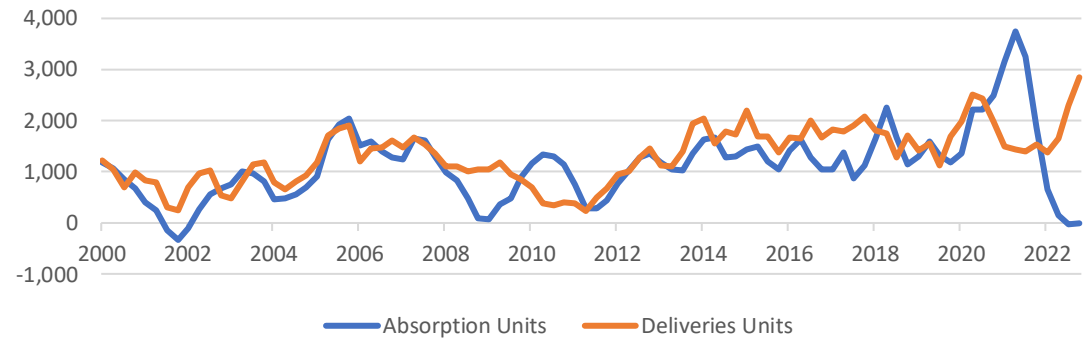
	Current	Previous Quarter	Previous Year
Starts Units	0	0	2,398
Absorption Units	-3	-17	1,873
Deliveries Units	2,839	2,293	1,534
Under Construction Units	14,654	15,096	13,869

Larger
Smaller
 Than Current

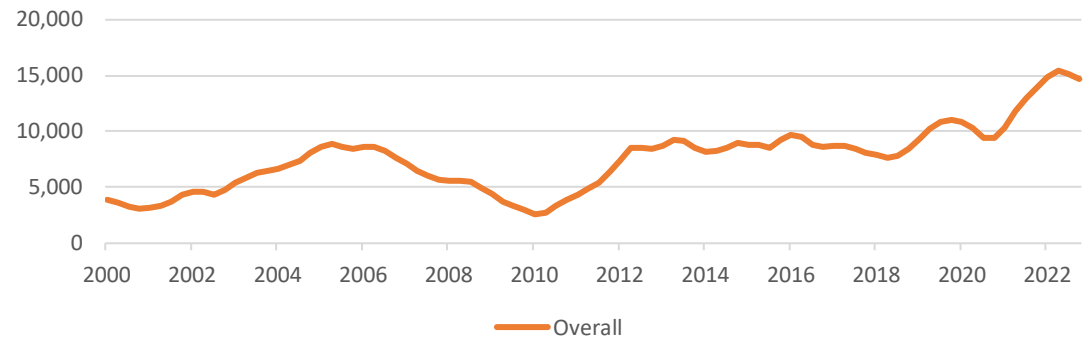
Starts Units



Absorption and Delivery Units



Under Construction Units



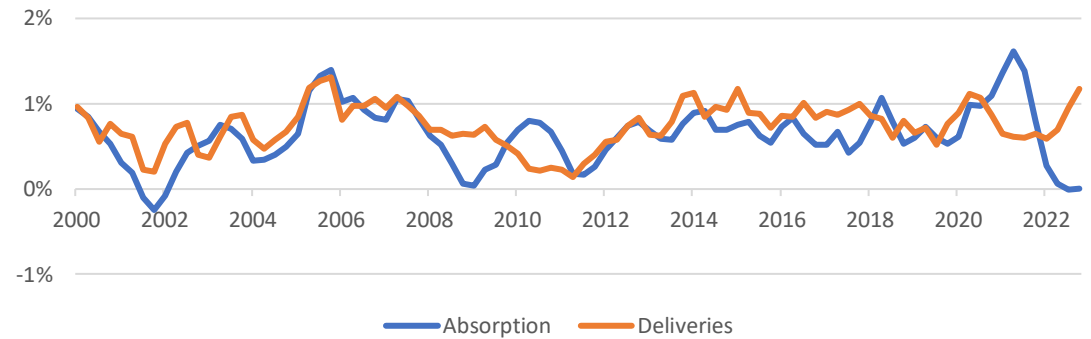
Sources: CoStar, Texas Real Estate Research Center

San Antonio Apartment Market *absorption/construction*

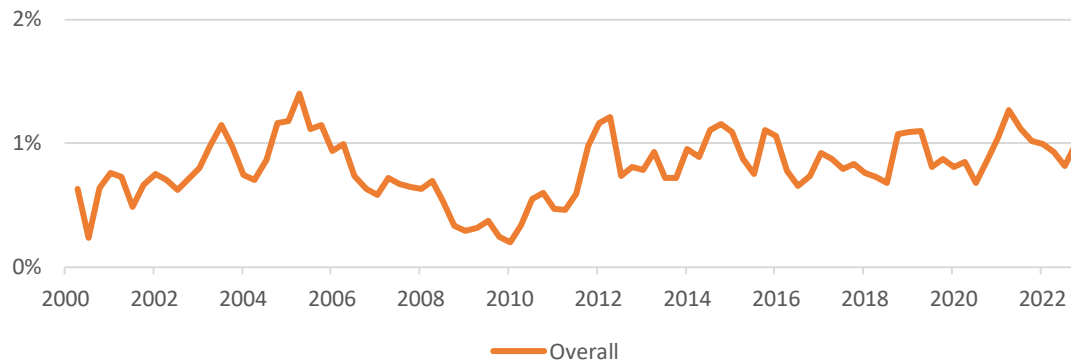
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.99%	0.82%	1.02%
Absorption Percent	Overall	0.00%	-0.01%	0.80%
Deliveries Percent	Overall	1.17%	0.95%	0.65%
Under Construction Percent	Overall	6.06%	6.28%	5.90%

Larger
Smaller
 Than Current

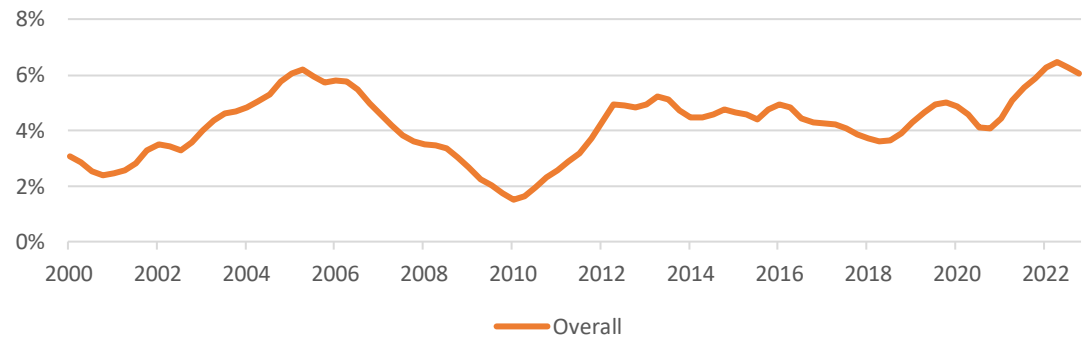
Absorption and Delivery Units as Percent of Inventory



Starts Units as Percent of Inventory

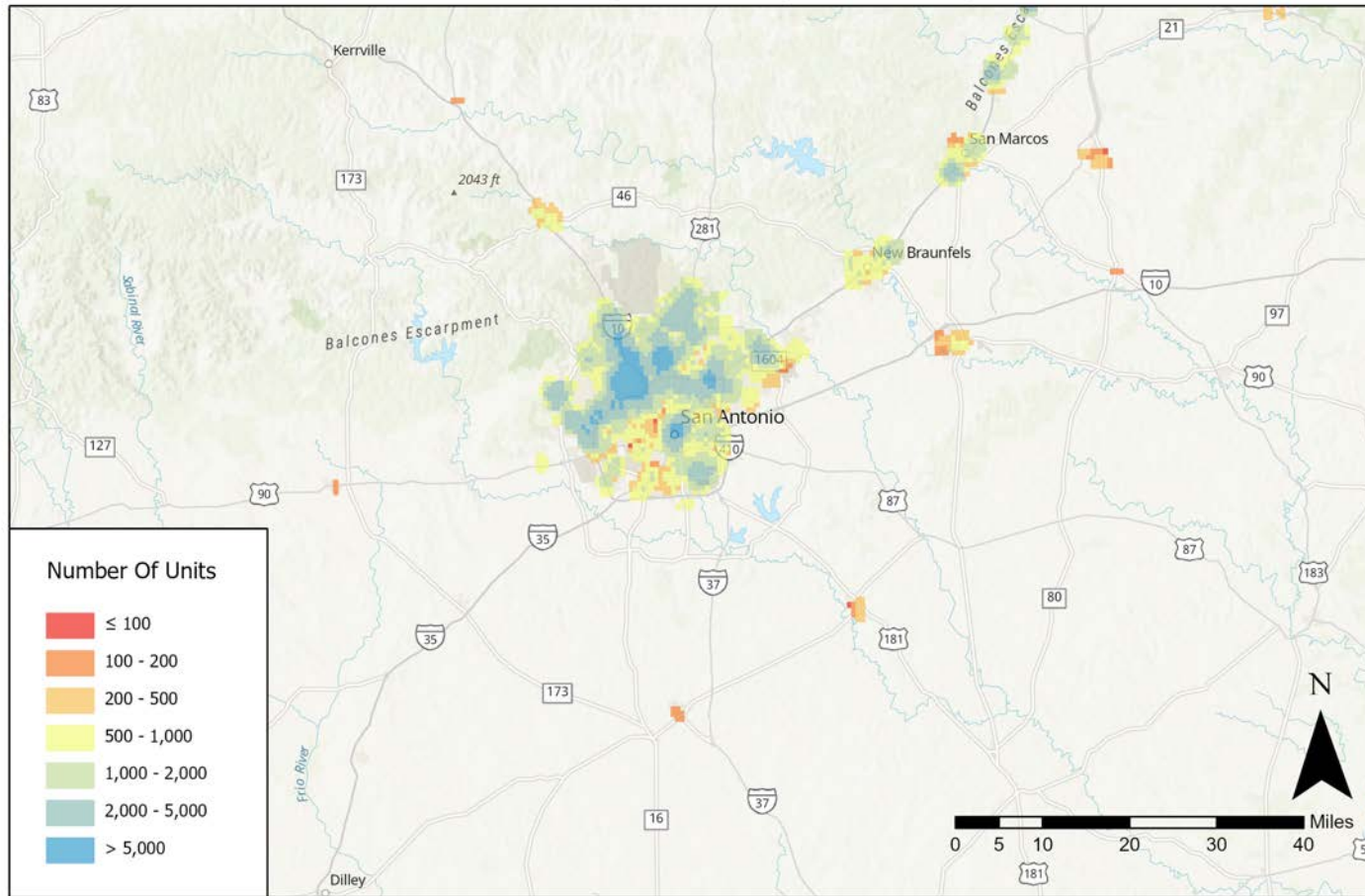


Under Construction Units as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Number of Units Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

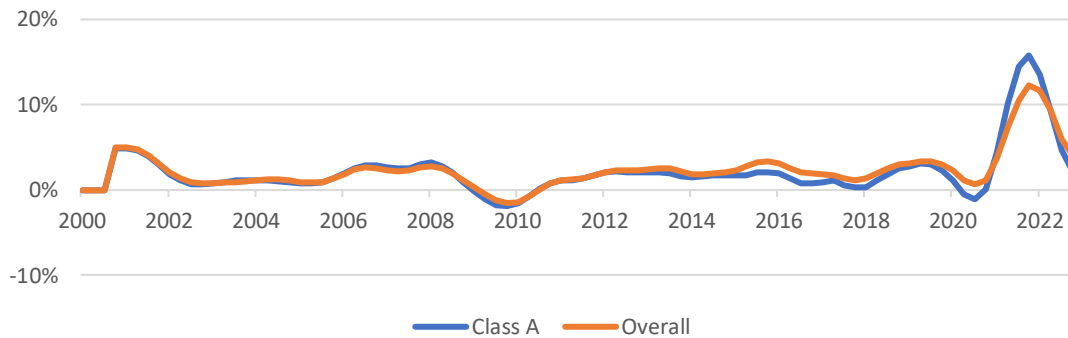
Local Market Area (LMA) Definitions

San Antonio Apartment Market *rent*

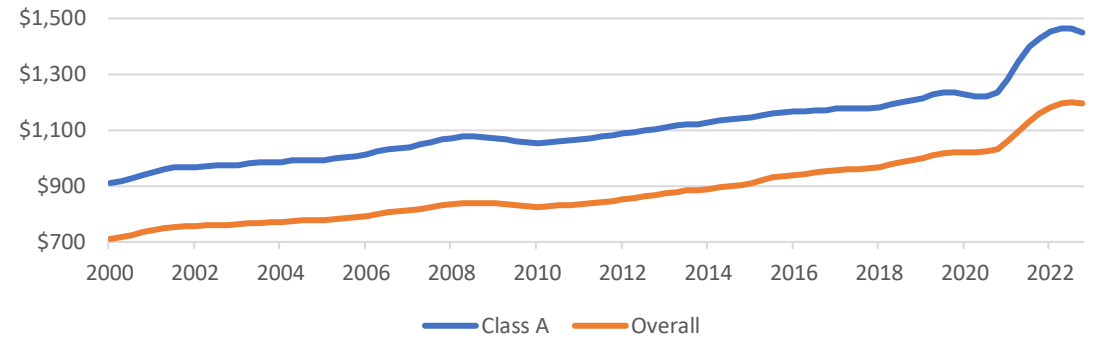
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,450	\$1,462	\$1,428
Effective Rent Per Unit	Overall	\$1,194	\$1,199	\$1,158
Effective Rent Per SF	Class A	\$1.59	1.60	1.56
Effective Rent Per SF	Overall	\$1.39	1.40	1.35

Larger
Smaller
 Than Current

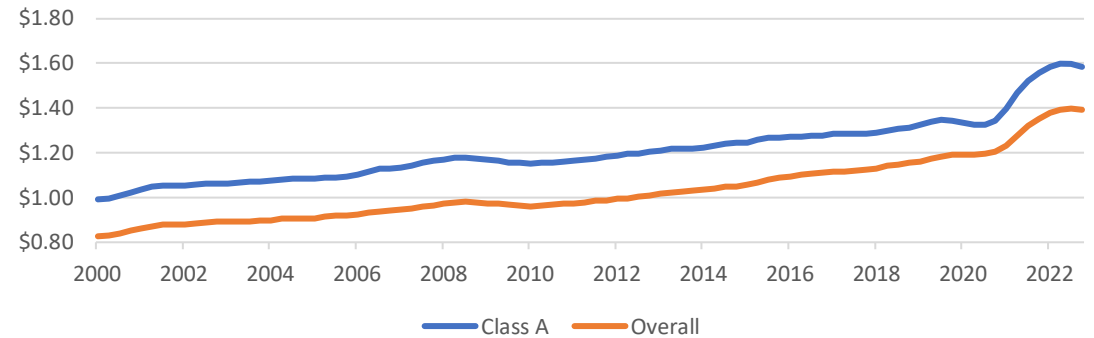
Year over Year Growth in Effective Rent



Effective Rent Per Unit

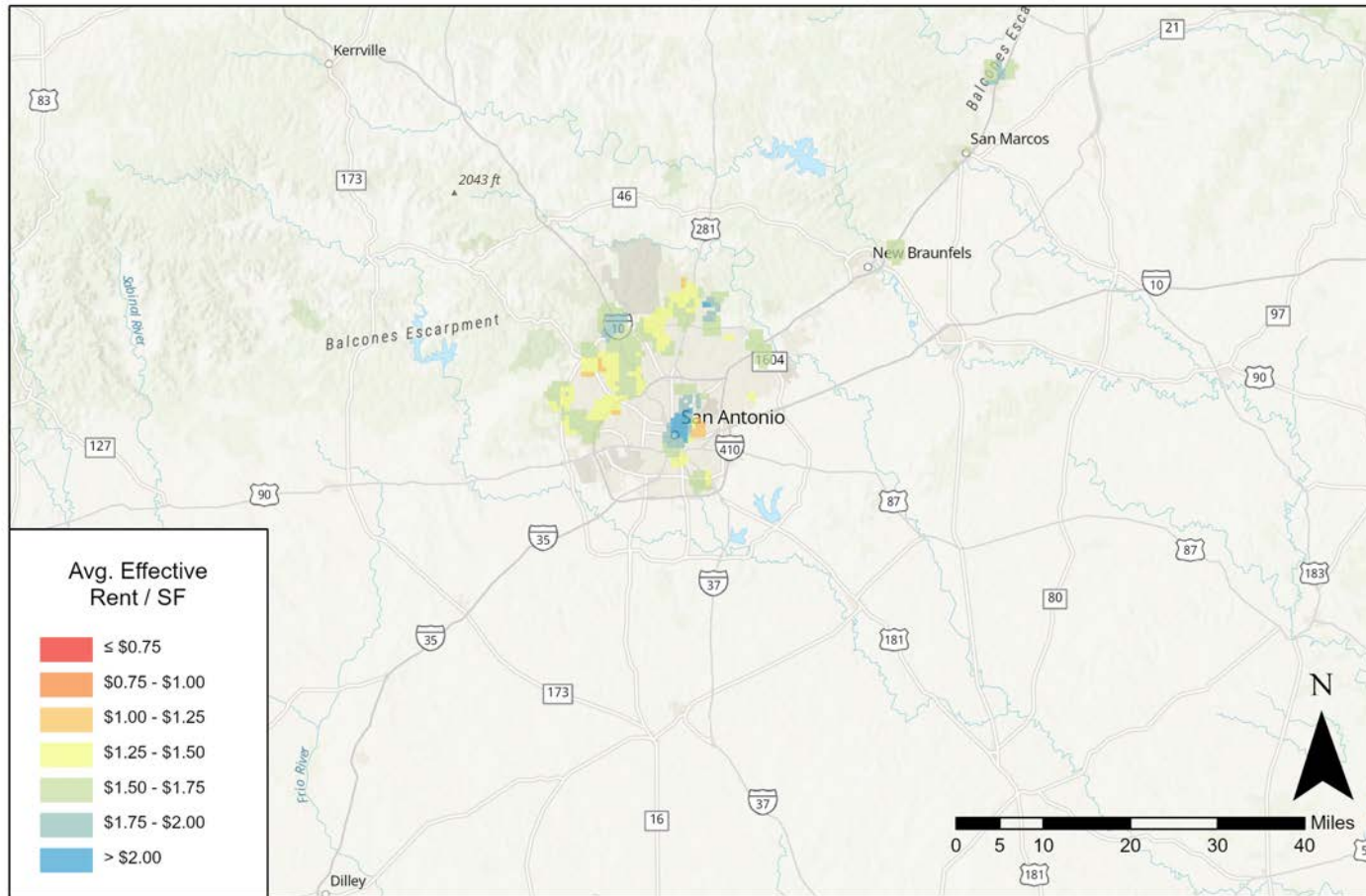


Effective Rent Per Square Foot



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

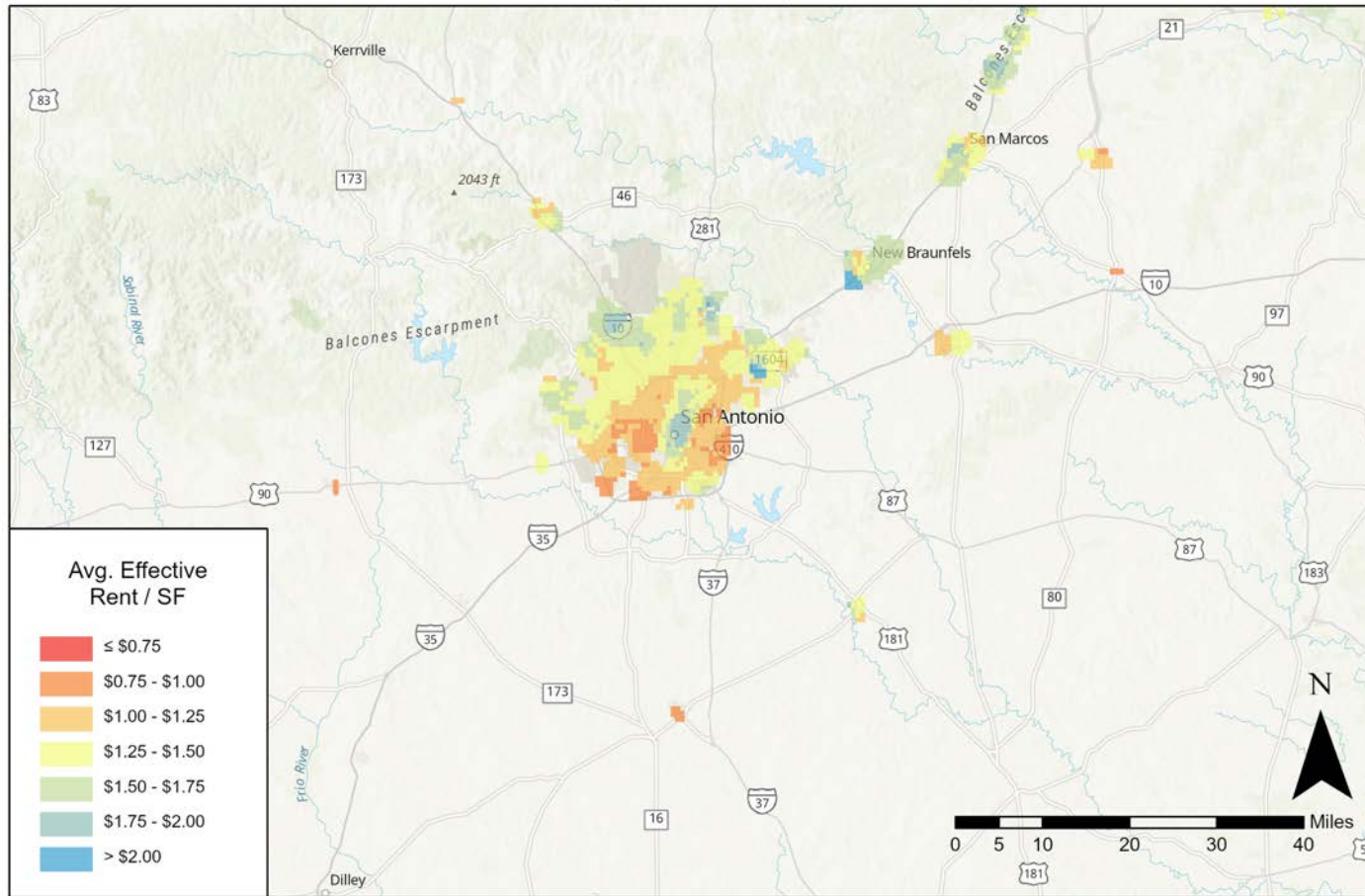
Local Market Area (LMA) Definitions

San Antonio Apartment Market *rent*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Metro Average Effective Rent / SF Multifamily LMAs (Q1 2022)



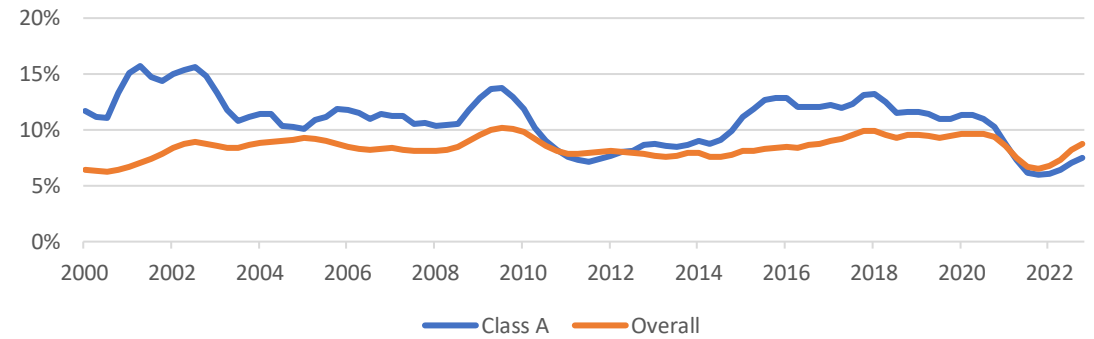
Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Apartment Market *vacancy*



Vacancy



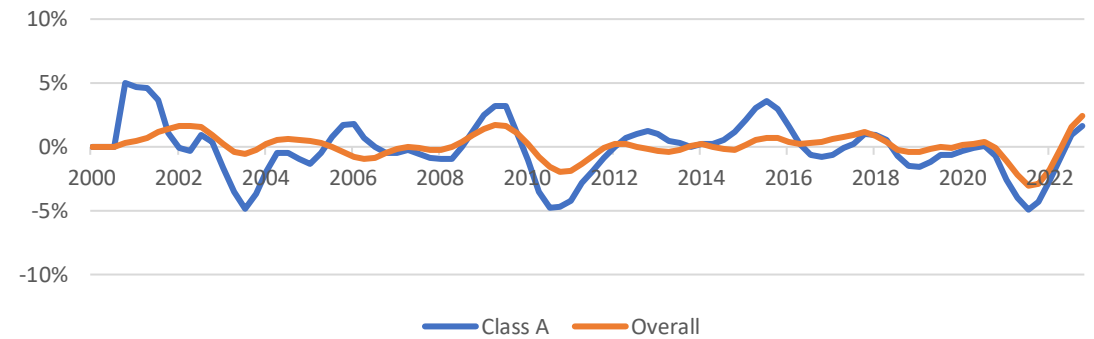
Vacancy Percent
Vacancy Percent

Class A
Overall

	Current	Previous Quarter	Previous Year
Vacancy Percent	7.45%	7.07%	5.93%
Vacancy Percent	8.70%	8.20%	6.47%

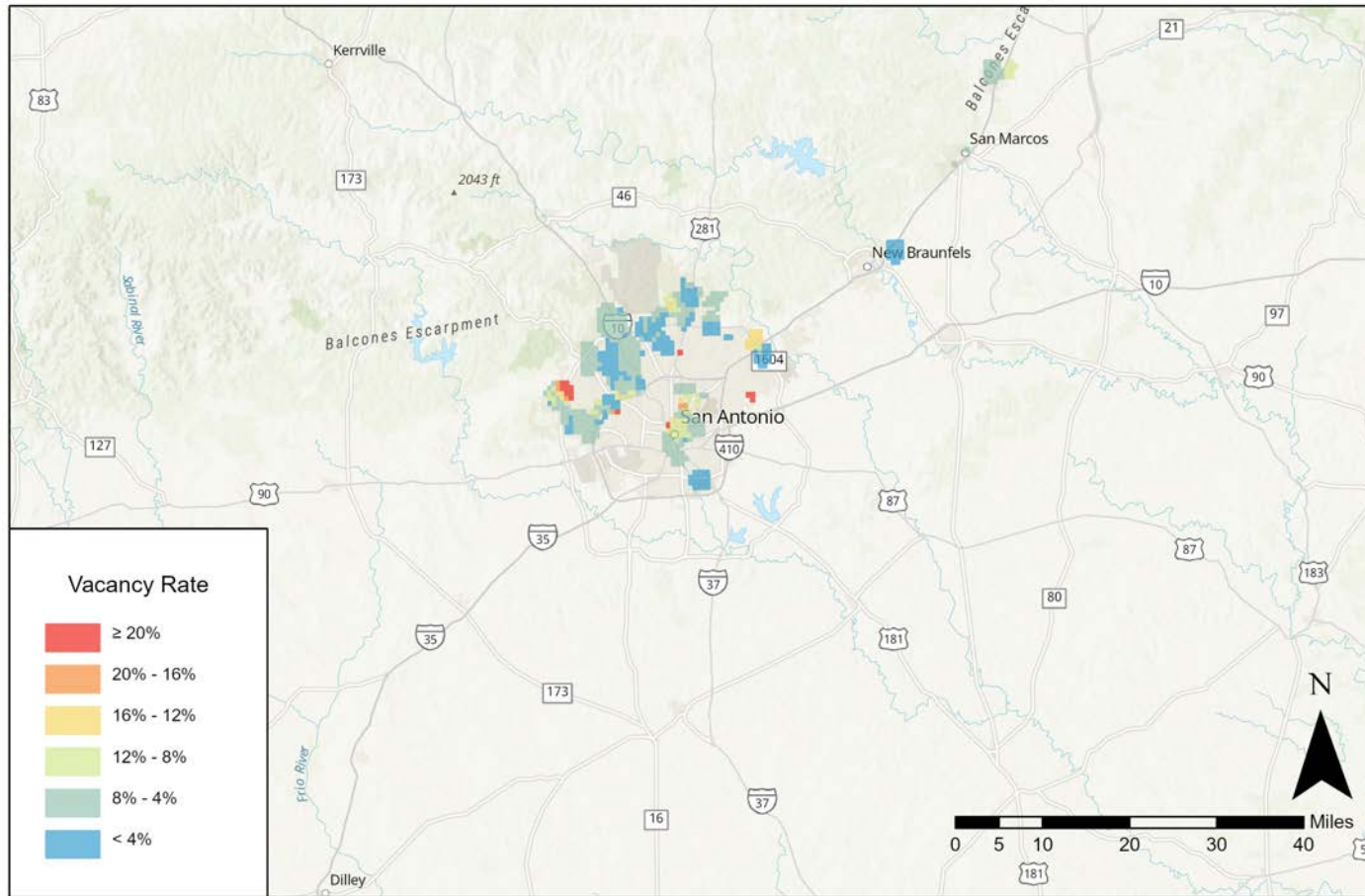
Larger Than Current
Smaller Than Current

Vacancy Change from Previous Year



Sources: CoStar, Texas Real Estate Research Center

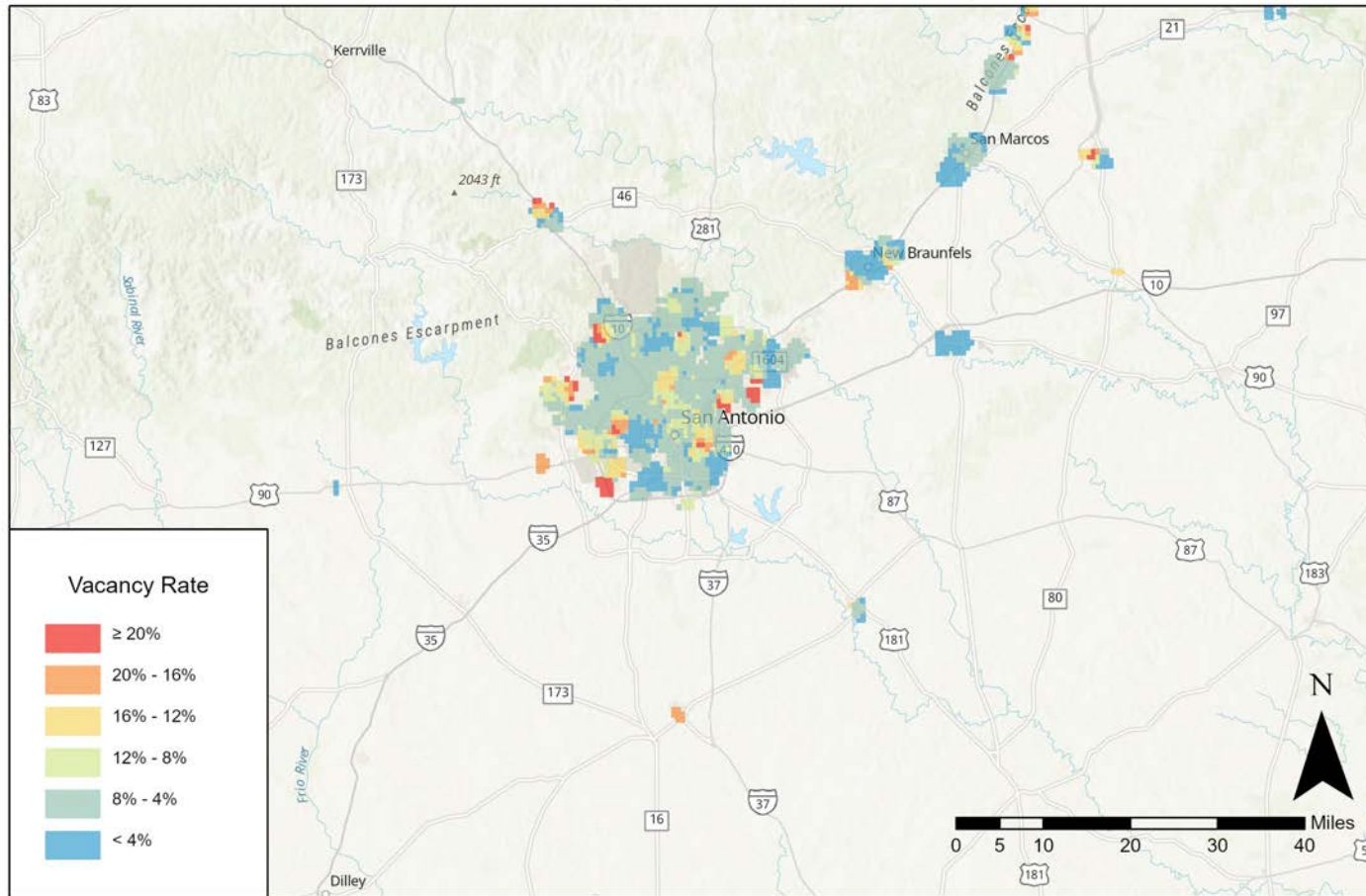
San Antonio Metro Vacancy Class A Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

[Local Market Area \(LMA\) Definitions](#)

San Antonio Metro Vacancy Multifamily LMAs (Q1 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Apartment Market *vacancy*



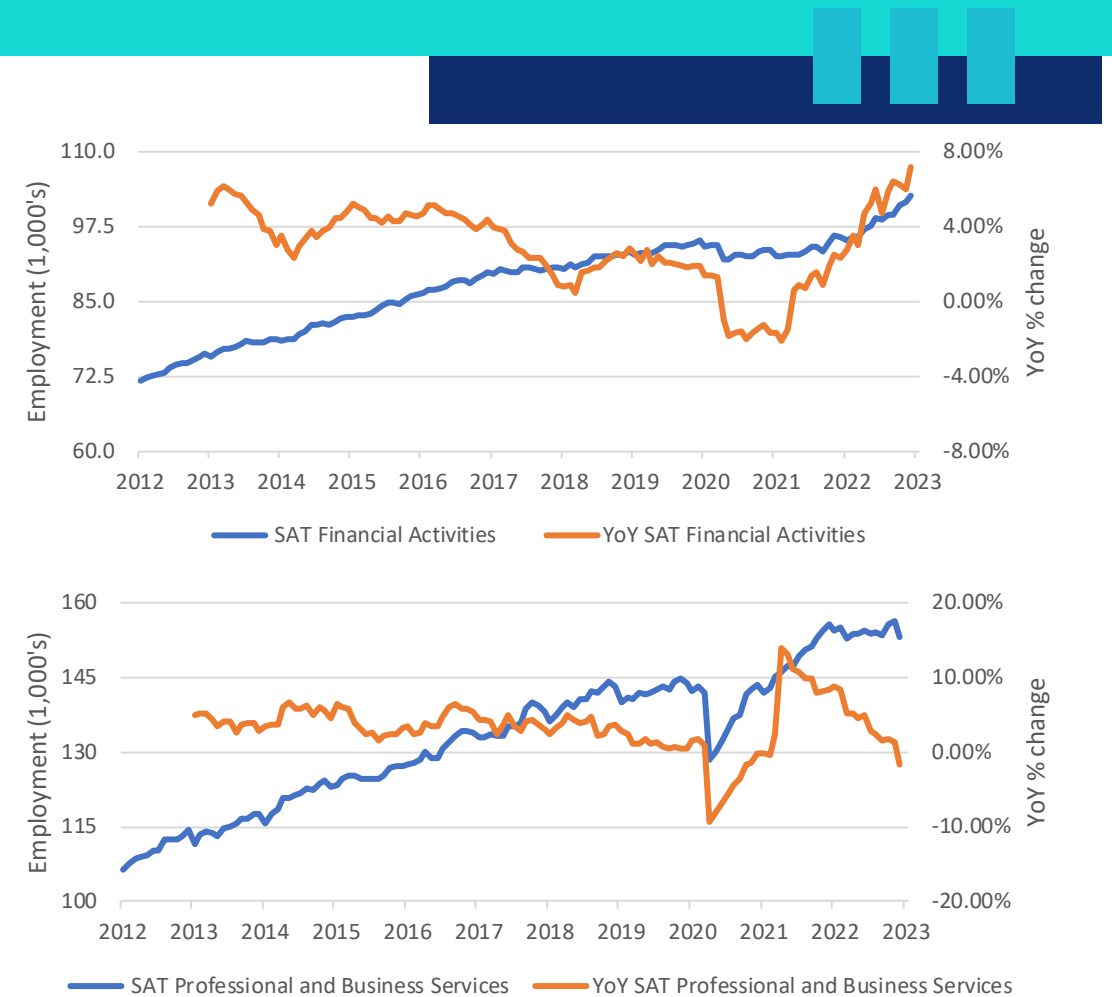
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Office Market

key employment trends

	Dec-22	Dec-21	Change	YoY
SAT Financial Activities	102,700	95,800	6,900	7.20%

	Dec-22	Dec-21	Change	YoY
SAT Professional and Business Services	153,100	155,700	(2,600)	-1.67%



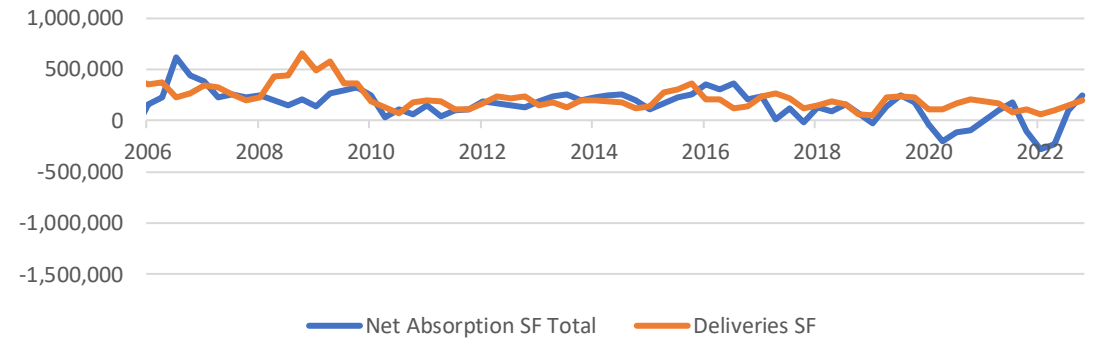
Sources: Texas Workforce Commission, Texas Real Estate Research Center

San Antonio Office Market *absorption/construction*

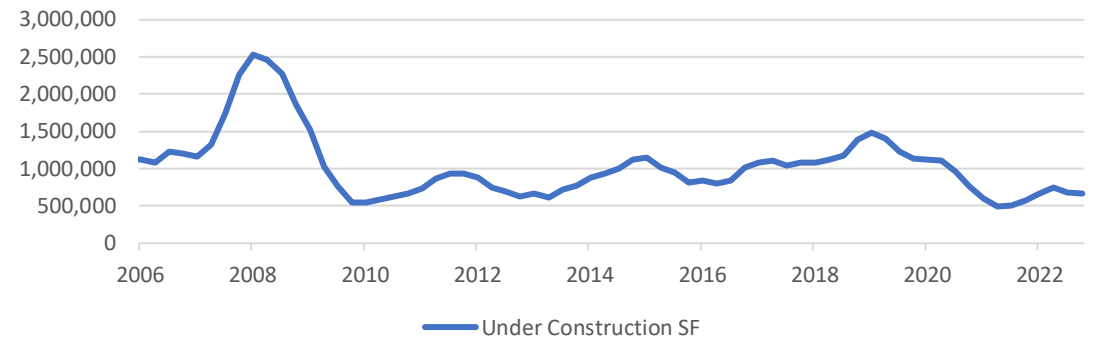
		Current	Previous Quarter	Previous Year
Starts SF	Overall	185,474	93,207	183,864
Net Absorption SF Total	Overall	242,512	104,336	-102,268
Deliveries SF	Overall	202,353	154,175	115,144
Under Construction SF	Overall	666,801	683,679	576,521

Larger
Smaller
 Than Current

Absorption and Delivery Square Footage



Under Construction Square Footage

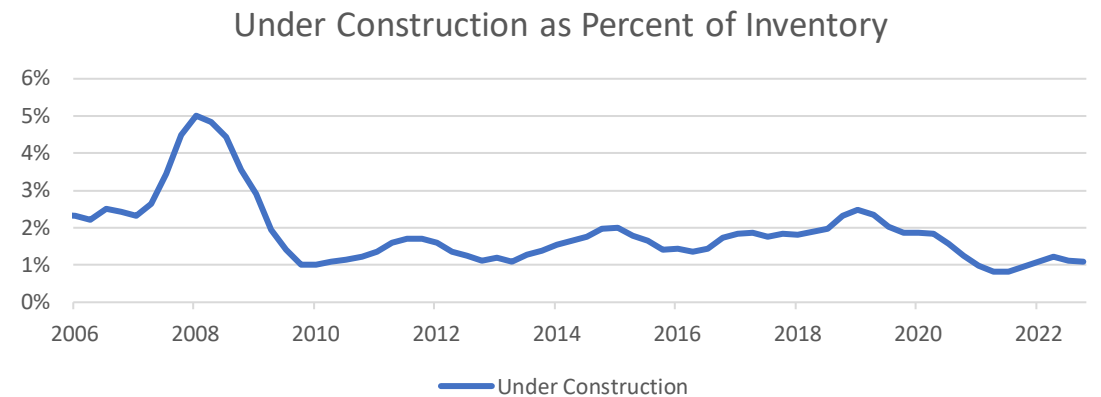
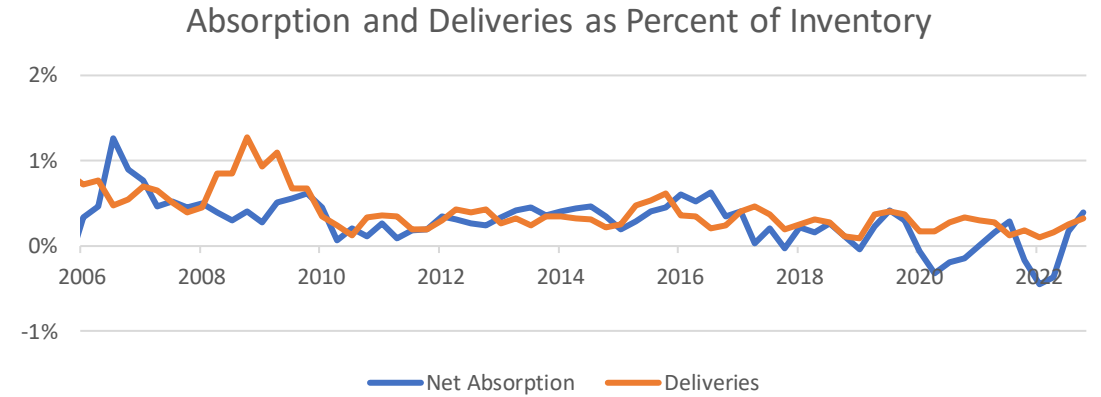
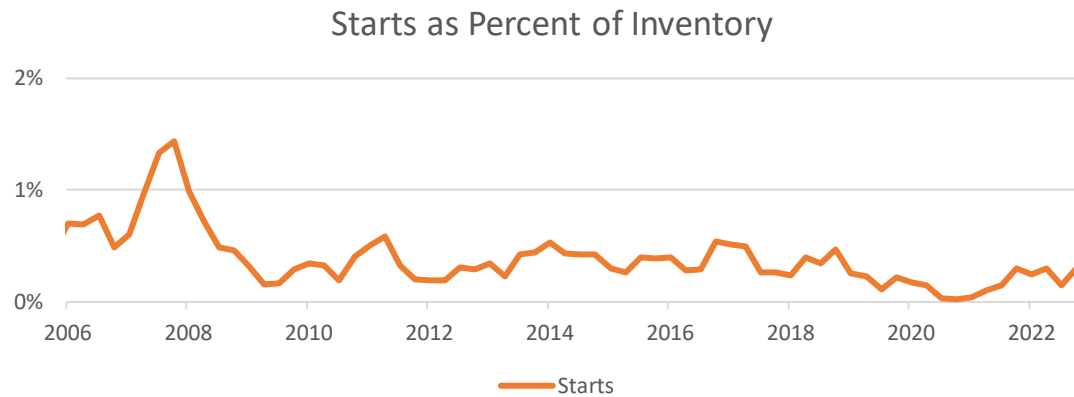


Sources: CoStar, Texas Real Estate Research Center

San Antonio Office Market *absorption/construction*

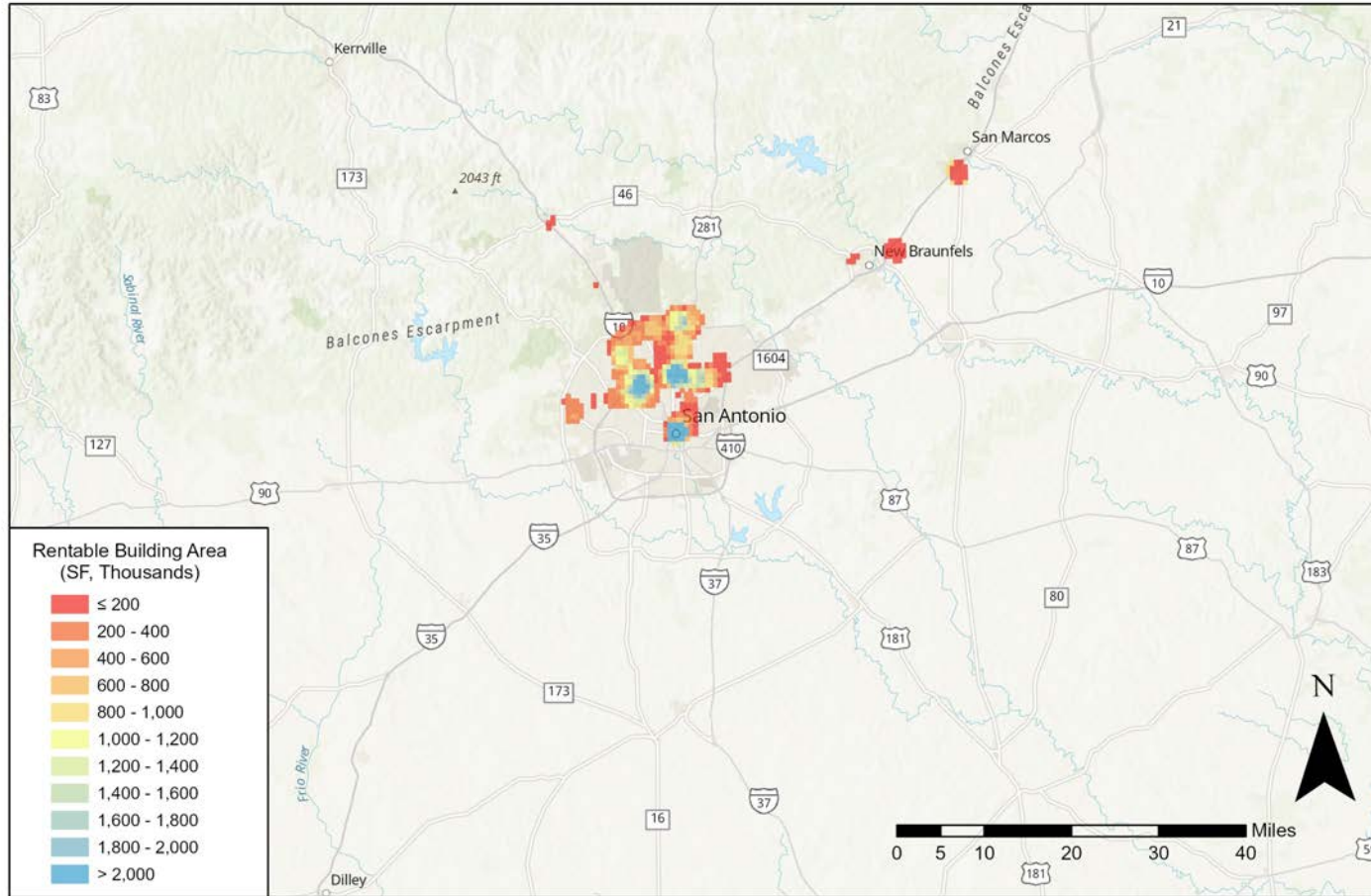
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.30%	0.15%	0.30%
Under Construction Percent	Overall	1.08%	1.11%	0.94%
Absorption Percent	Overall	0.39%	0.17%	-0.17%
Deliveries Percent	Overall	0.33%	0.25%	0.19%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Rentable Building Area Office LMAs (Q4 2022)

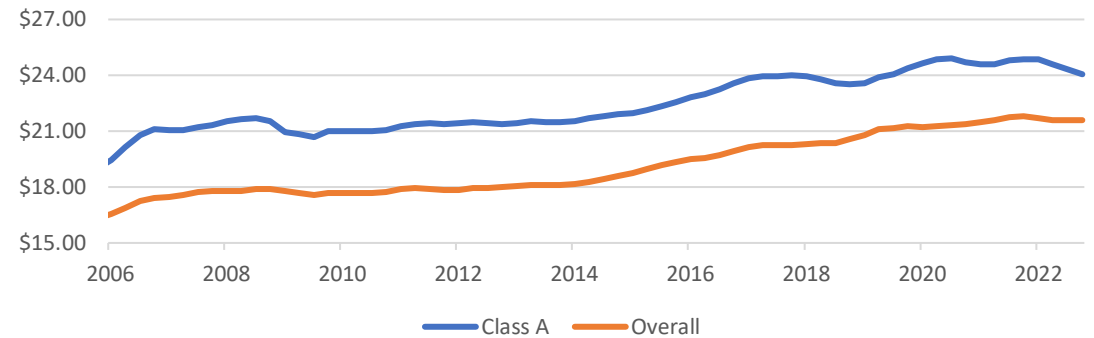


Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

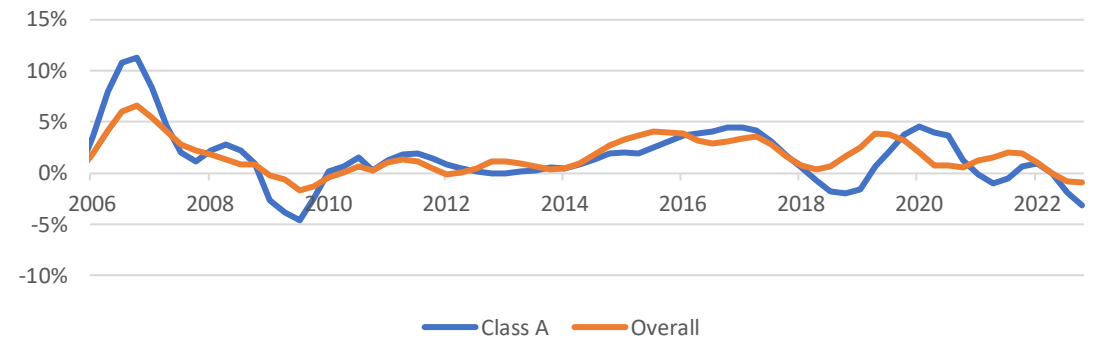
[Local Market Area \(LMA\) Definitions](#)

San Antonio Office Market *rent*

Office Base Rent



Office Base Rent YoY Growth



Base Rent
Base Rent

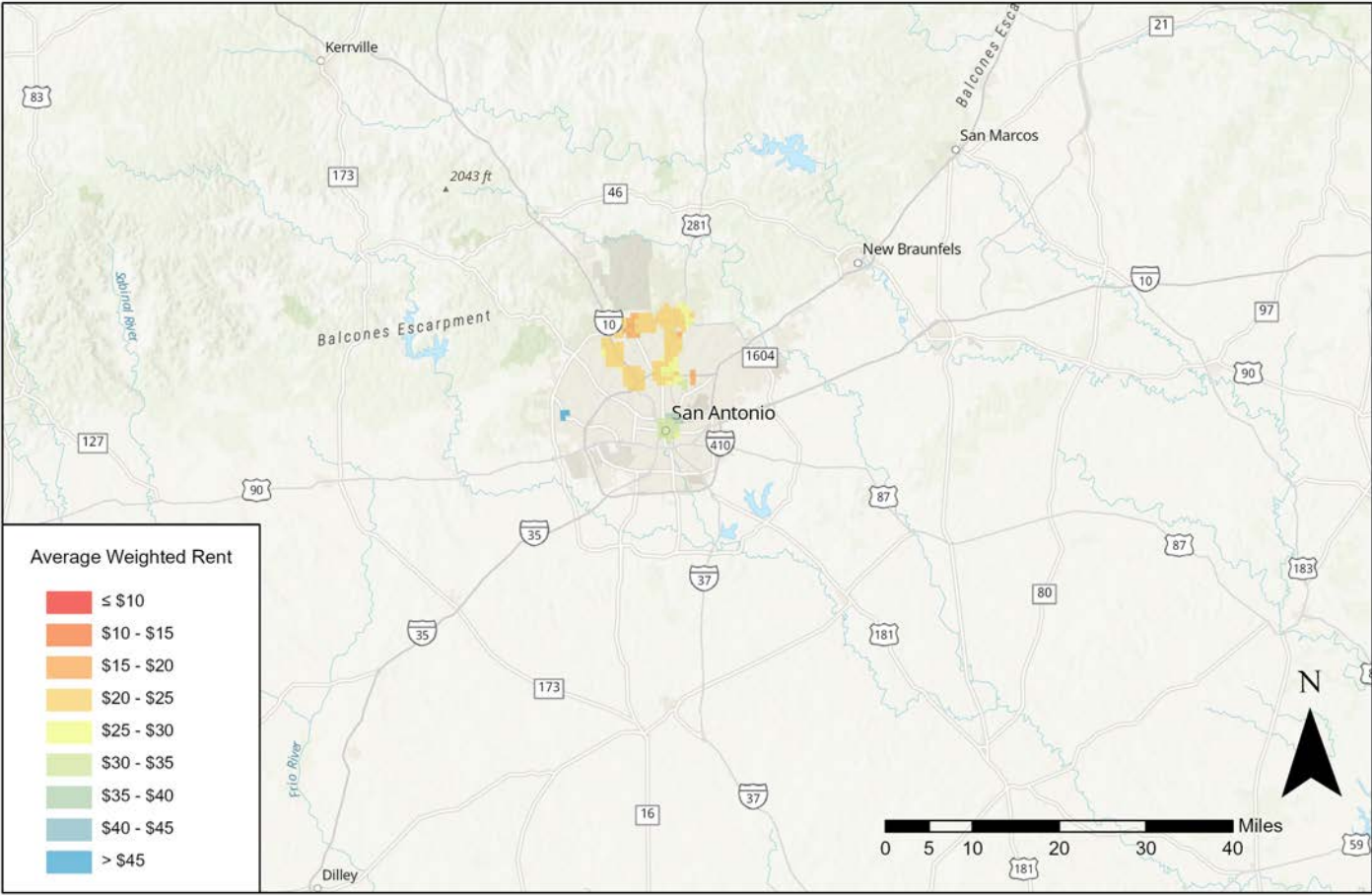
Class A
Overall

	Current	Previous Quarter	Previous Year
Class A	\$24.06	\$24.31	\$24.83
Overall	\$21.57	\$21.57	\$21.77

Larger
Smaller
Than Current

Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Average Weighted Rent Class A Office LMAs (Q4 2022)



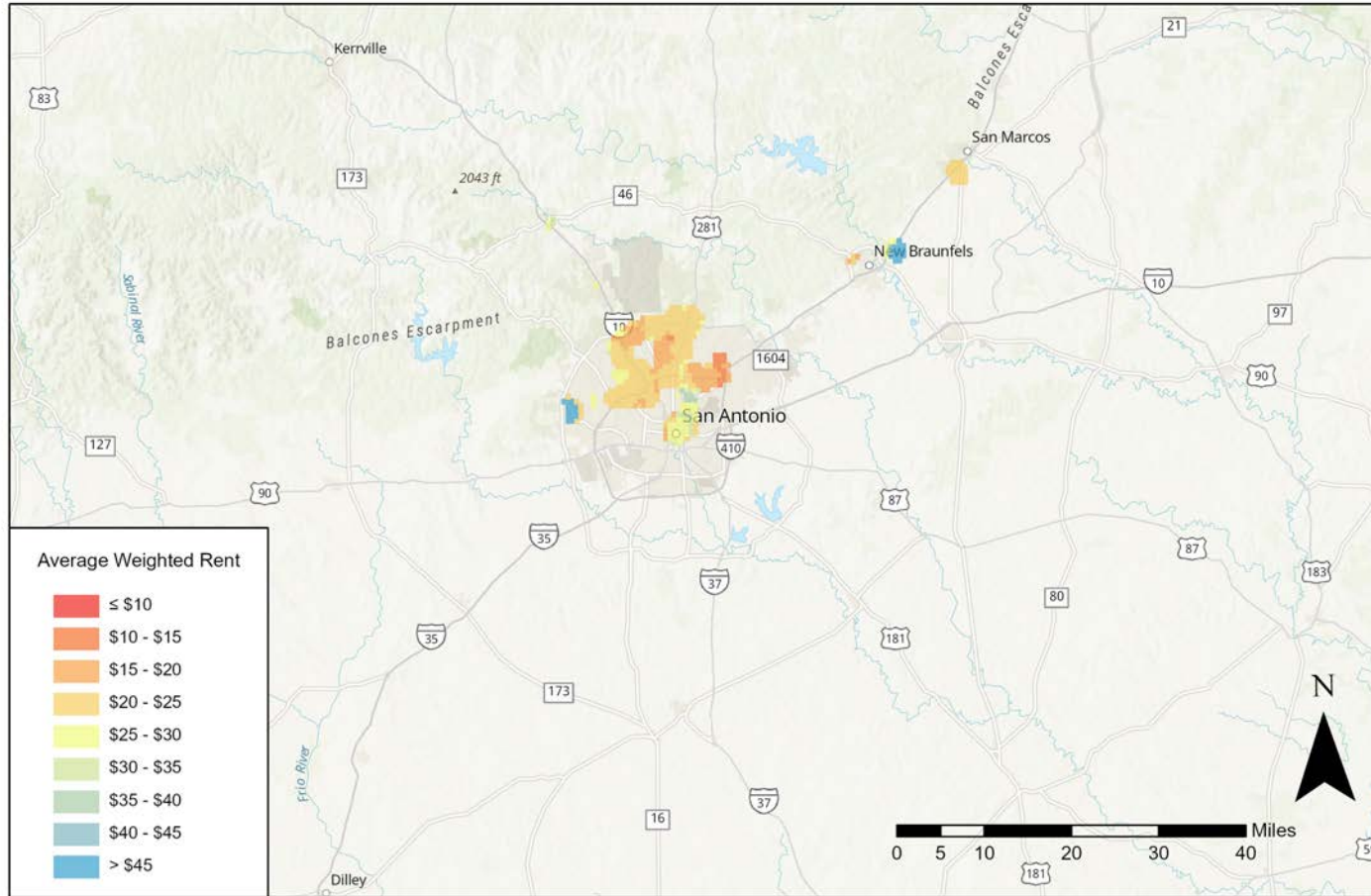
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Office Market *rent*



San Antonio Metro Average Weighted Rent Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Office Market *rent*



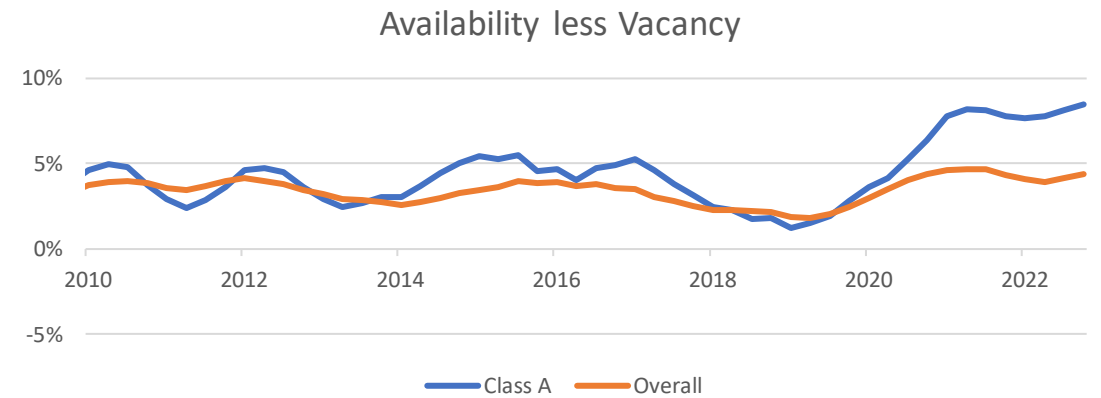
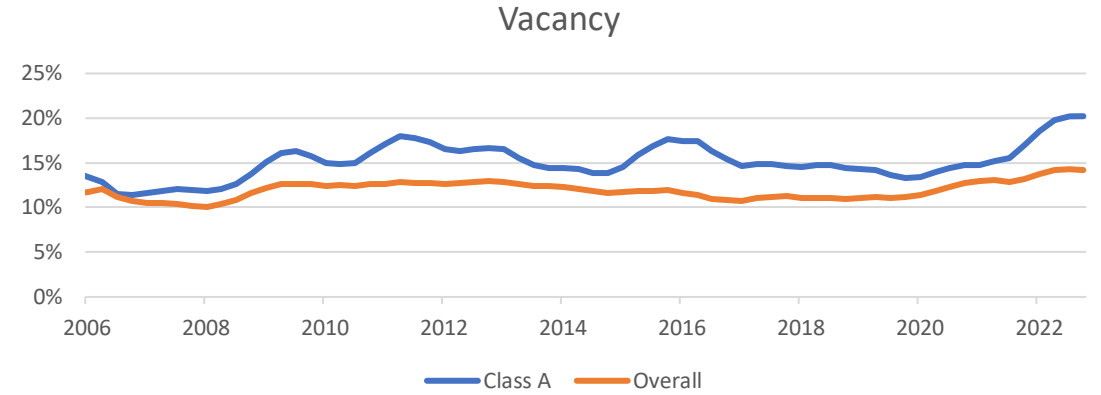
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Office Market *vacancy*



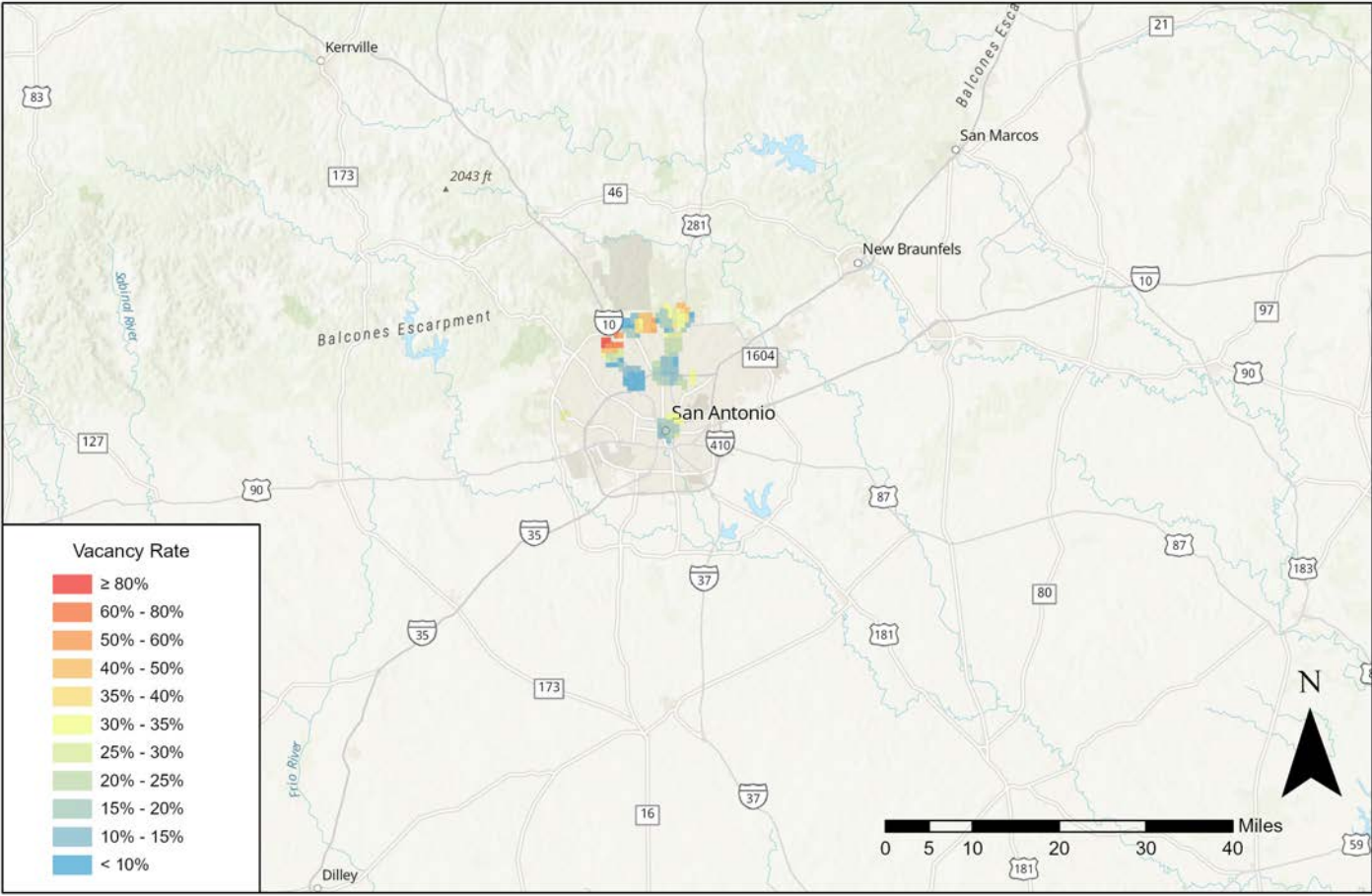
		Current	Previous Quarter	Previous Year
Vacant Percent % Total	Class A	20.20%	20.23%	17.00%
Vacant Percent % Total	Overall	14.15%	14.23%	13.17%
Availability less Vacancy	Class A	8.45%	8.10%	7.77%
Availability less Vacancy	Overall	4.40%	4.17%	4.33%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Vacancy Class A Office LMAs (Q4 2022)



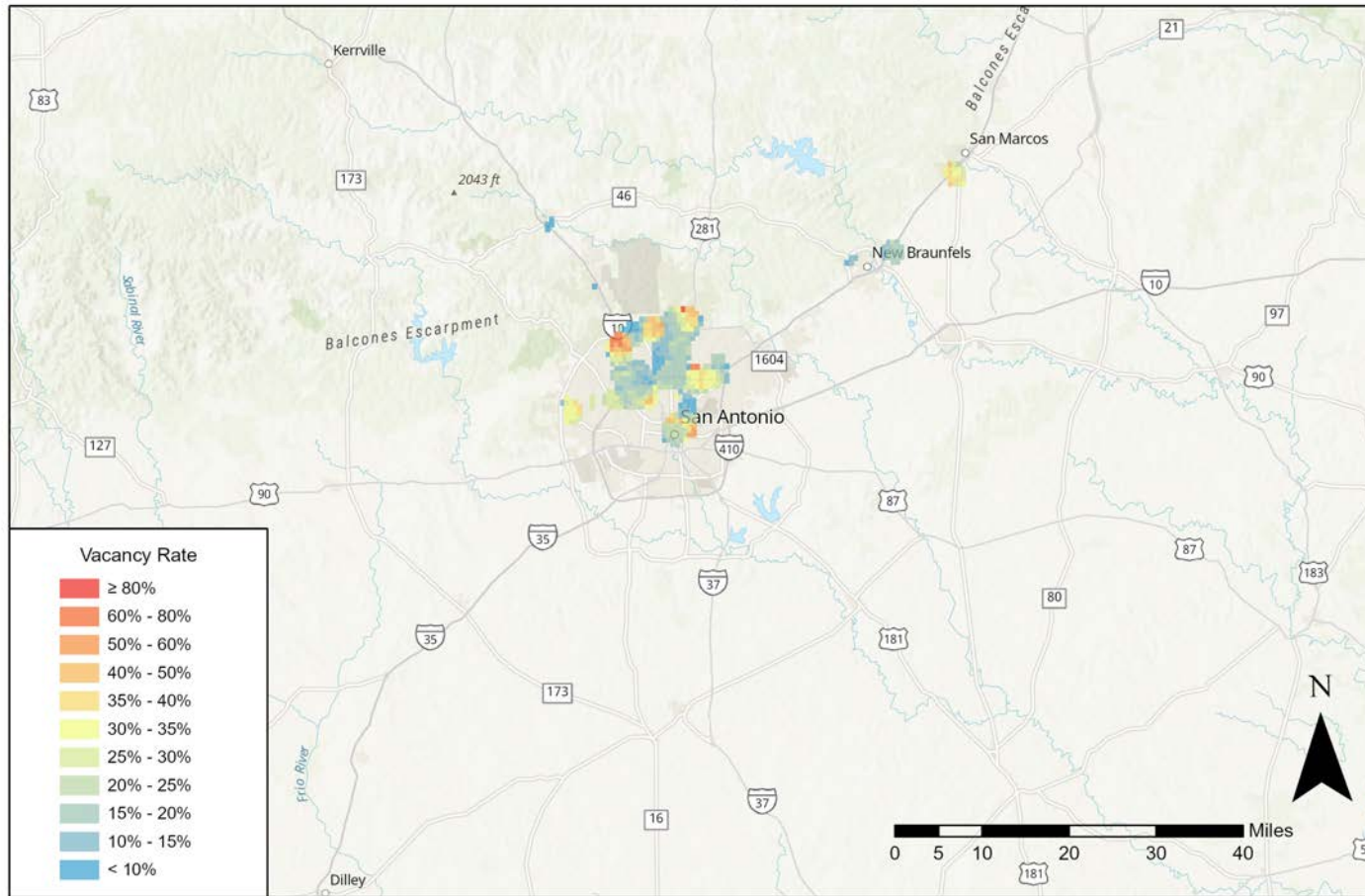
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Office Market *vacancy*



San Antonio Metro Vacancy Office LMAs (Q4 2022)



Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Office Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Retail Market

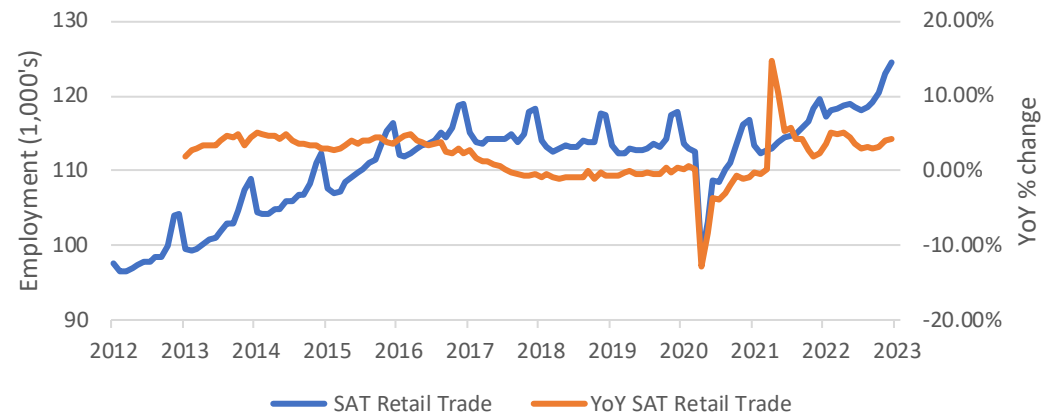
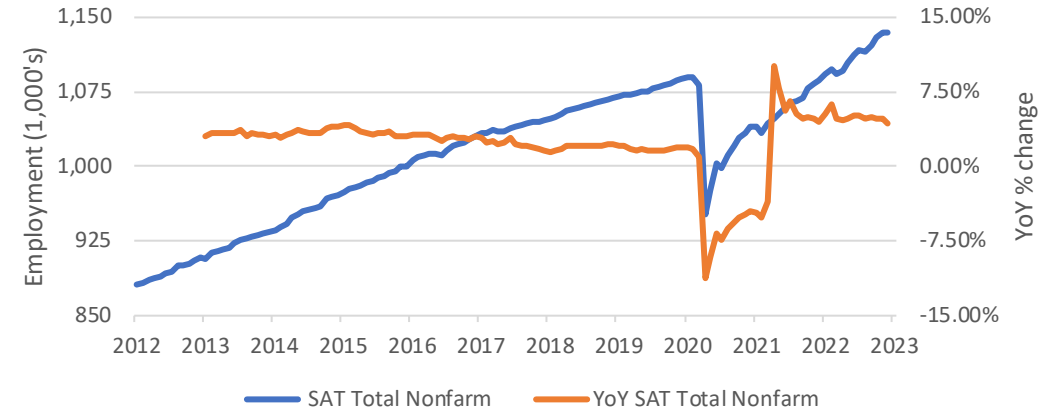
key employment trends

SAT Total Nonfarm

Dec-22	Dec-21	Change	YoY
1,133,700	1,086,700	47,000	4.33%

SAT Retail Trade

Dec-22	Dec-21	Change	YoY
124,600	119,600	5,000	4.18%



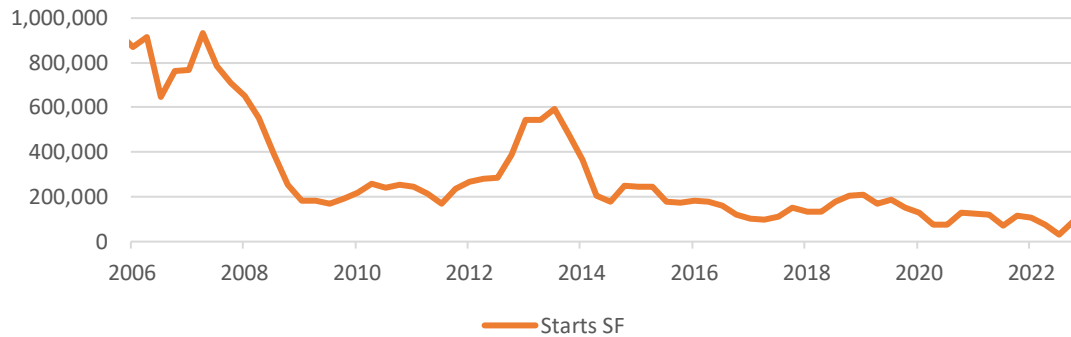
Sources: Texas Workforce Commission, Texas Real Estate Research Center

San Antonio Retail Market *absorption/construction*

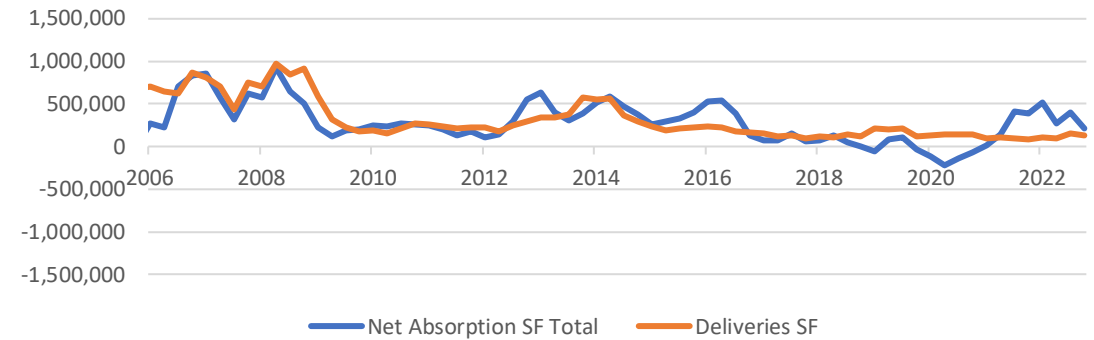
		Current	Previous Quarter	Previous Year
Starts SF	Overall	92,742	28,283	113,582
Net Absorption SF Total	Overall	211,641	397,462	383,664
Deliveries SF	Overall	130,017	152,128	84,972
Under Construction SF	Overall	195,905	233,180	378,027

Larger
Smaller
 Than Current

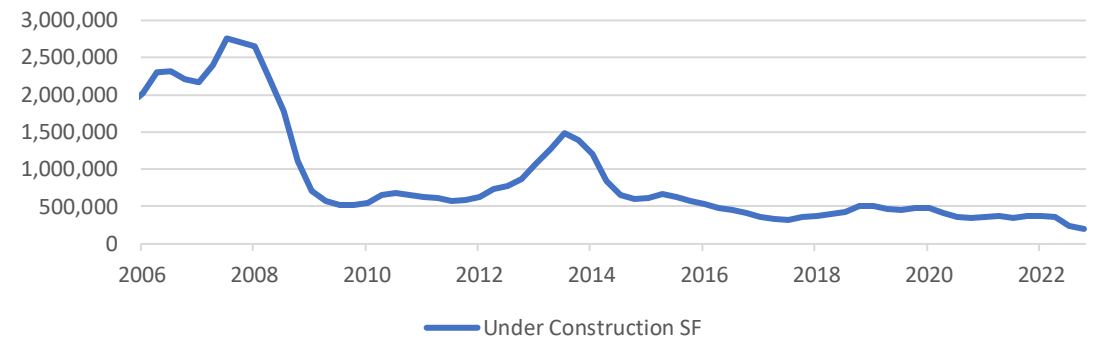
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



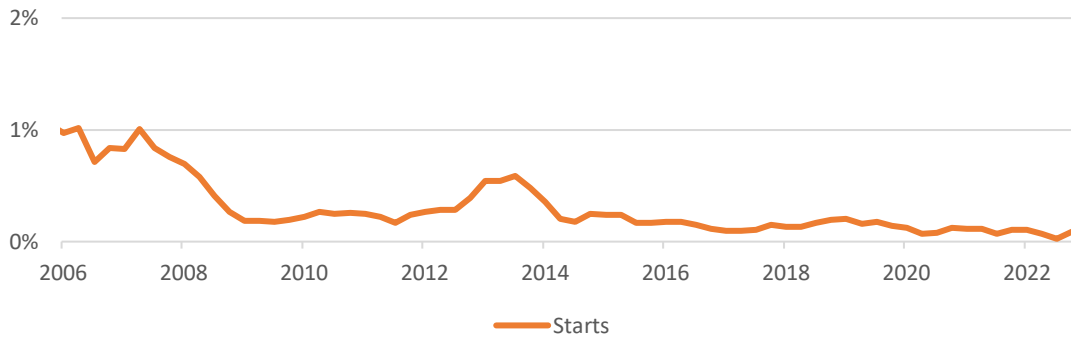
Sources: CoStar, Texas Real Estate Research Center

San Antonio Retail Market *absorption/construction*

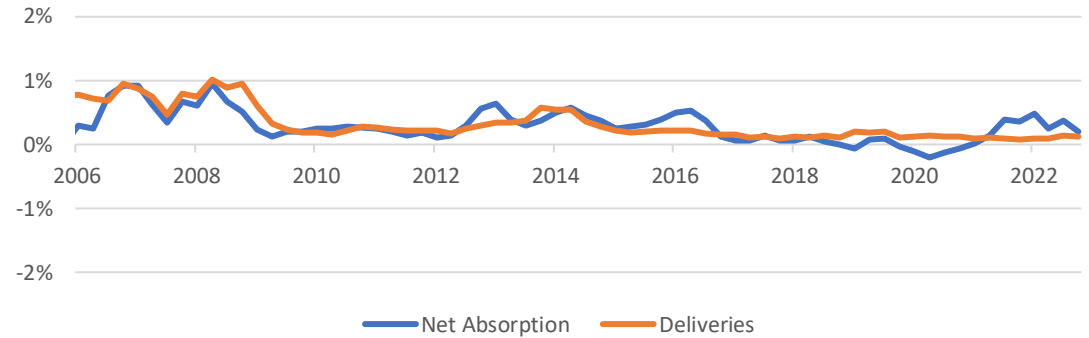
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.09%	0.03%	0.11%
Under Construction Percent	Overall	0.18%	0.22%	0.36%
Absorption Percent	Overall	0.20%	0.37%	0.36%
Deliveries Percent	Overall	0.12%	0.14%	0.08%

Larger
Smaller
 Than Current

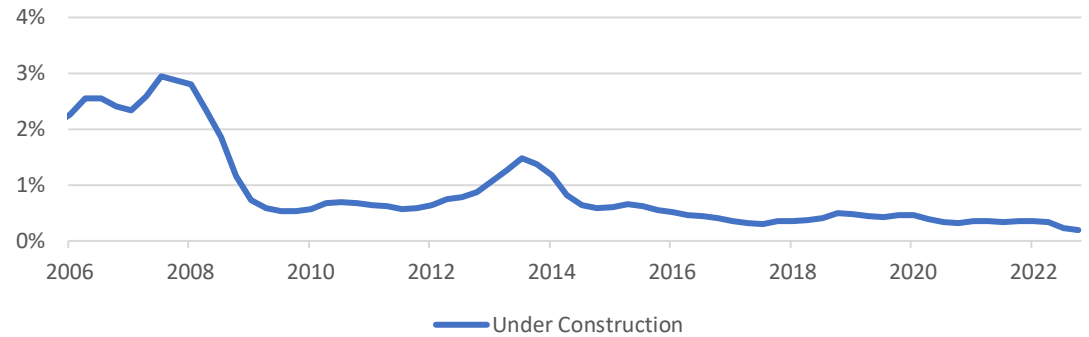
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

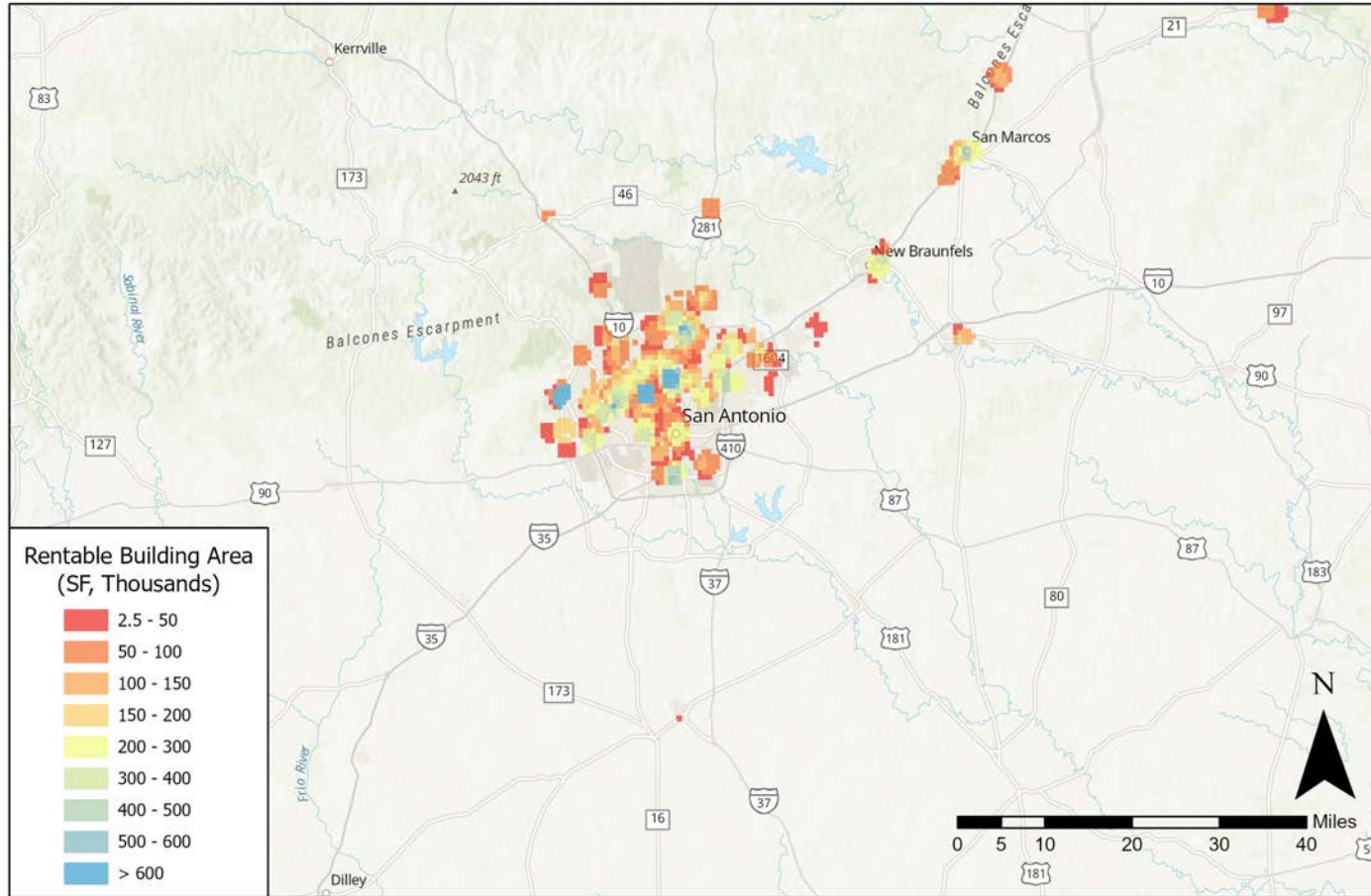


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Rentable Building Area Retail LMAs (Q2 2022)



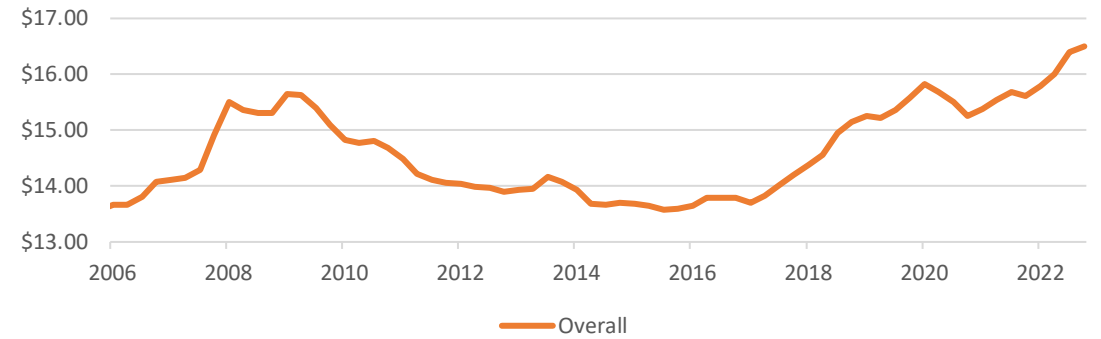
Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Retail Market *rent*



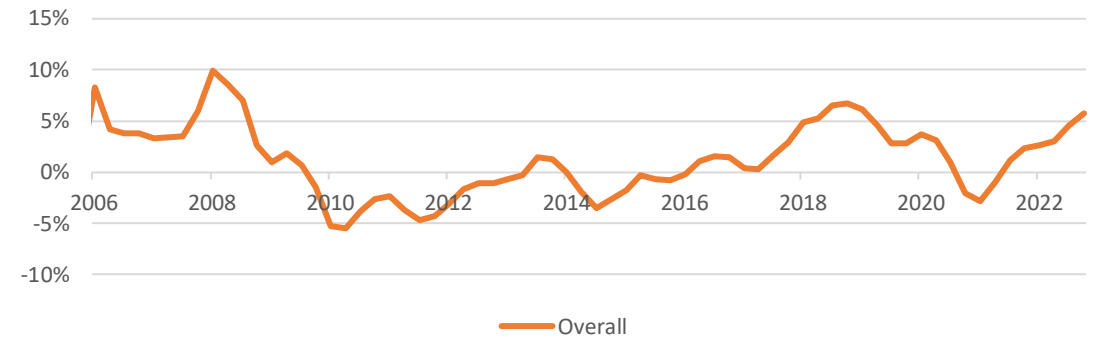
NNN Rent



NNN Rent Overall	Overall	Current	Previous Quarter	Previous Year
		\$16.51	\$16.40	\$15.61

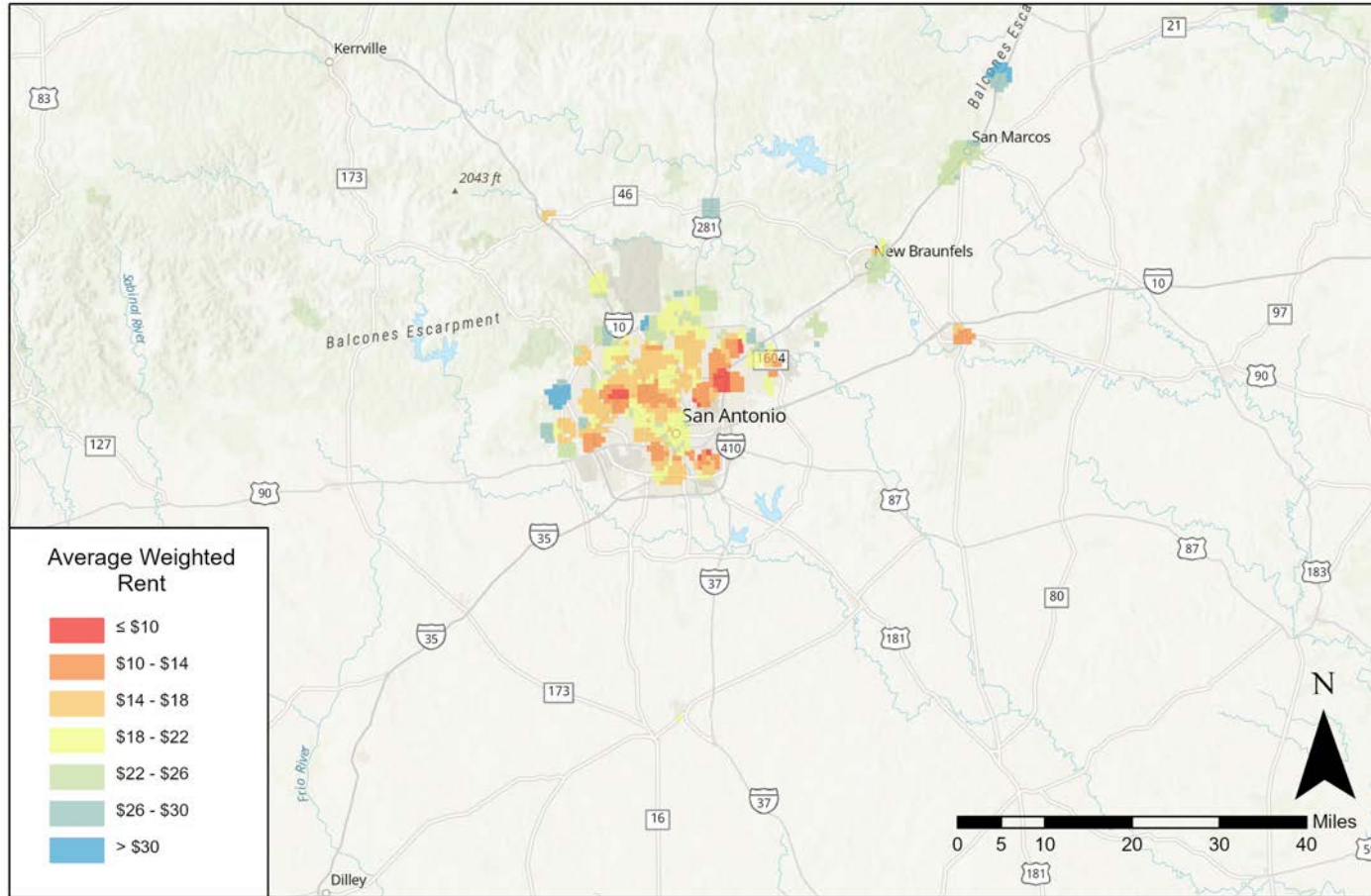
Larger
Smaller
 Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Average Weighted Rent Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

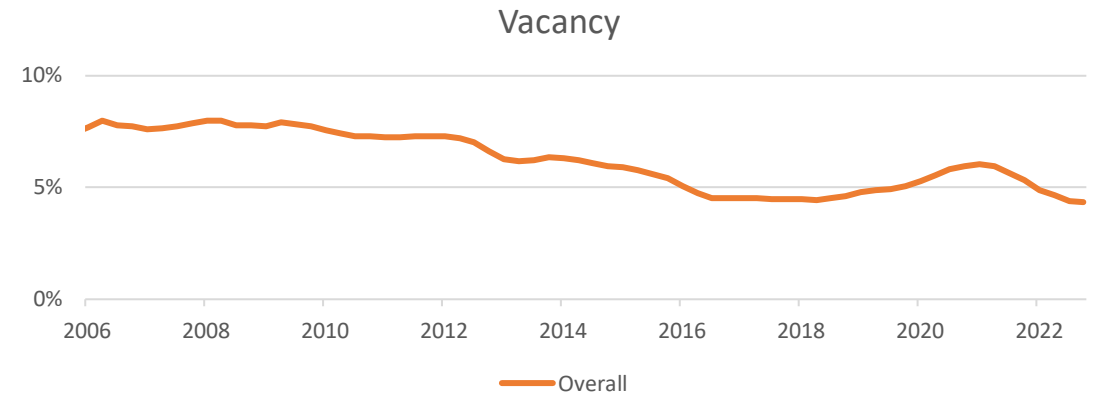
Local Market Area (LMA) Definitions

San Antonio Retail Market *rent*



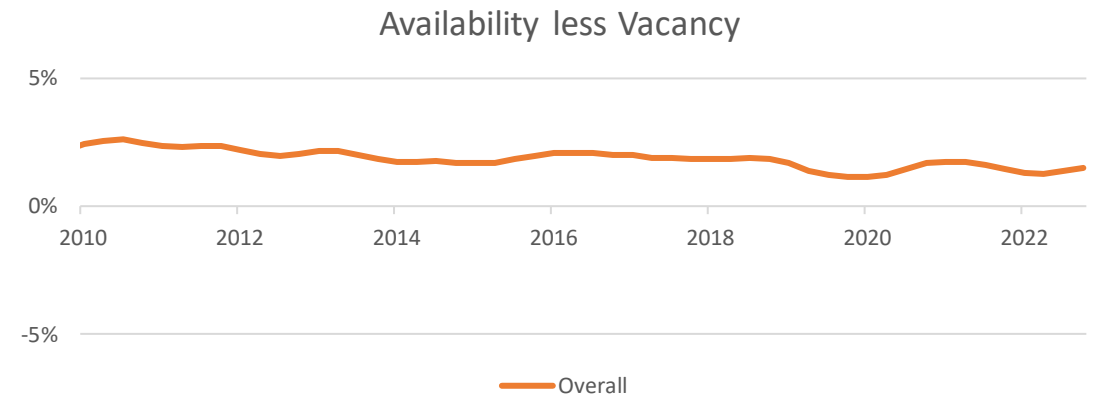
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Retail Market *vacancy*



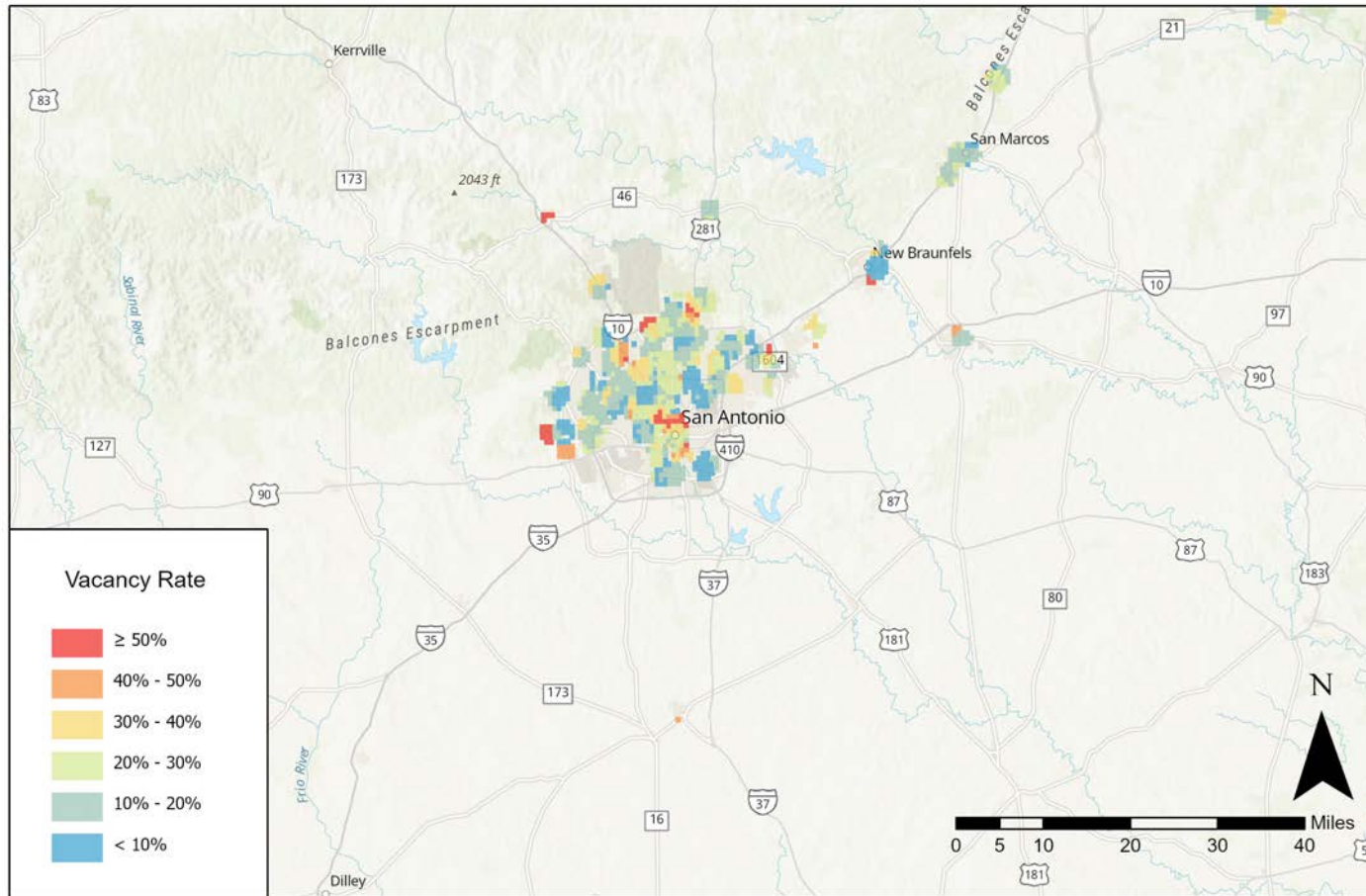
		Current	Previous Quarter	Previous Year
Vacant Percent % Total	Overall	4.35%	4.40%	5.30%
Availability less Vacancy	Overall	1.50%	1.40%	1.47%

Larger
Smaller
 Than Current



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Vacancy Retail LMAs (Q2 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

[Local Market Area \(LMA\) Definitions](#)

San Antonio Retail Market *vacancy*



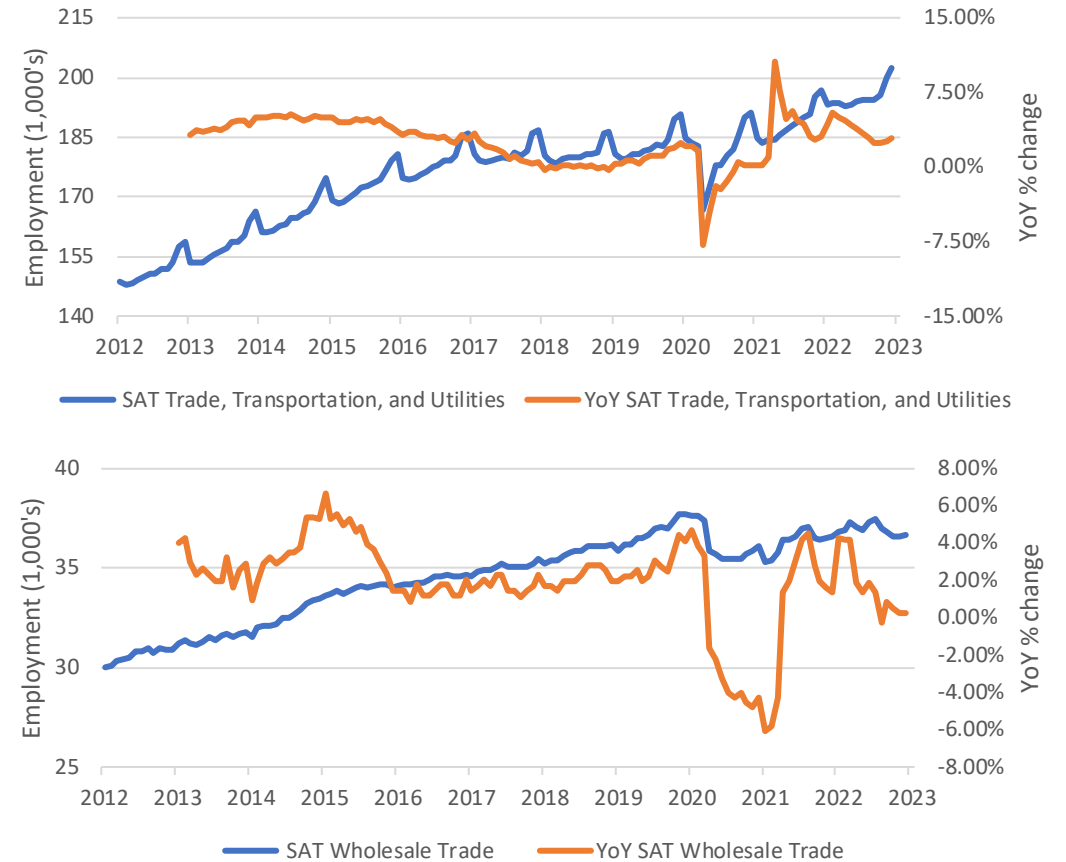
TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Warehouse Market

key employment trends

	Dec-22	Dec-21	Change	YoY
SAT Trade, Transportation, and Utilities	202,600	196,900	5,700	2.89%

	Dec-22	Dec-21	Change	YoY
SAT Wholesale Trade	36,700	36,600	100	0.27%



Sources: Texas Workforce Commission, Texas Real Estate Research Center

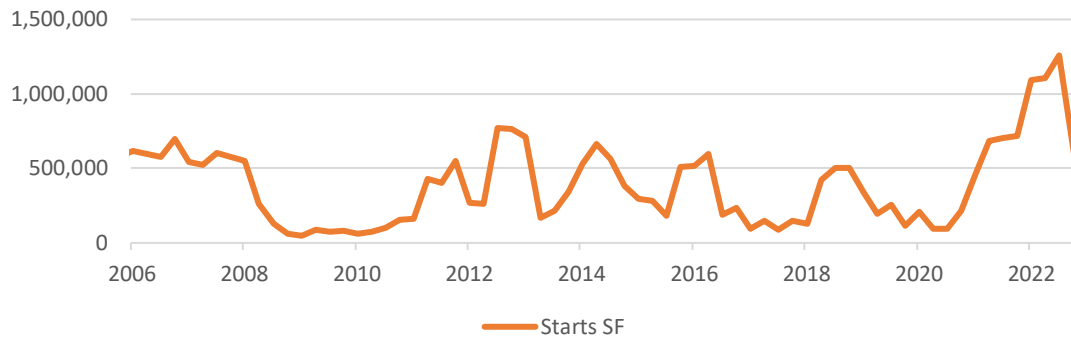
San Antonio Warehouse Market

absorption/construction

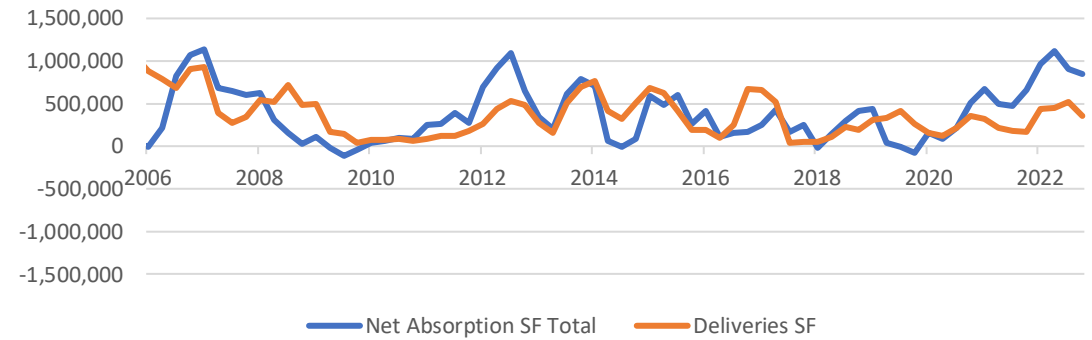
		Current	Previous Quarter	Previous Year
Starts SF	Overall	595,634	1,256,130	715,332
Net Absorption SF Total	Overall	844,295	904,216	657,907
Deliveries SF	Overall	352,851	515,542	165,149
Under Construction SF	Overall	4,733,287	4,490,504	2,445,445

Larger
Smaller
 Than Current

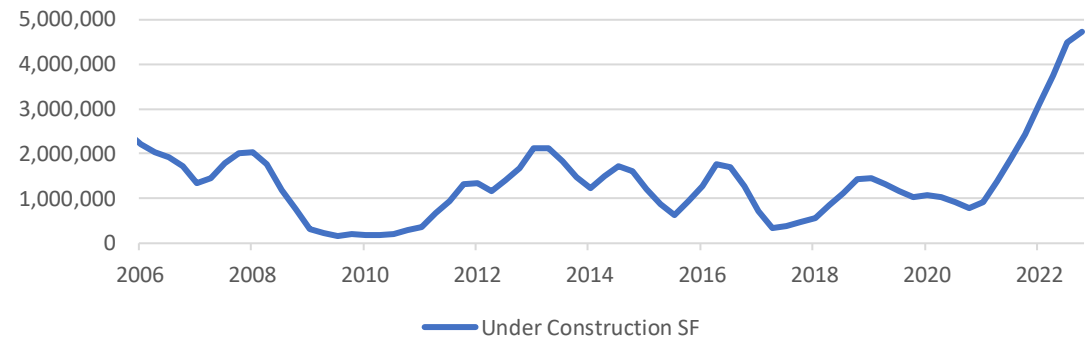
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



Sources: CoStar, Texas Real Estate Research Center

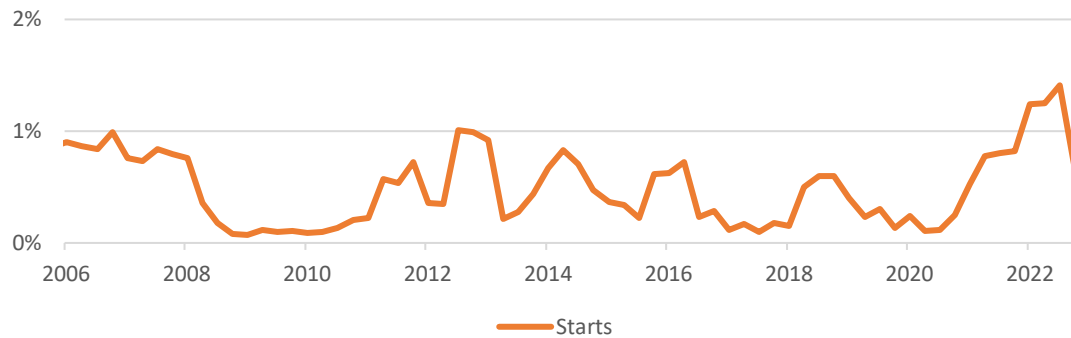
San Antonio Warehouse Market

absorption/construction

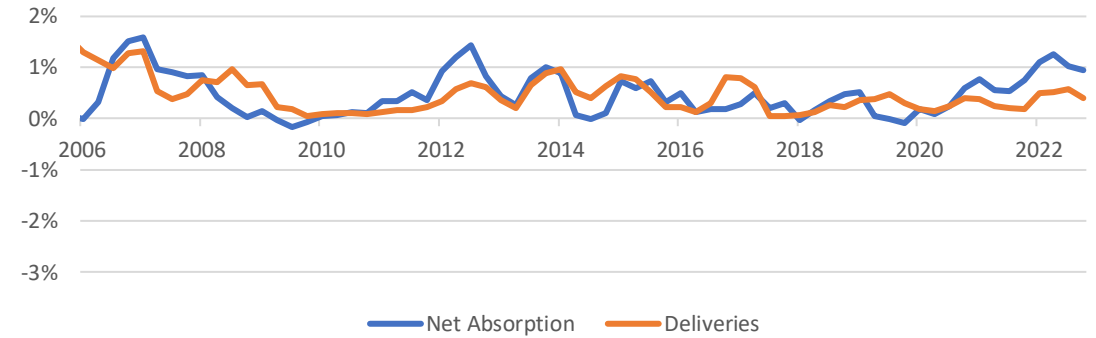
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.67%	1.41%	0.82%
Under Construction Percent	Overall	5.31%	5.05%	2.79%
Absorption Percent	Overall	0.95%	1.02%	0.75%
Deliveries Percent	Overall	0.40%	0.58%	0.19%

Larger
Smaller
 Than Current

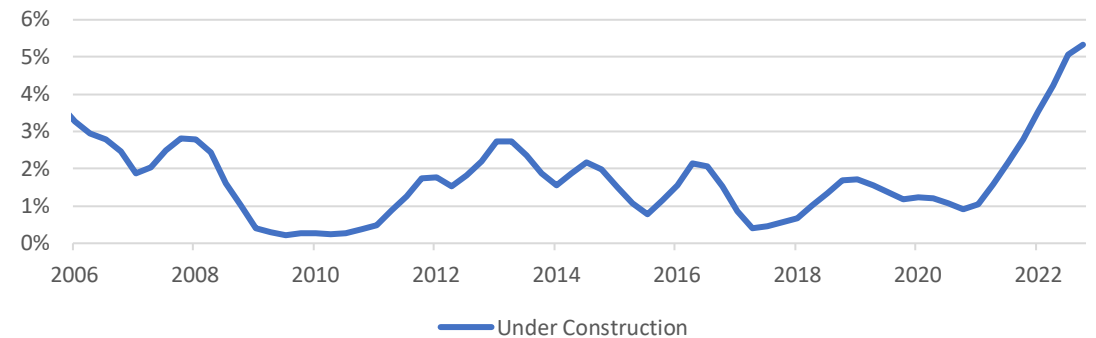
Starts as Percent of Inventory



Absorption and Deliveries as Percent of Inventory

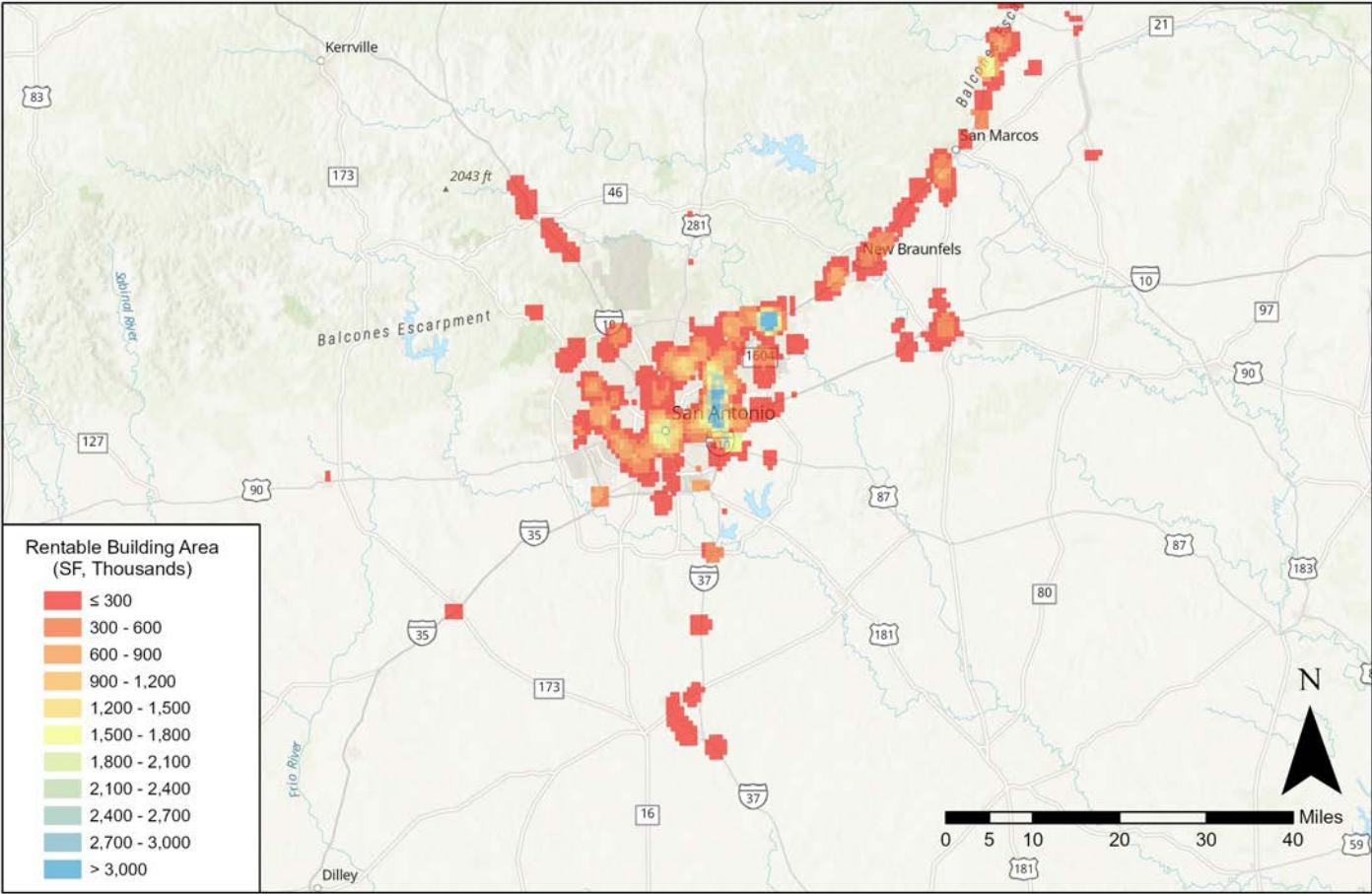


Under Construction as Percent of Inventory



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Rentable Building Area Warehouse LMAs (Q3 2022)



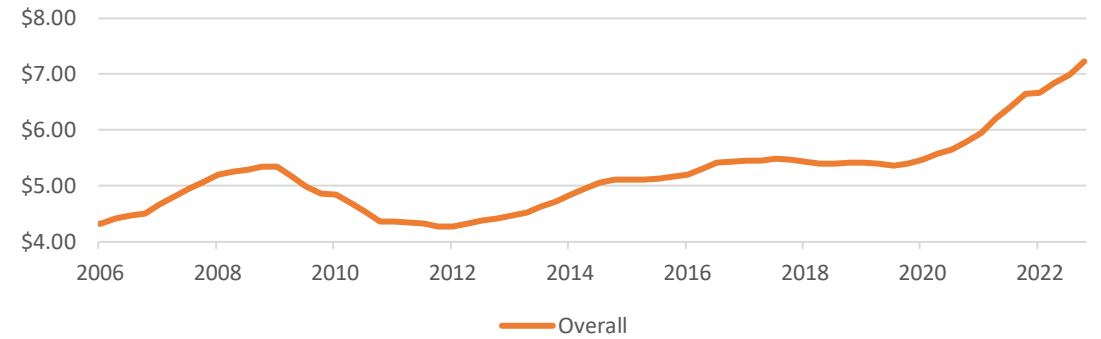
Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Warehouse Market *rent*



NNN Rent



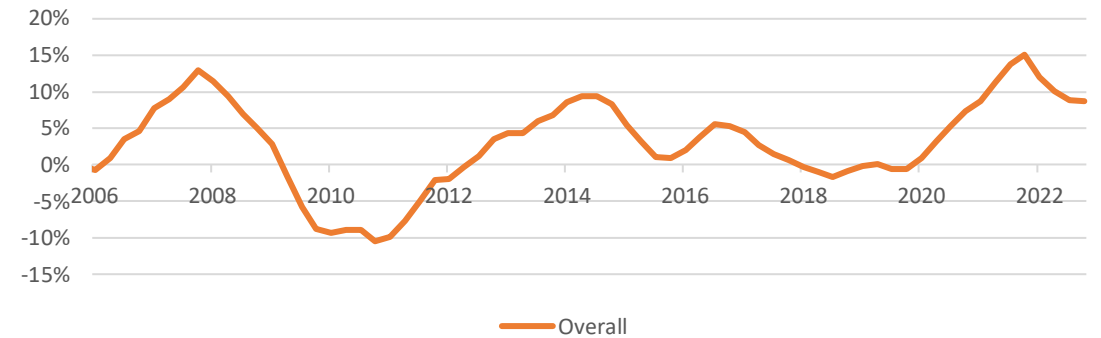
NNN Rent Overall

Overall

Current	Previous Quarter	Previous Year
\$7.24	\$6.99	\$6.65

Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center

San Antonio Warehouse Market *vacancy*

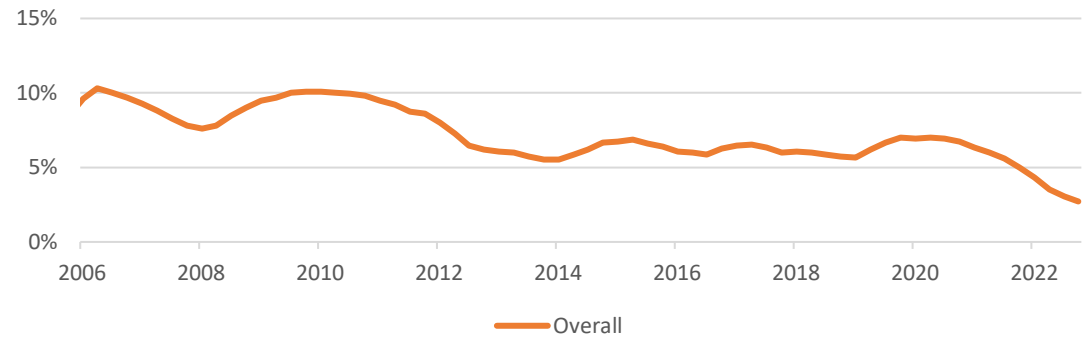


Vacant Percent % Total
Availability less Vacancy

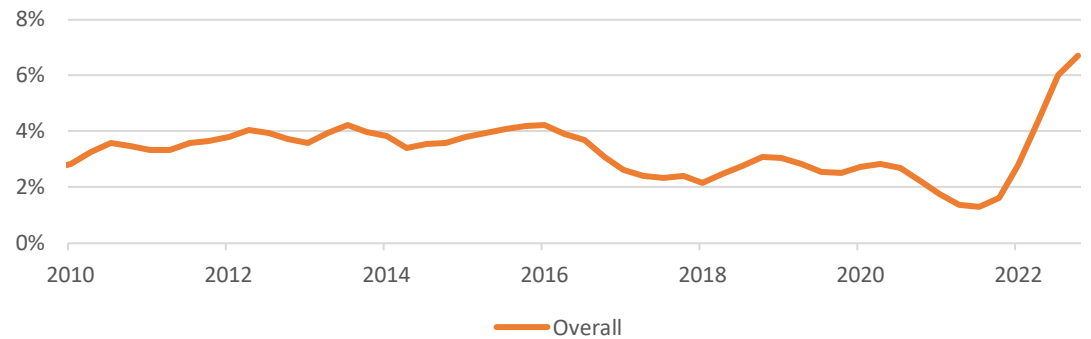
	Current	Previous Quarter	Previous Year
Overall	2.70%	3.07%	5.00%
Overall	6.70%	6.00%	1.63%

Larger
Smaller
Than Current

Vacancy

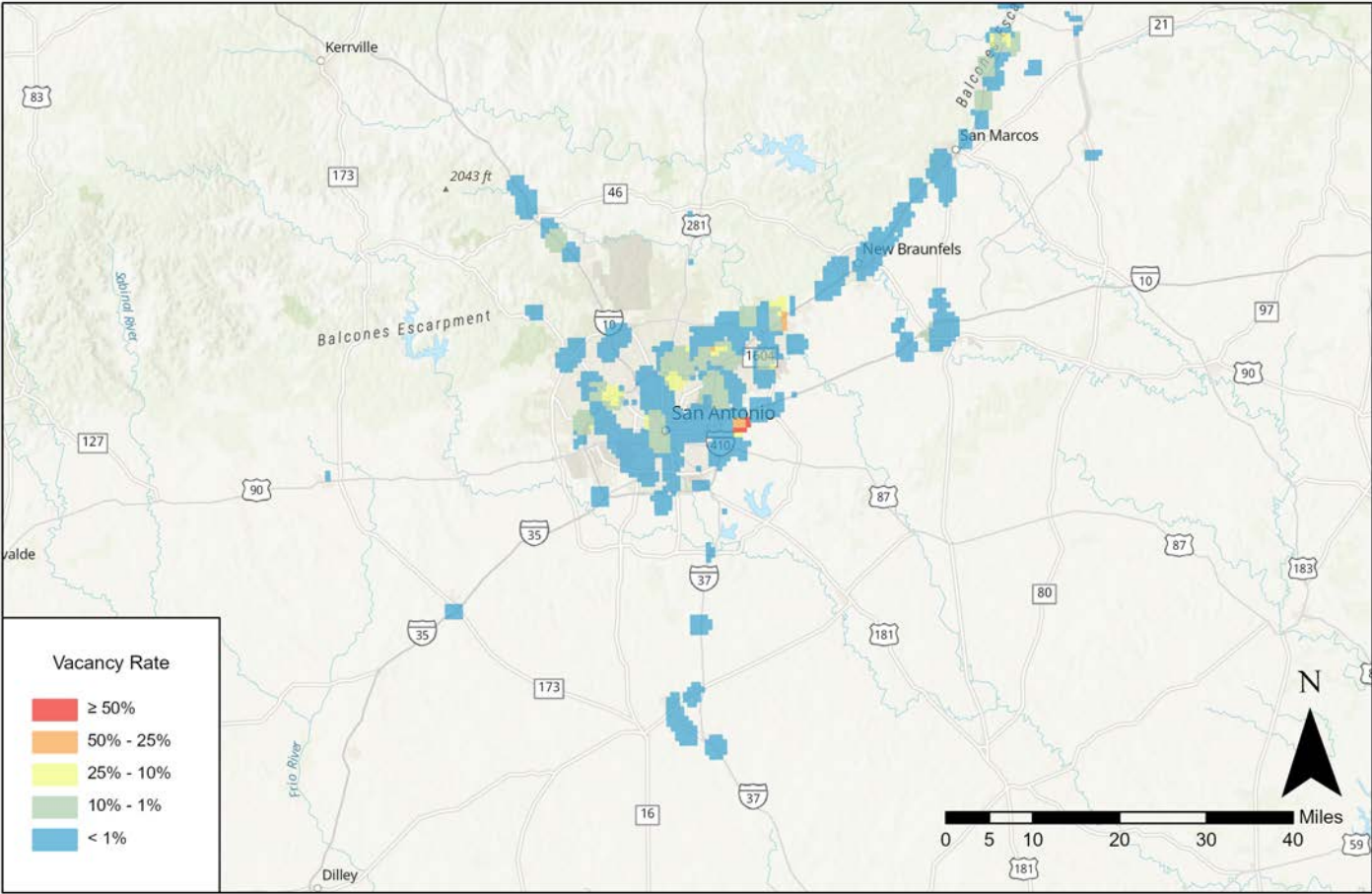


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center

San Antonio Metro Vacancy Warehouse LMAs (Q3 2022)



Sources: Costar, Esri, CGIAR, USGS, Texas Parks & Wildlife, CONANP, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, EPS, NPS

Local Market Area (LMA) Definitions

San Antonio Warehouse Market *vacancy*



Notes and Definitions

- **Asking rents.** The dollar amount per square foot the landlord requests from a tenant, excluding tenant improvements and concessions. Leases typically dictate this amount paid annually.
- **Effective rents.** The dollar amount per square foot the landlord requests from a tenant, after deducting concessions.
- **Absorption.** The net change in occupied space, measured in square feet, over a given period. Net absorption reflects the amount of space occupied as well as the amount of space vacated. Net absorption includes direct and sublease space.
- **Nominal.** Value or rate reflecting current prices or rates without adjusting for inflation. Values are not inflation-adjusted in this report
- **SF.** Square feet.
- **Under construction.** The square footage being built within a particular market; applies to buildings that have not received a certificate of occupancy.
- **Vacancy rate.** A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory.

Notes and Definitions

- **Local Market Area Map Analysis.** To facilitate spatial visualization of individual building data, a grid of points was distributed across each metropolitan area with the points one-half mile apart. Key market statistics were calculated at these reference points. Local Market Area parameters are then recalculated for all the buildings within one mile of each grid point for those grid points that contain at least three buildings within one mile. At each Local Market Area point shown, the parameters calculated are for the “sub-market” within one mile of that point. **Rentable Building Area** is the sum of rentable building area within each Local Market Area. The sum of all Local Market Areas’ Rentable Building Areas will overstate total market Rentable Building Area due to the overlapping nature of the Local Market Areas. **Vacancy** is the weighted vacancy of the buildings within each Local Market Area. **Average Weighted Rent** is the weighted rent of the buildings within each Local Market Area.



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

DIVISION OF ACADEMIC AND STRATEGIC COLLABORATIONS

Texas A&M University
2115 TAMU
College Station, Texas 77843-2115

<http://www.recenter.tamu.edu>
979-845-2031

EXECUTIVE DIRECTOR

GARY W. MALER

ADVISORY COMMITTEE

DOUG JENNINGS, CHAIRMAN Fort Worth	DOUG FOSTER, VICE CHAIRMAN Lockhart
TROY ALLEY, JR. DeSoto	BESA MARTIN Boerne
RUSSELL CAIN Port Lavaca	BECKY VAJDAK Temple
VICKI FULLERTON The Woodlands	BARBARA RUSSELL, EX-OFFICIO Denton
PATRICK GEDDES Dallas	



LinkedIn
[linkedin.com/company/recentertx](https://www.linkedin.com/company/recentertx)



Instagram
[instagram.com/recentertx](https://www.instagram.com/recentertx)



YouTube
[youtube.com/realestatecenter](https://www.youtube.com/realestatecenter)



Facebook
[facebook.com/recentertx](https://www.facebook.com/recentertx)



Twitter
[twitter.com/recentertx](https://www.twitter.com/recentertx)