

TEXAS QUARTERLY COMMERCIAL REPORT

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

TECHNICAL REPORT
2211
SECOND QUARTER 2023

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Market Summary Comparison



	Apartment				Office				Retail				Warehouse			
	Monthly Rent per SF		Vacancy		Annual Rent per SF		Vacancy		Annual Rent per SF		Vacancy		Annual 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	-1.34%	9.60%	1.73%	\$30.08	1.96%	19.40%	3.90%	\$25.30	11.22%	3.40%	-0.50%	\$12.04	3.53%	6.75%	2.62%
Dallas-Fort Worth	\$1.70	0.59%	8.65%	1.78%	\$23.29	2.10%	22.00%	1.03%	\$18.74	7.90%	5.35%	-0.18%	\$7.96	21.02%	7.55%	1.18%
Houston	\$1.44	1.65%	9.45%	1.25%	\$21.01	1.28%	22.75%	0.48%	\$19.50	2.01%	5.70%	-0.50%	\$8.66	6.87%	7.50%	0.03%
San Antonio	\$1.40	-0.00%	10.30%	2.80%	\$21.24	-1.87%	15.25%	1.25%	\$18.03	7.94%	4.05%	-0.58%	\$7.44	10.53%	6.75%	2.75%



Texas

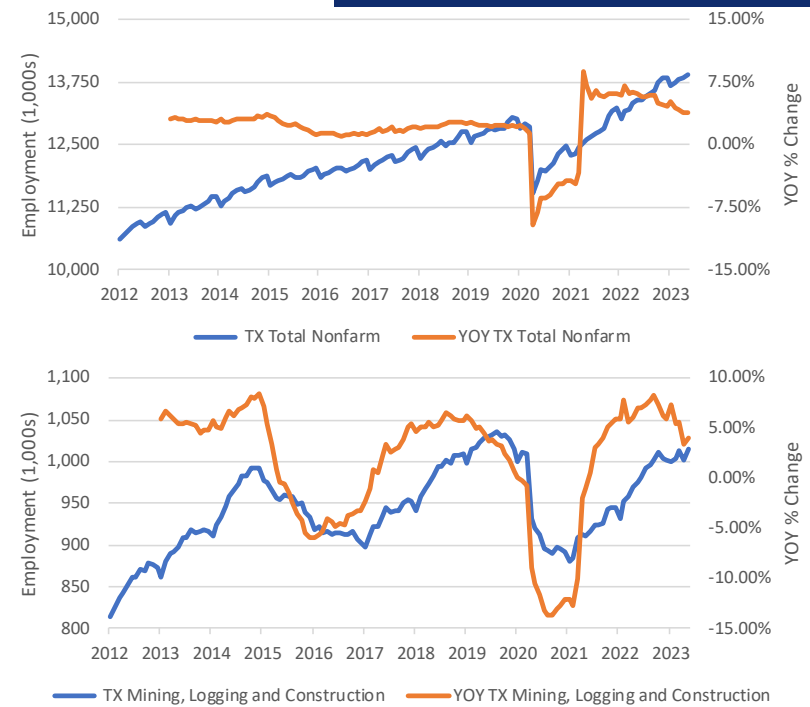
- Texas employment growth on a year-over-year (YOY) basis, while slowing, continues to outpace expectations and long-term trends across industries and the big four Metropolitan Statistical Areas (MSAs).
- Monthly employment has moderated some, and YOY results are expected to moderate further through 2023, moving closer to long-term trends.
- Office vacancy remains generally elevated across the major MSAs and continues to rise in all but Houston. In Austin, ongoing delivery of the current square footage under construction (5.6 percent of existing inventory) will increase pressure on 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 office markets.
- Class A apartment vacancies remain subdued across Texas markets but have continued their recent upward trend. Continued population growth and work-from-home demand pressures will continue to place downward pressure on vacancy increases. On the other hand, the last two years of unusually high permitted unit volume will continue to come online.



Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Total Nonfarm	13,913,300	13,391,200	522,100	3.90%
AUS Total Nonfarm	1,316,000	1,265,200	50,800	4.02%
DFW Total Nonfarm	4,234,600	4,062,300	172,300	4.24%
HOU Total Nonfarm	3,354,300	3,235,200	119,100	3.68%
SAT Total Nonfarm	1,170,000	1,118,300	51,700	4.62%

	May-23	May-22	Change	YOY
TX Mining, Logging and Construction	1,014,700	975,200	39,500	4.05%
AUS Mining, Logging and Construction	83,000	79,600	3,400	4.27%
DFW Mining, Logging and Construction	242,800	230,500	12,300	5.34%
HOU Mining, Logging and Construction	286,400	287,800	(1,400)	-0.49%
SAT Mining, Logging and Construction	71,000	67,200	3,800	5.65%

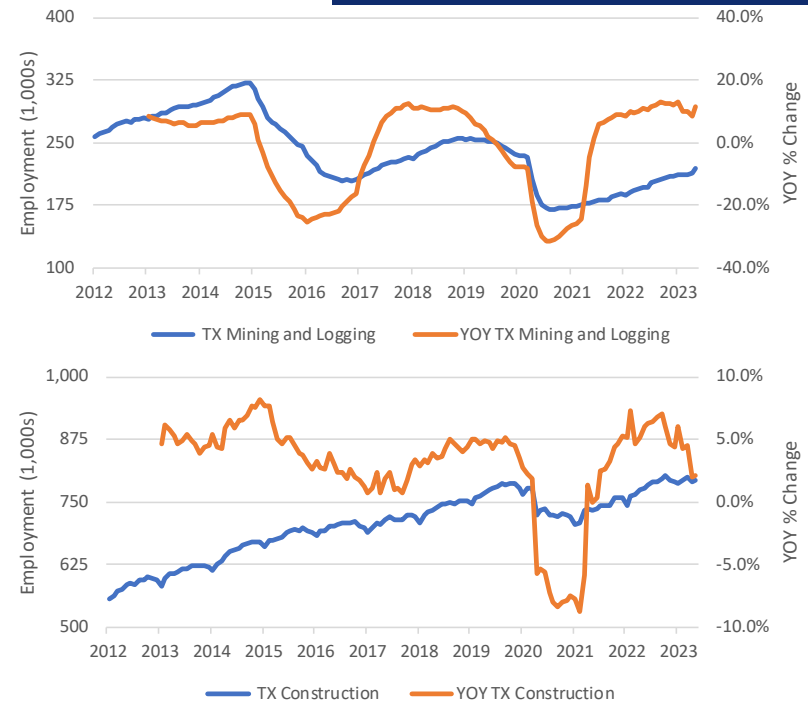


Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Mining and Logging	220,100	197,400	22,700	11.50%
AUS Mining and Logging	-	-	-	-
DFW Mining and Logging	-	-	-	-
HOU Mining and Logging	69,200	65,200	4,000	6.13%
SAT Mining and Logging	7,200	6,500	700	10.77%

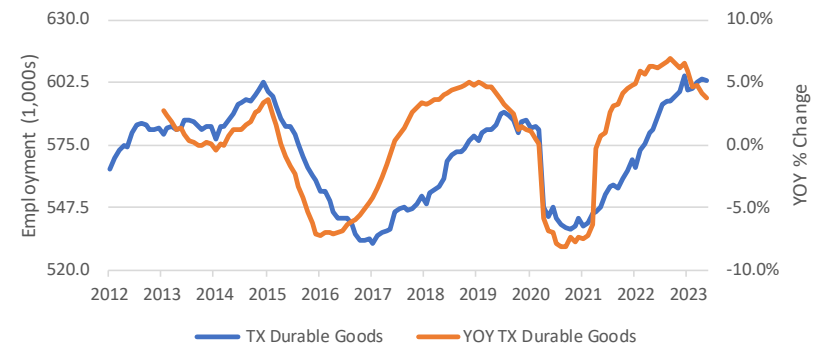
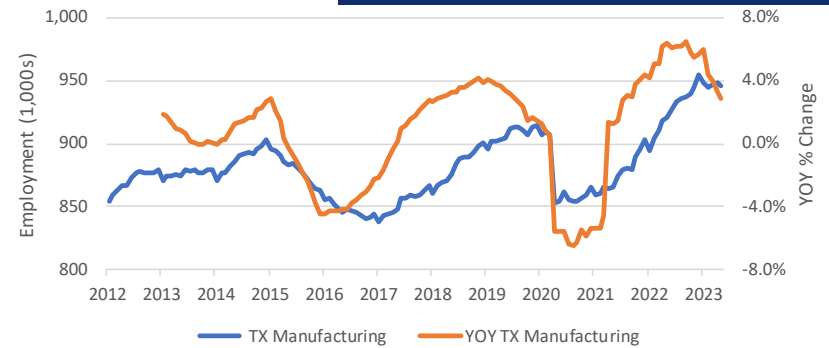
	May-23	May-22	Change	YOY
TX Construction	794,600	777,800	16,800	2.16%
AUS Construction	-	-	-	-
DFW Construction	-	-	-	-
HOU Construction	217,200	222,600	(5,400)	-2.43%
SAT Construction	63,800	60,700	3,100	5.11%



Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Manufacturing	946,600	920,600	26,000	2.82%
AUS Manufacturing	72,900	69,700	3,200	4.59%
DFW Manufacturing	305,300	297,900	7,400	2.48%
HOU Manufacturing	230,400	222,600	7,800	3.50%
SAT Manufacturing	57,600	56,500	1,100	1.95%

	May-23	May-22	Change	YOY
TX Durable Goods	603,600	582,000	21,600	3.71%
AUS Durable Goods	-	-	-	-
DFW Durable Goods	214,800	207,900	6,900	3.32%
HOU Durable Goods	141,500	136,100	5,400	3.97%
SAT Durable Goods	39,700	38,100	1,600	4.20%

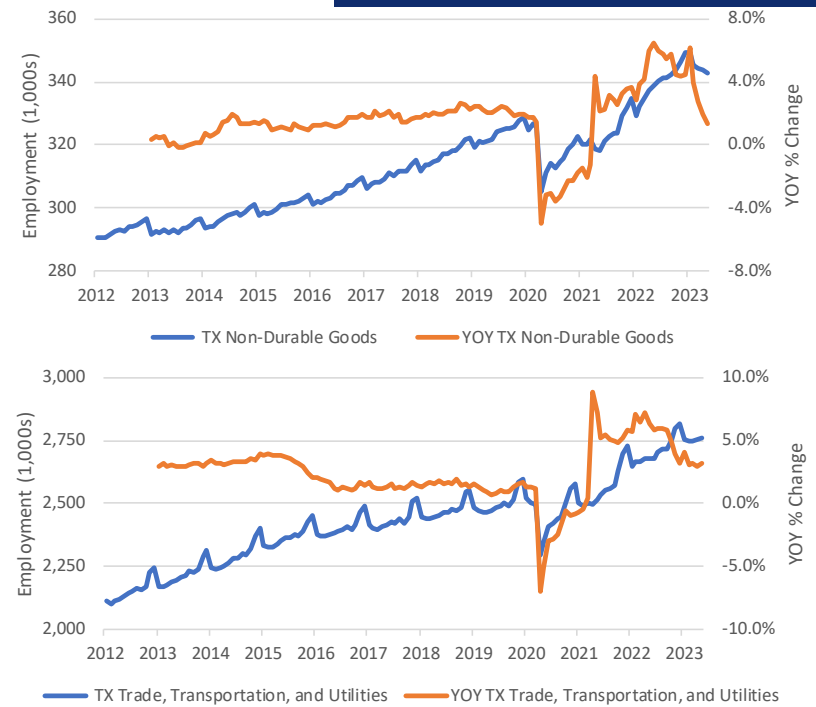


Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Non-Durable Goods	343,000	338,600	4,400	1.30%
AUS Non-Durable Goods	-	-	-	-
DFW Non-Durable Goods	90,500	90,000	500	0.56%
HOU Non-Durable Goods	88,900	86,500	2,400	2.77%
SAT Non-Durable Goods	17,900	18,400	(500)	-2.72%

	May-23	May-22	Change	YOY
TX Trade, Transportation, and Utilities	2,761,300	2,675,500	85,800	3.21%
AUS Trade, Transportation, and Utilities	207,800	201,900	5,900	2.92%
DFW Trade, Transportation, and Utilities	895,400	872,100	23,300	2.67%
HOU Trade, Transportation, and Utilities	688,900	660,600	28,300	4.28%
SAT Trade, Transportation, and Utilities	206,700	200,100	6,600	3.30%

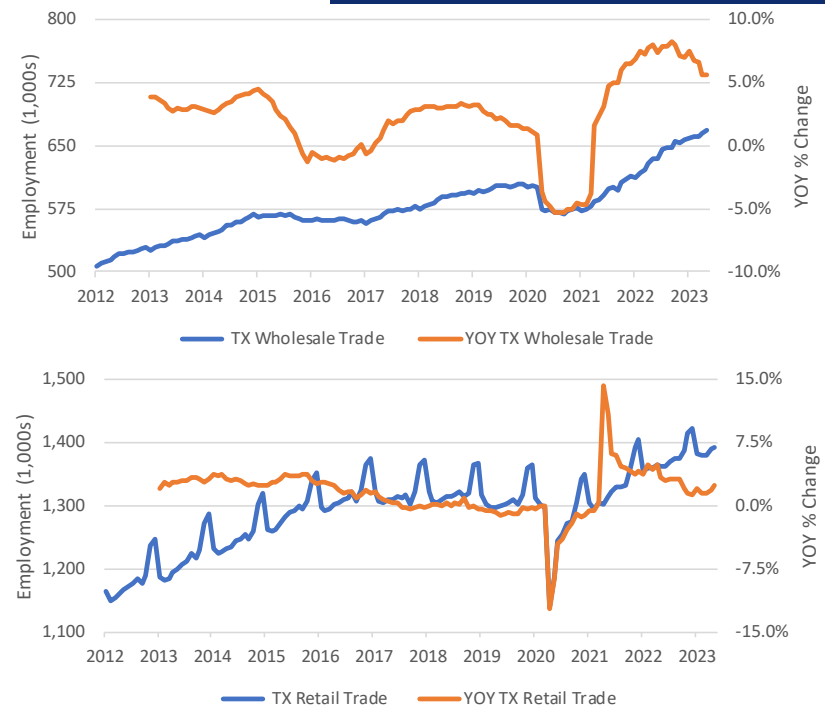


Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Wholesale Trade	669,600	633,900	35,700	5.63%
AUS Wholesale Trade	56,300	53,900	2,400	4.45%
DFW Wholesale Trade	238,200	228,800	9,400	4.11%
HOU Wholesale Trade	177,700	168,400	9,300	5.52%
SAT Wholesale Trade	38,600	38,500	100	0.26%

	May-23	May-22	Change	YOY
TX Retail Trade	1,394,000	1,361,700	32,300	2.37%
AUS Retail Trade	117,500	114,700	2,800	2.44%
DFW Retail Trade	385,200	381,500	3,700	0.97%
HOU Retail Trade	319,200	311,800	7,400	2.37%
SAT Retail Trade	123,300	118,300	5,000	4.23%

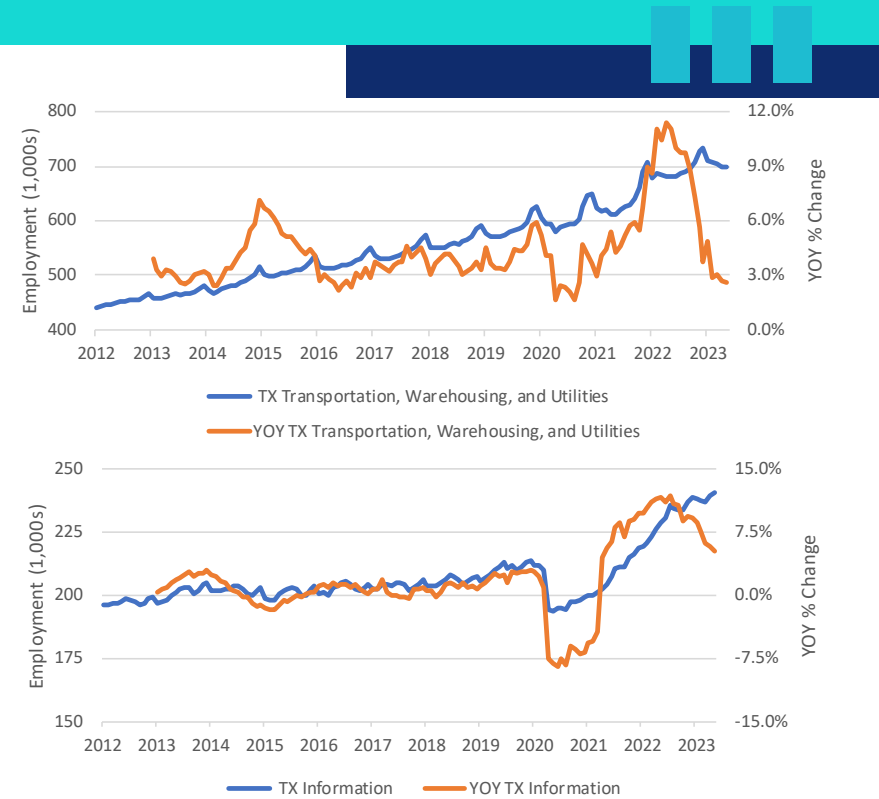


Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Transportation, Warehousing, and Utilities	697,700	679,900	17,800	2.62%
AUS Transportation, Warehousing, and Utilities	34,000	33,300	700	2.10%
DFW Transportation, Warehousing, and Utilities	272,000	261,800	10,200	3.90%
HOU Transportation, Warehousing, and Utilities	192,000	180,400	11,600	6.43%
SAT Transportation, Warehousing, and Utilities	44,800	43,300	1,500	3.46%

	May-23	May-22	Change	YOY
TX Information	240,900	228,800	12,100	5.29%
AUS Information	52,700	51,500	1,200	2.33%
DFW Information	94,400	89,800	4,600	5.12%
HOU Information	33,400	32,700	700	2.14%
SAT Information	19,200	18,500	700	3.78%

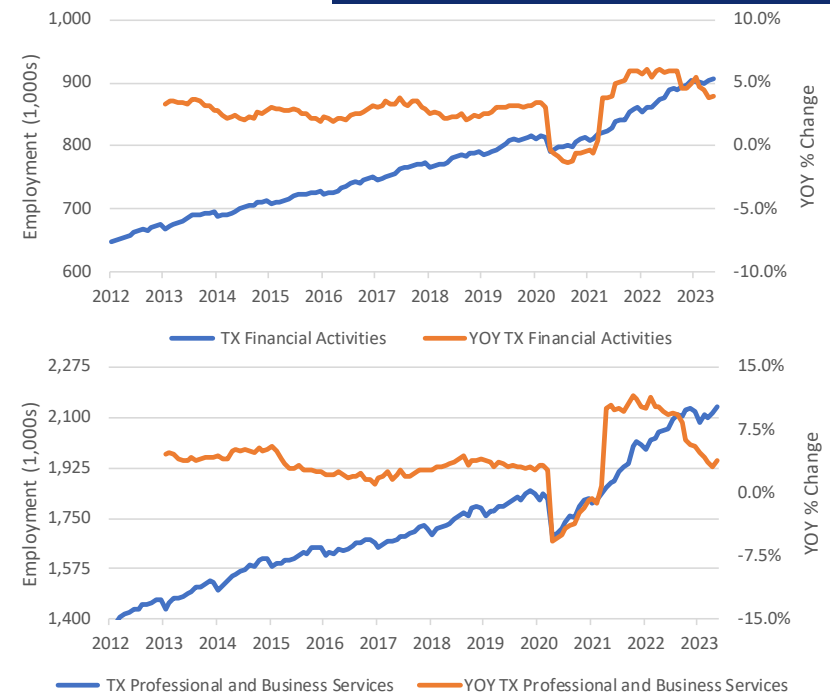


Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*

	May-23	May-22	Change	YOY
TX Financial Activities	907,000	872,700	34,300	3.93%
AUS Financial Activities	79,500	78,700	800	1.02%
DFW Financial Activities	370,400	354,800	15,600	4.40%
HOU Financial Activities	183,800	177,700	6,100	3.43%
SAT Financial Activities	103,500	98,200	5,300	5.40%

	May-23	May-22	Change	YOY
TX Professional and Business Services	2,136,500	2,055,800	80,700	3.93%
AUS Professional and Business Services	282,500	267,900	14,600	5.45%
DFW Professional and Business Services	792,900	756,800	36,100	4.77%
HOU Professional and Business Services	560,100	536,800	23,300	4.34%
SAT Professional and Business Services	166,500	159,300	7,200	4.52%

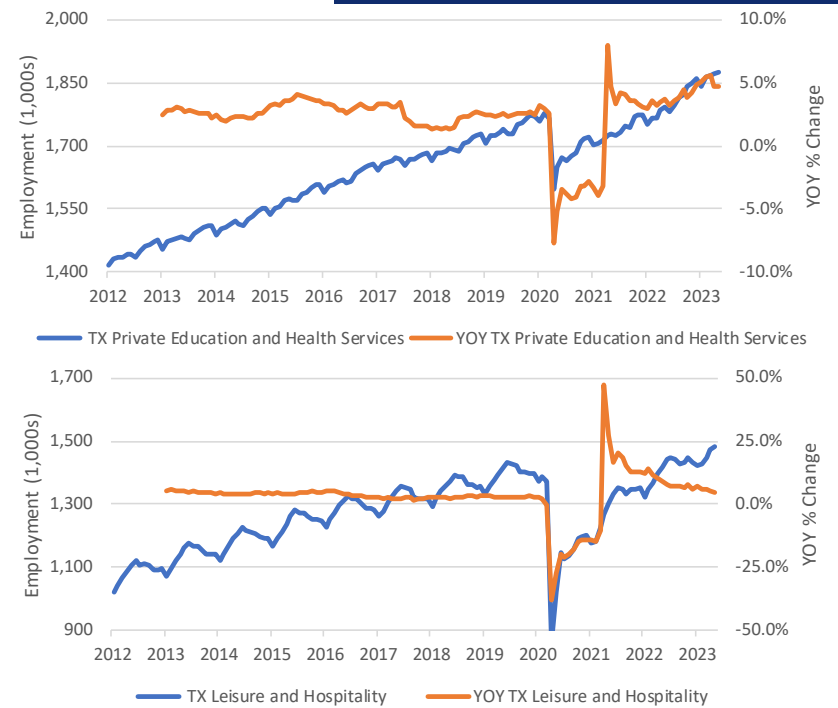


Texas Commercial Markets *key employment trends*



	May-23	May-22	Change	YOY
TX Private Education and Health Services	1,876,900	1,792,000	84,900	4.74%
AUS Private Education and Health Services	146,100	142,500	3,600	2.53%
DFW Private Education and Health Services	497,600	473,700	23,900	5.05%
HOU Private Education and Health Services	447,000	422,100	24,900	5.90%
SAT Private Education and Health Services	174,300	167,900	6,400	3.81%

	May-23	May-22	Change	YOY
TX Leisure and Hospitality	1,484,600	1,418,200	66,400	4.68%
AUS Leisure and Hospitality	149,100	137,200	11,900	8.67%
DFW Leisure and Hospitality	419,900	398,600	21,300	5.34%
HOU Leisure and Hospitality	355,100	343,000	12,100	3.53%
SAT Leisure and Hospitality	147,900	137,000	10,900	7.96%



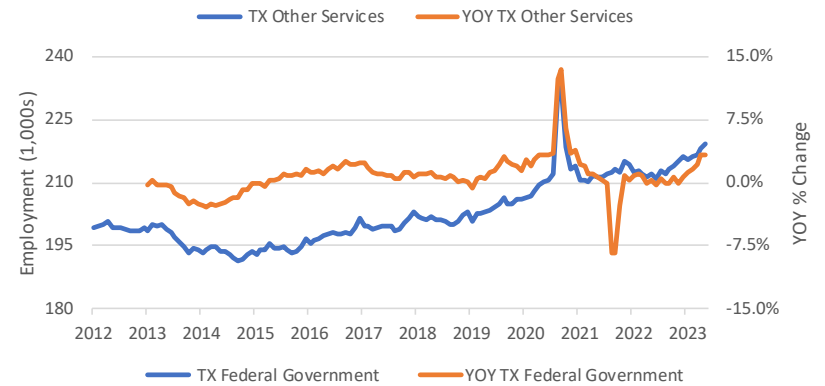
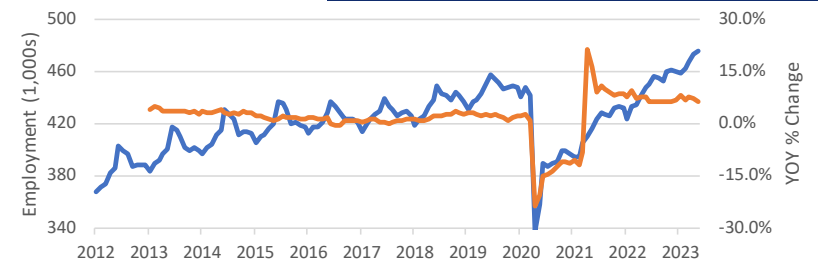
Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*



	May-23	May-22	Change	YOY
TX Other Services	476,100	448,000	28,100	6.27%
AUS Other Services	50,900	48,000	2,900	6.04%
DFW Other Services	139,900	127,900	12,000	9.38%
HOU Other Services	118,500	119,800	(1,300)	-1.09%
SAT Other Services	40,400	38,400	2,000	5.21%

	May-23	May-22	Change	YOY
TX Federal Government	219,100	212,000	7,100	3.35%
AUS Federal Government	14,800	14,900	(100)	-0.67%
DFW Federal Government	48,500	48,000	500	1.04%
HOU Federal Government	33,300	32,100	1,200	3.74%
SAT Federal Government	38,200	36,800	1,400	3.80%



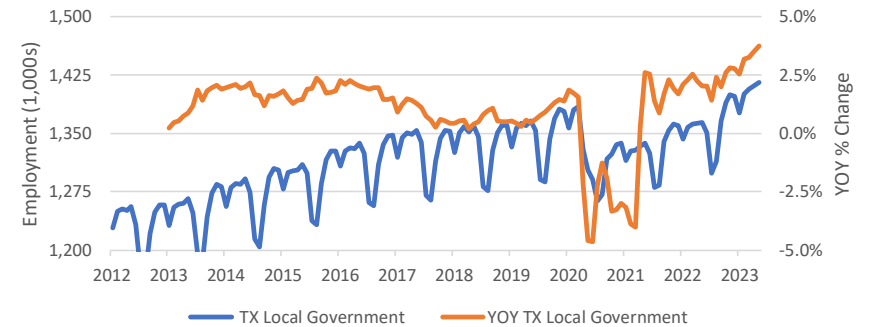
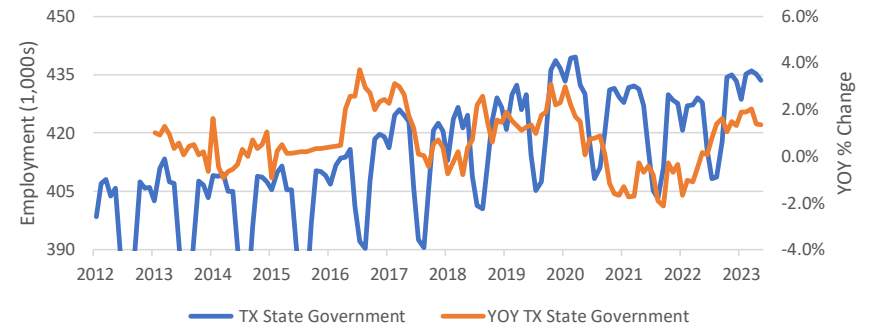
Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Texas Commercial Markets *key employment trends*



	May-23	May-22	Change	YOY
TX State Government	433,600	427,800	5,800	1.36%
AUS State Government	74,800	77,000	(2,200)	-2.86%
DFW State Government	81,100	78,600	2,500	3.18%
HOU State Government	95,500	90,900	4,600	5.06%
SAT State Government	21,000	21,400	(400)	-1.87%

	May-23	May-22	Change	YOY
TX Local Government	1,416,000	1,364,600	51,400	3.77%
AUS Local Government	101,900	96,300	5,600	5.82%
DFW Local Government	346,400	333,600	12,800	3.84%
HOU Local Government	321,900	309,100	12,800	4.14%
SAT Local Government	123,700	117,000	6,700	5.73%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Austin

- Economy
- Apartments
- Office
- Retail
- Warehouse



Austin Economy

- Total employment growth in the Austin MSA has returned to pre-COVID rates. Slowdowns in growth are evident in the core information and professional and business services subsectors.
- Short-term employment growth is below pre-COVID trends, but growth is expected to return to those levels in the mid-term.
- Office vacancy remains elevated, is rising, and continues to receive upward pressure from the shakeout from work-from-home/hybrid work and a large ratio (5.6 percent) of under-construction projects that will continue delivering over the next few years.
- Overall apartment vacancies have returned to above pre-COVID norms. Despite moderating this quarter, Class A vacancy rates will likely increase over the next few years due to the large proportion of units currently under construction relative to total inventory (15.1 percent).



Austin Economy *key employment trends*

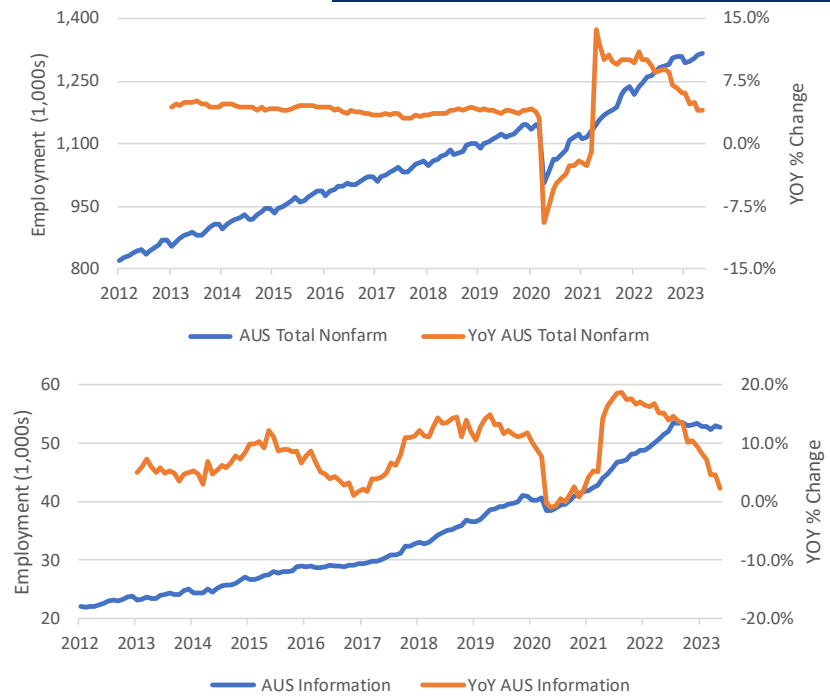


AUS Total Nonfarm

	May-23	May-22	Change YoY
AUS Total Nonfarm	1,316,000	1,265,200	50,800 4.02%

AUS Information

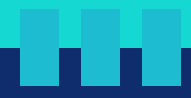
	May-23	May-22	Change YoY
AUS Information	52,700	51,500	1,200 2.33%



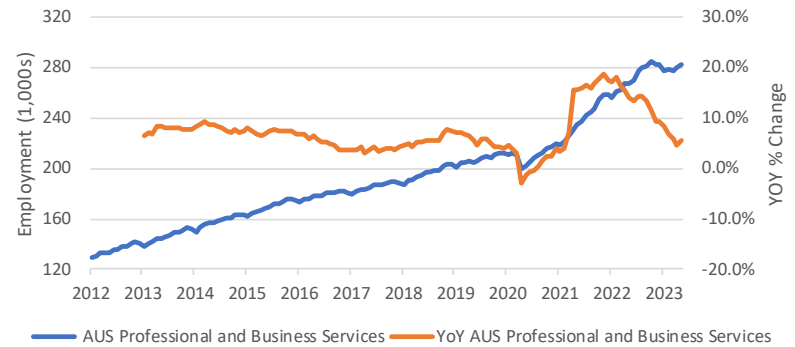
Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University



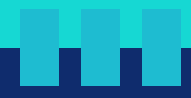
Austin Economy *key employment trends*



	May-23	May-22	Change YoY	
AUS Professional and Business Services	282,500	267,900	14,600	5.45%

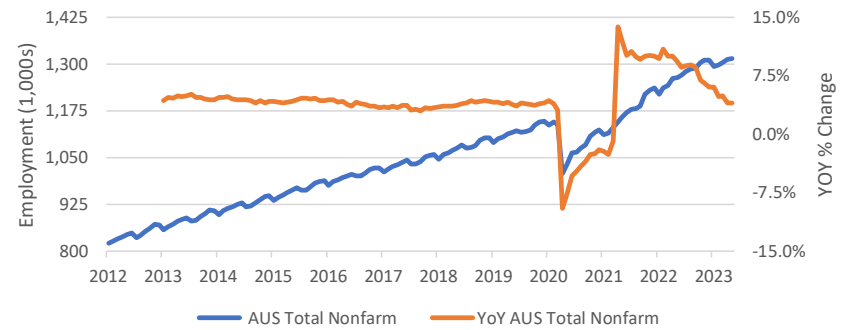


Austin Apartment Market *key employment trends*



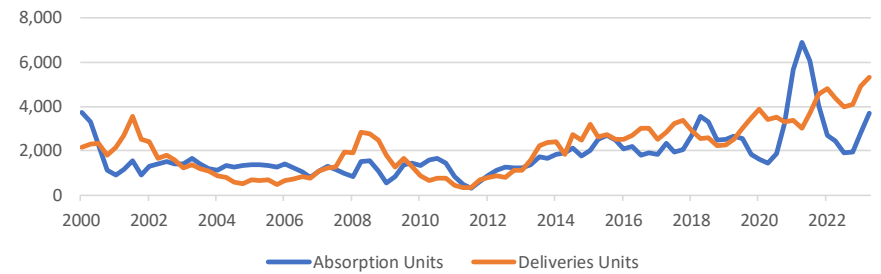
AUS Total Nonfarm

May-23	May-22	Change YoY
1,316,000	1,265,200	50,800 4.02%

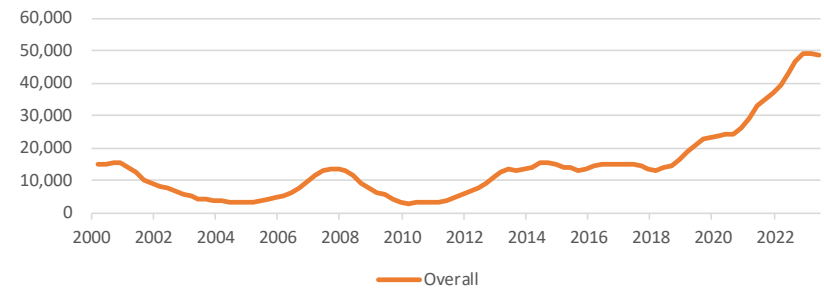


Austin Apartment Market *absorption/construction*

Absorption and Delivery Units



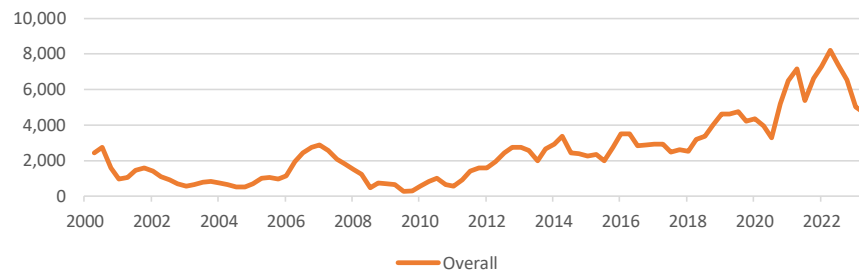
Under Construction Units



	Current	Previous Quarter	Previous Year
Starts Units	Overall 4,725	5,037	8,208
Absorption Units	Overall 3,693	2,797	2,461
Deliveries Units	Overall 5,312	4,902	4,392
Under Construction Units	Overall 48,818	49,405	43,423

Larger Than Current (green box)
Smaller Than Current (orange box)

Starts Units



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

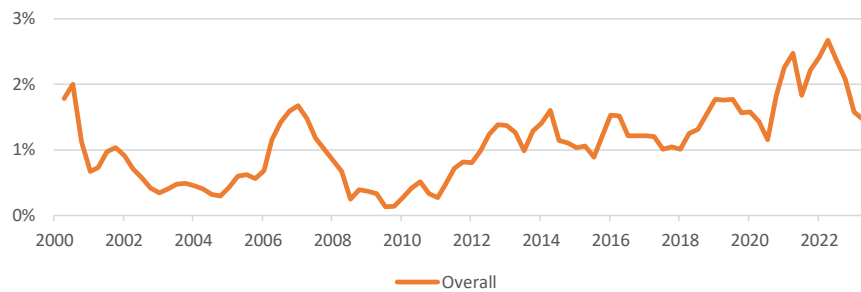
Austin Apartment Market *absorption/construction*



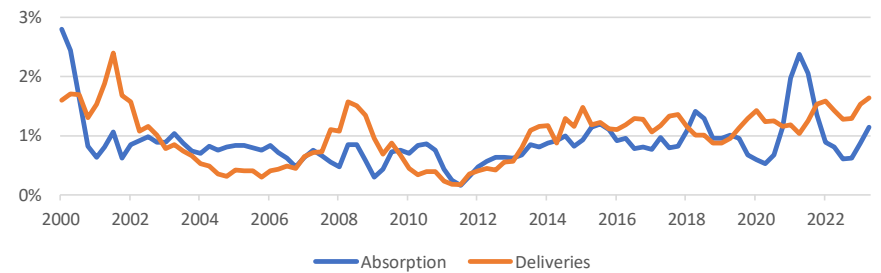
	Current	Previous Quarter	Previous Year
Starts Percent	Overall 1.46%	Larger Than Current 1.57%	Larger Than Current 2.67%
Absorption Percent	Overall 1.14%	Smaller Than Current 0.87%	Smaller Than Current 0.80%
Deliveries Percent	Overall 1.64%	Smaller Than Current 1.53%	Smaller Than Current 1.43%
Under Construction Percent	Overall 15.11%	Larger Than Current 15.41%	Larger Than Current 14.11%

Larger Than Current (Green)
Smaller Than Current (Orange)

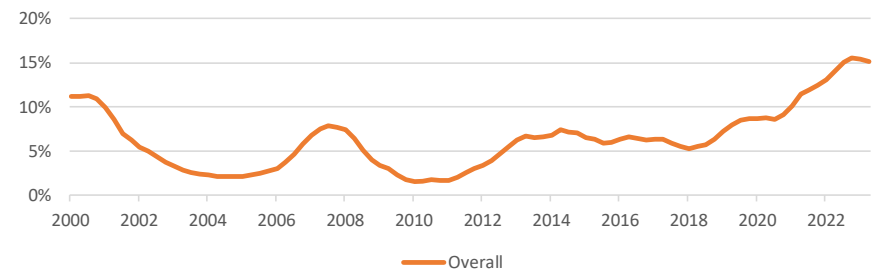
Starts as Percent of Inventory



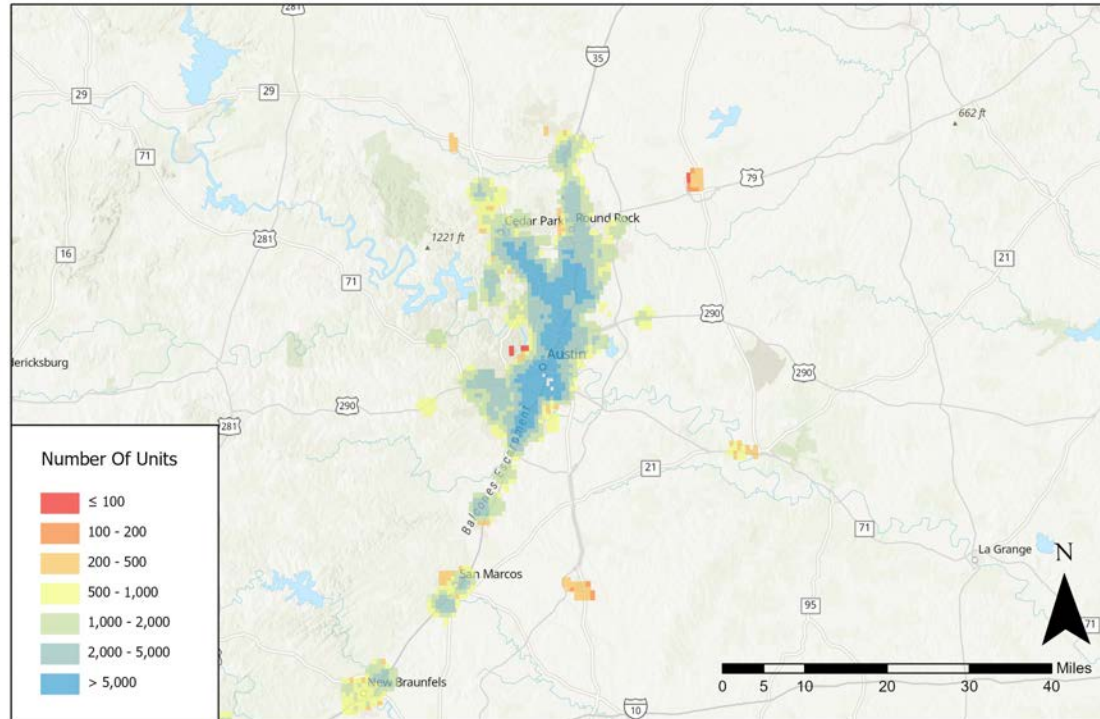
Absorption and Delivery as Percent of Inventory



Under Construction as Percent of Inventory



Austin Metro Number of Units Multifamily LMAs (Q1 2023)



Source: Costar, Esri, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Austin Apartment Market *inventory*



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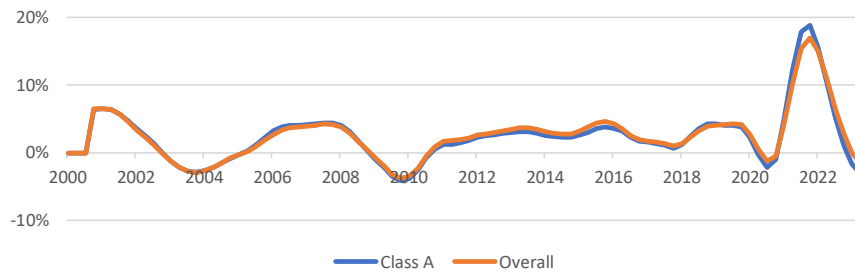
Austin Apartment Market *rent*



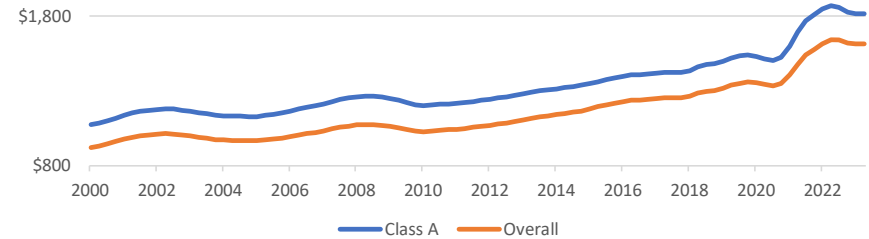
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,818	\$1,816	\$1,868
Effective Rent Per Unit	Overall	\$1,616	\$1,614	\$1,640
Effective Rent Per SF	Class A	\$1.99	1.99	2.05
Effective Rent Per SF	Overall	\$1.85	1.84	1.87

Larger Than Current ■ Smaller Than Current ■

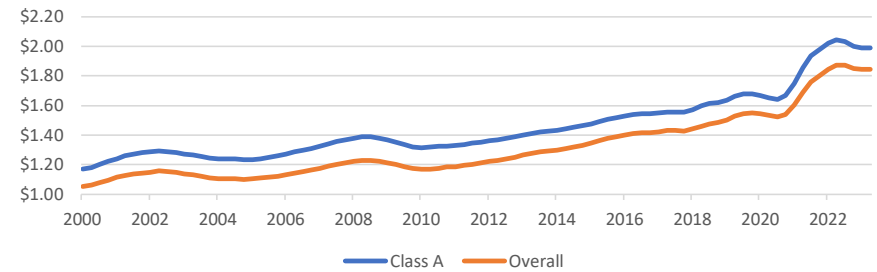
Year over Year Growth in Effective Rent



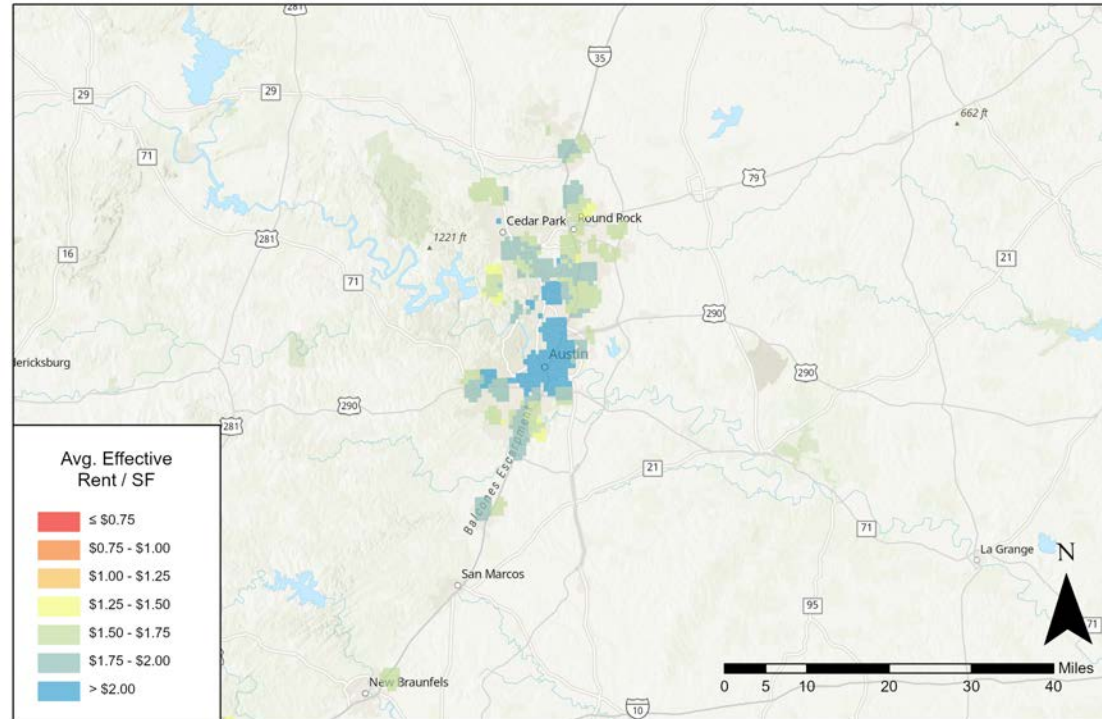
Effective Rent Per Unit



Effective Rent Per Square Foot



Austin Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2023)



Source: Costar, Esri, CGIAR, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

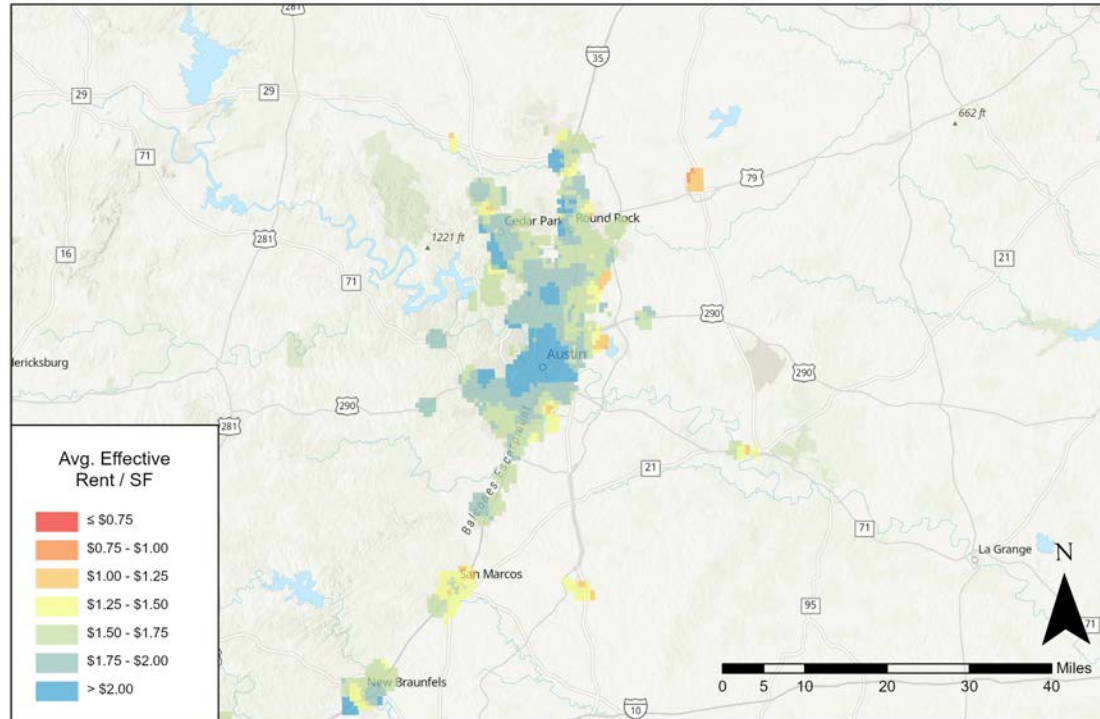
Local Market Area (LMA) Definitions

Austin Apartment Market *rent*



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Austin Metro Average Effective Rent / SF Multifamily LMAs (Q1 2023)



Source: Costar, Esri, CGIAR, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

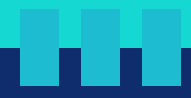
Local Market Area (LMA) Definitions

Austin Apartment Market *rent*

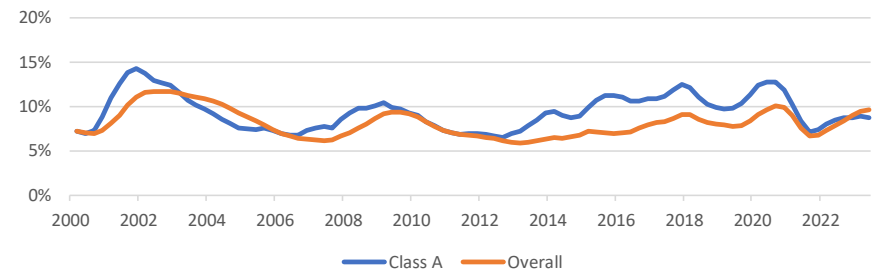


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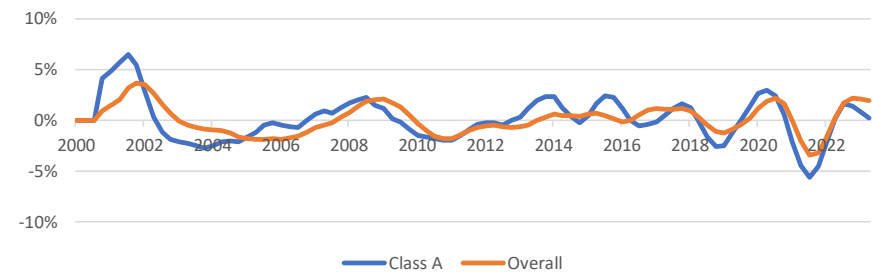
Austin Apartment Market *vacancy*



Vacancy



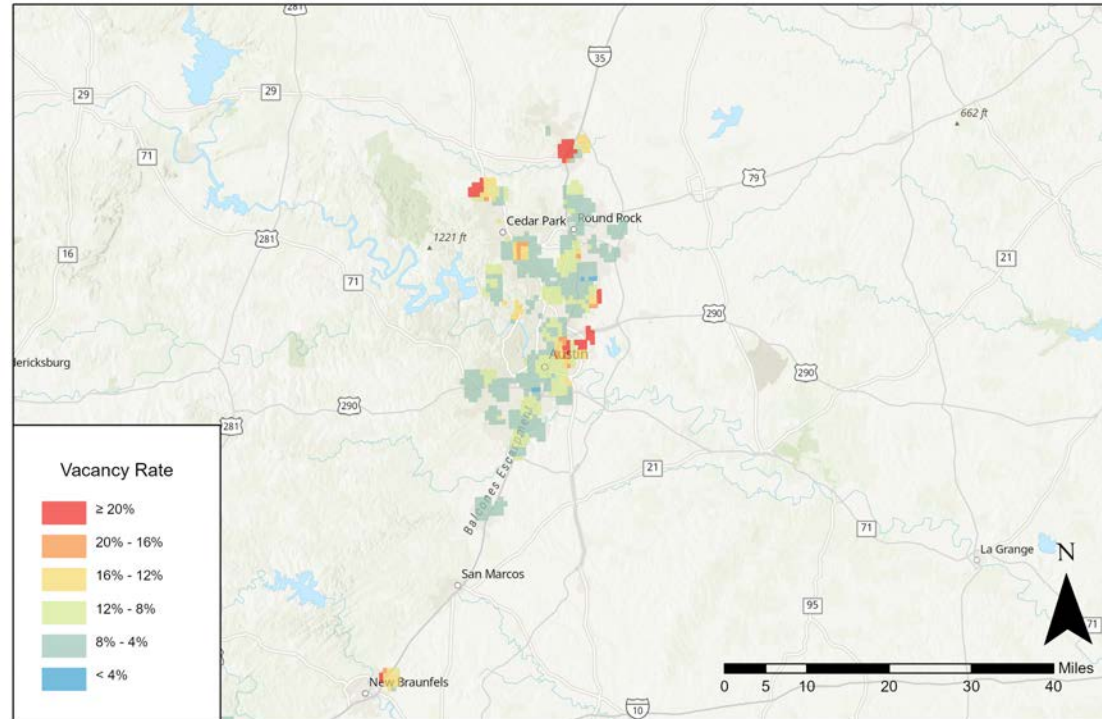
Vacancy Change from Previous Year



		Current	Previous Quarter	Previous Year
Vacancy Percent	Class A	8.75%	8.90%	8.50%
Vacancy Percent	Overall	9.60%	9.43%	7.87%

Larger
Smaller
 Than Current

Austin Metro Vacancy Class A Multifamily LMAs (Q1 2023)



Source: Costar, Esri, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

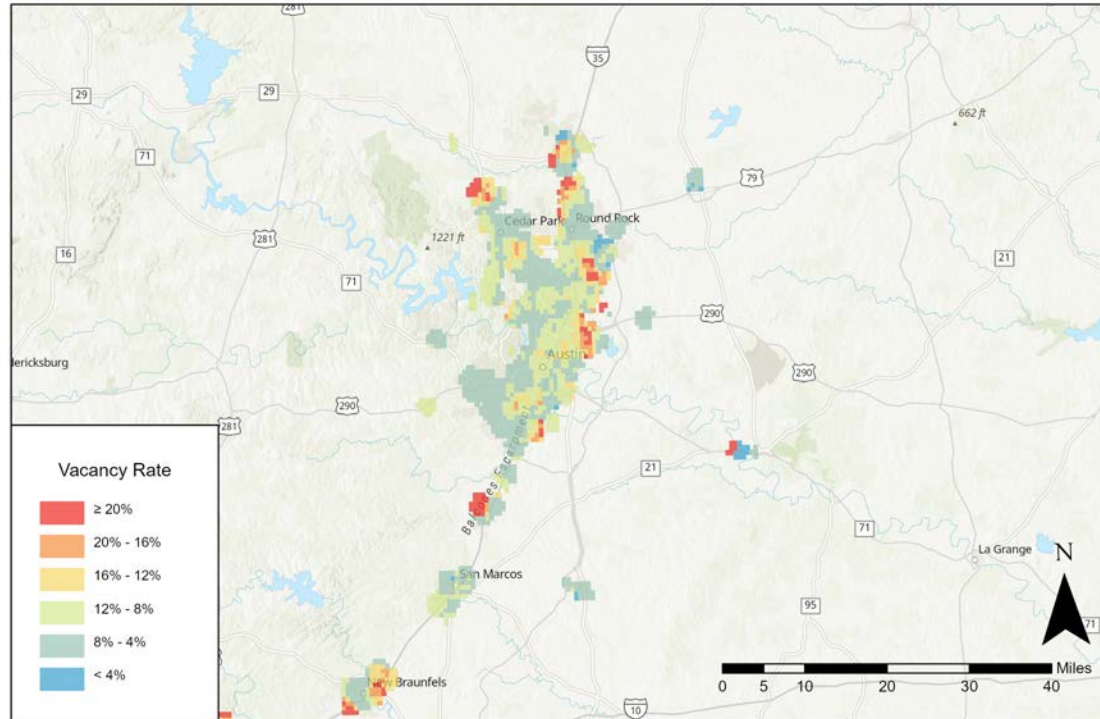
Local Market Area (LMA) Definitions

Austin Apartment Market *vacancy*



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Austin Metro Vacancy Multifamily LMAs (Q1 2023)



Source: Costar, Esri, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Austin Apartment Market *vacancy*



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Austin Office Market *key employment trends*

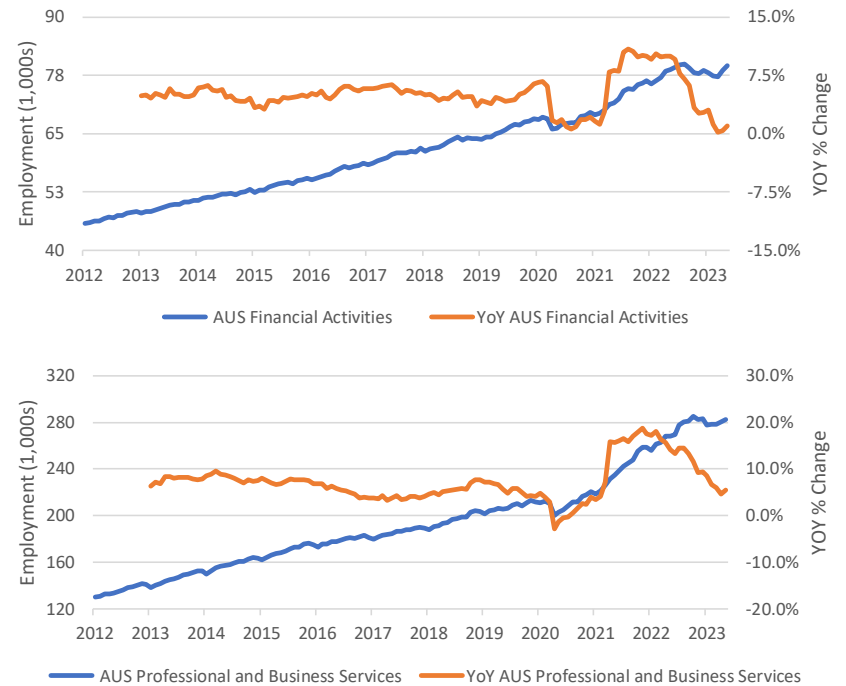


AUS Financial Activities

May-23	May-22	Change YoY
79,500	78,700	800 1.02%

AUS Professional and Business Services

May-23	May-22	Change YoY
282,500	267,900	14,600 5.45%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

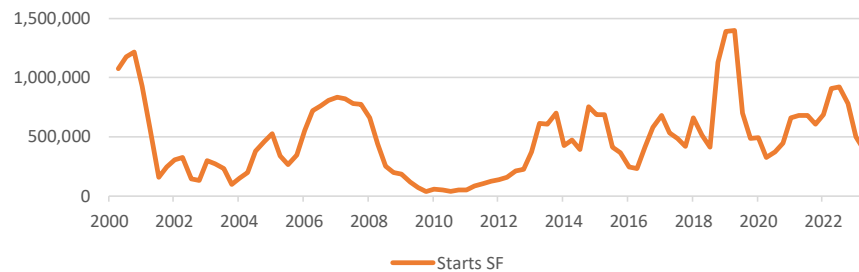


Austin Office Market *absorption/construction*

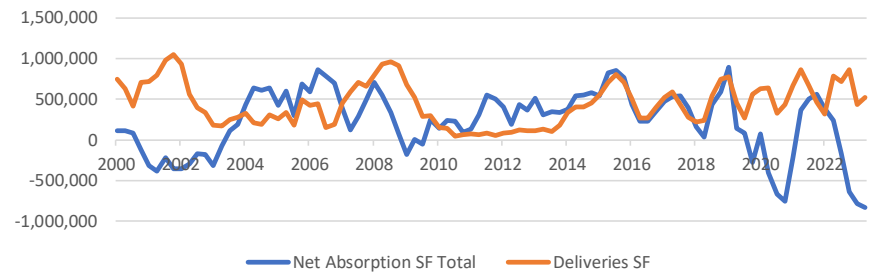
		Current	Previous Quarter	Previous Year
Starts SF	Overall	391,602	501,447	906,549
Net Absorption SF Total	Overall	-826,612	-785,099	241,666
Deliveries SF	Overall	524,178	437,929	783,514
Under Construction SF	Overall	5,536,916	5,669,491	5,486,633

Larger
Smaller
 Than Current

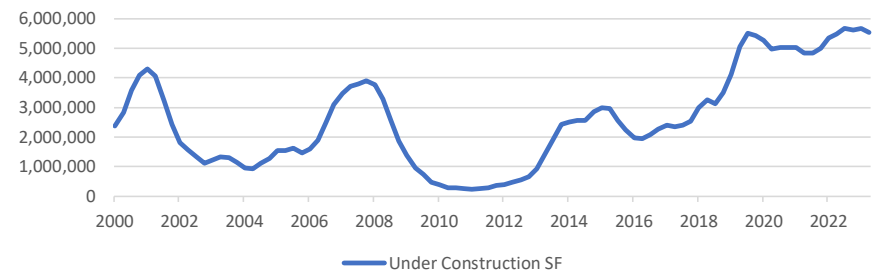
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



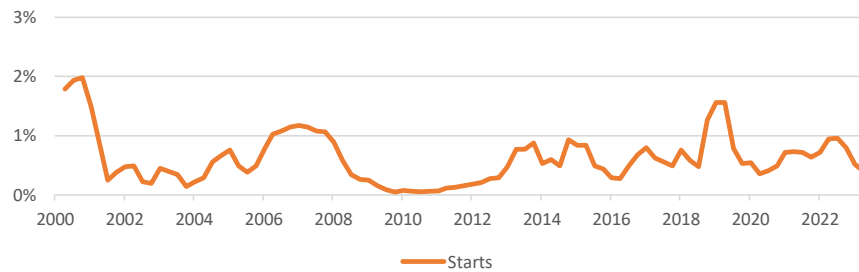
Austin Office Market *absorption/construction*



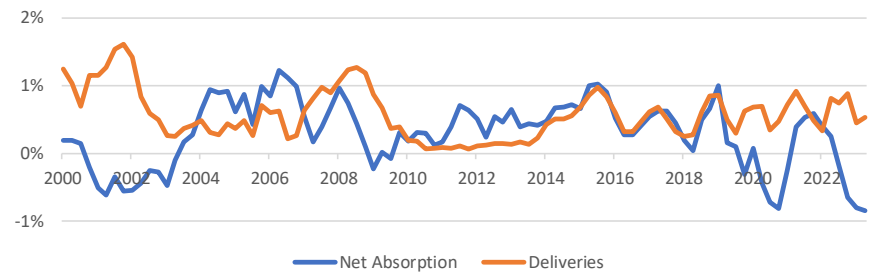
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.40%	0.51%	0.94%
Under Construction Percent	Overall	5.63%	5.78%	5.70%
Absorption Percent	Overall	-0.84%	-0.80%	0.25%
Deliveries Percent	Overall	0.53%	0.45%	0.81%

Larger
Smaller
 Than Current

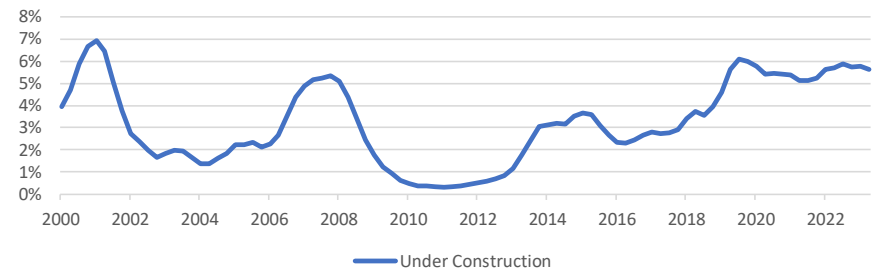
Starts as Percent of Inventory



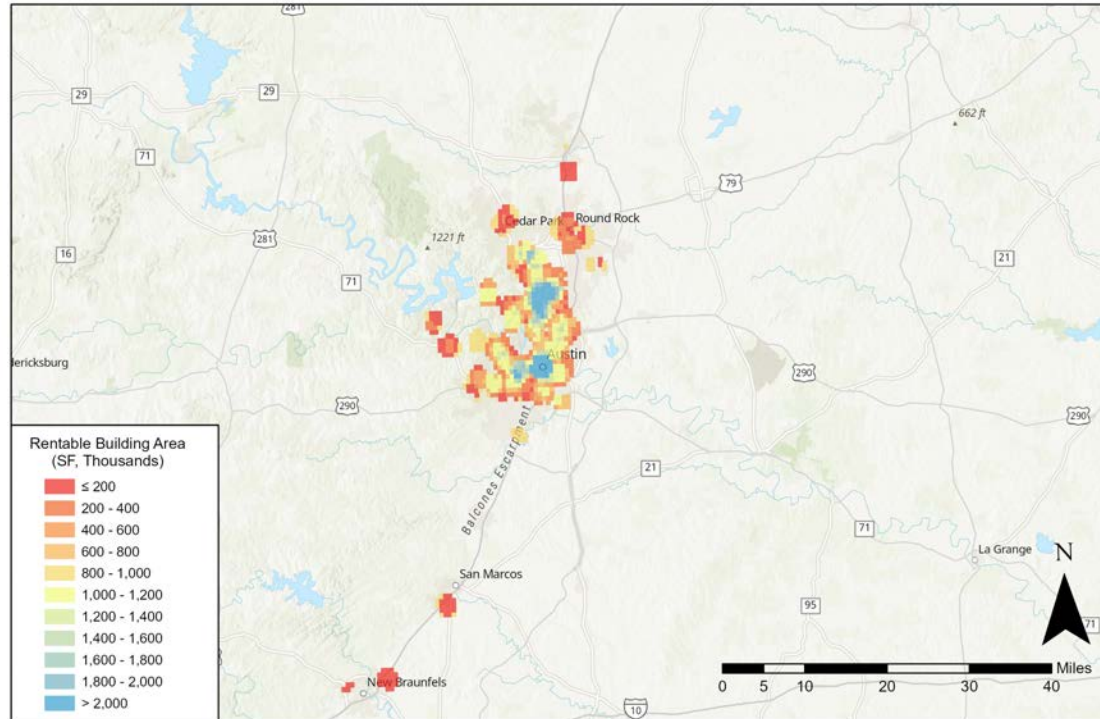
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



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 *inventory*



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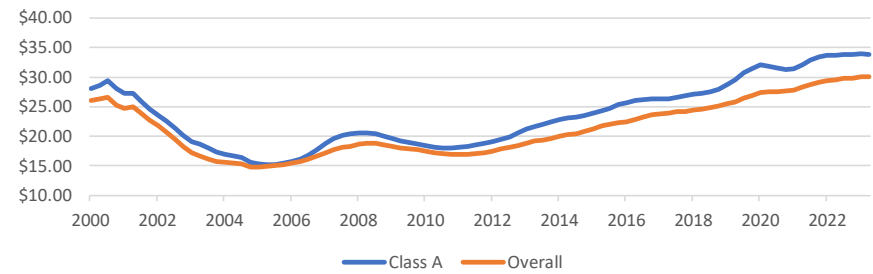
Austin Office Market *rent*



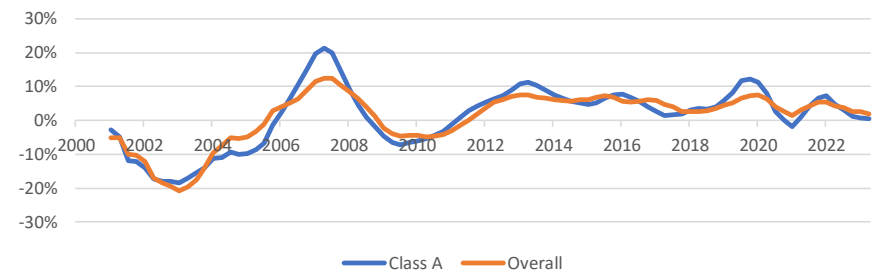
		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$33.78	\$33.91	\$33.65
Base Rent	Overall	\$30.08	\$30.10	\$29.50

Larger
Smaller
 Than Current

Base Rent per square foot



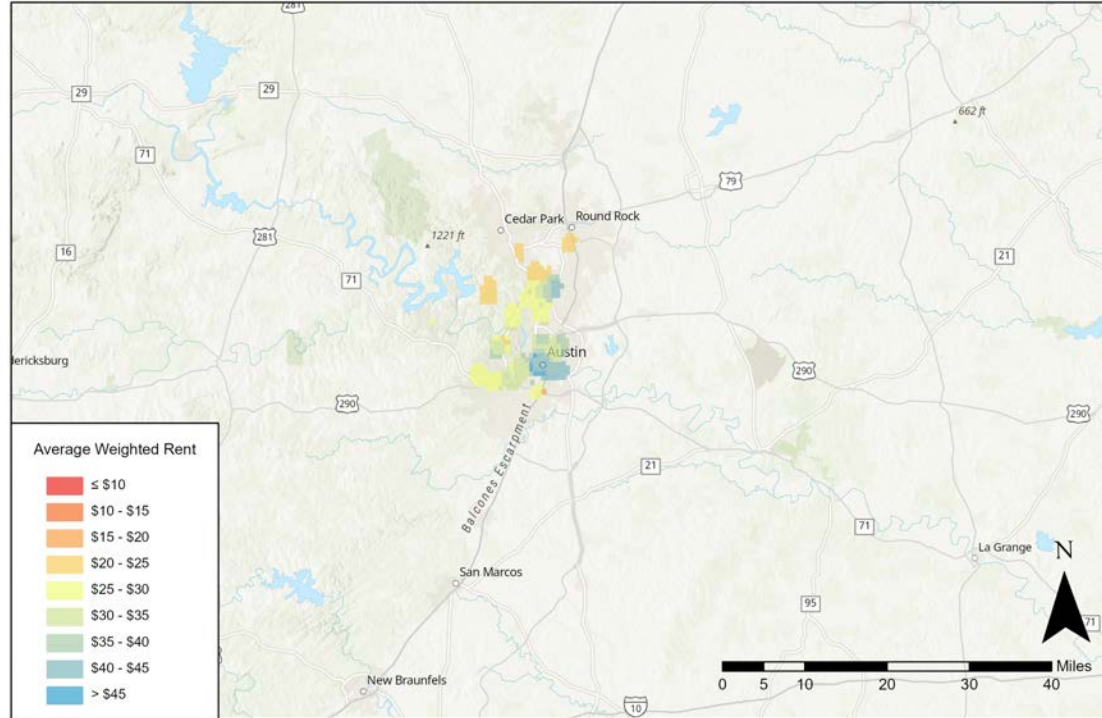
Base Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University



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

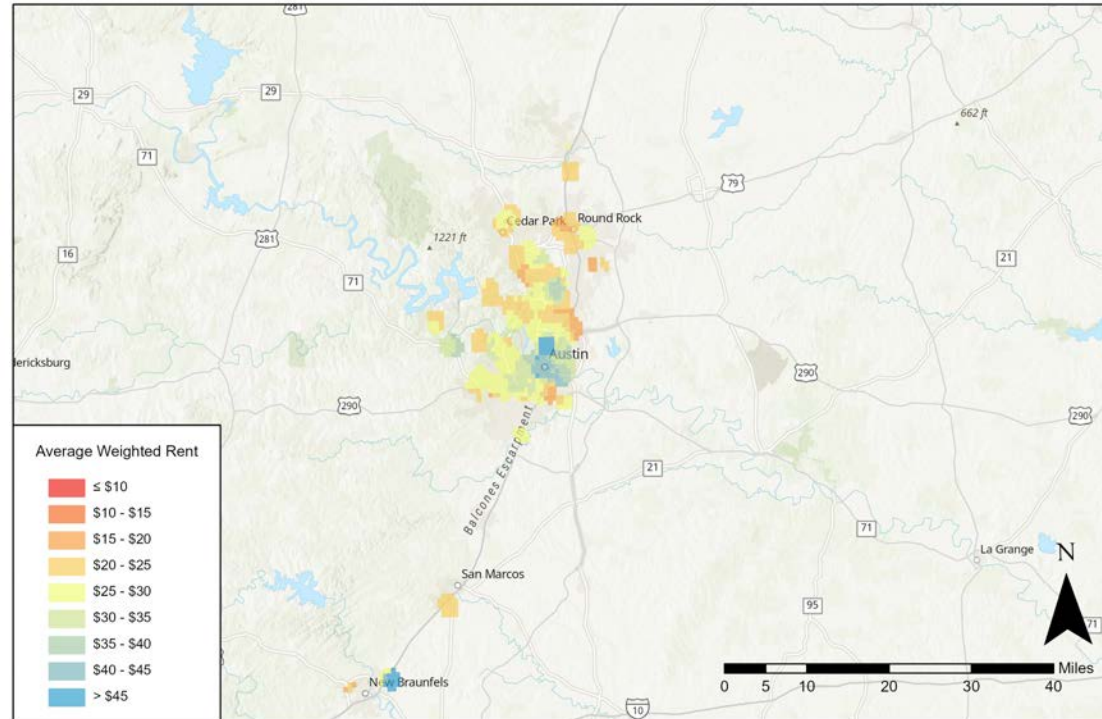
Local Market Area (LMA) Definitions

Austin Office Market *rent*



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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*



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Austin Office Market *vacancy*



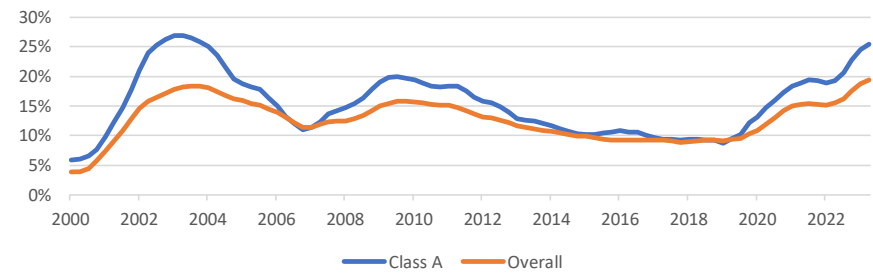
Vacant Percent % Total
 Vacant Percent % Total
 Availability less Vacancy
 Availability less Vacancy

Class A
 Overall
 Class A
 Overall

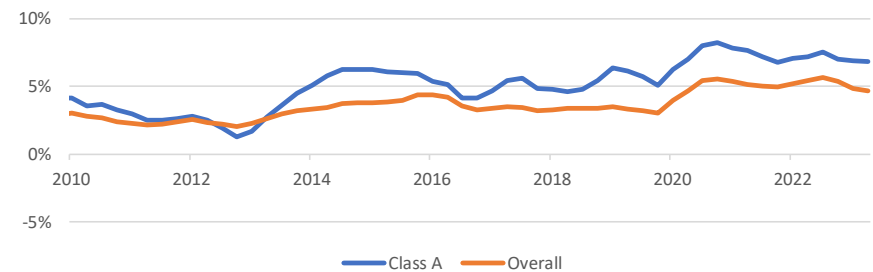
	Current	Previous Quarter	Previous Year
Class A	25.40%	24.50%	19.30%
Overall	19.40%	18.70%	15.50%
Class A	6.85%	6.90%	7.17%
Overall	4.65%	4.87%	5.43%

Larger Than Current
 Smaller Than Current

Vacancy

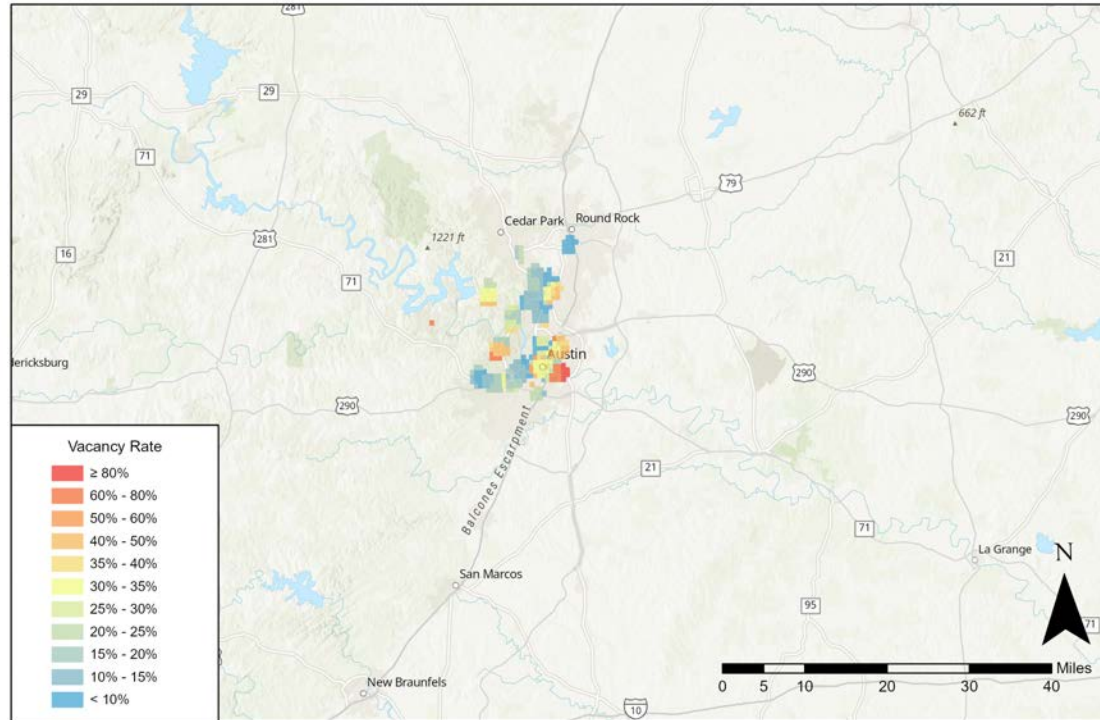


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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

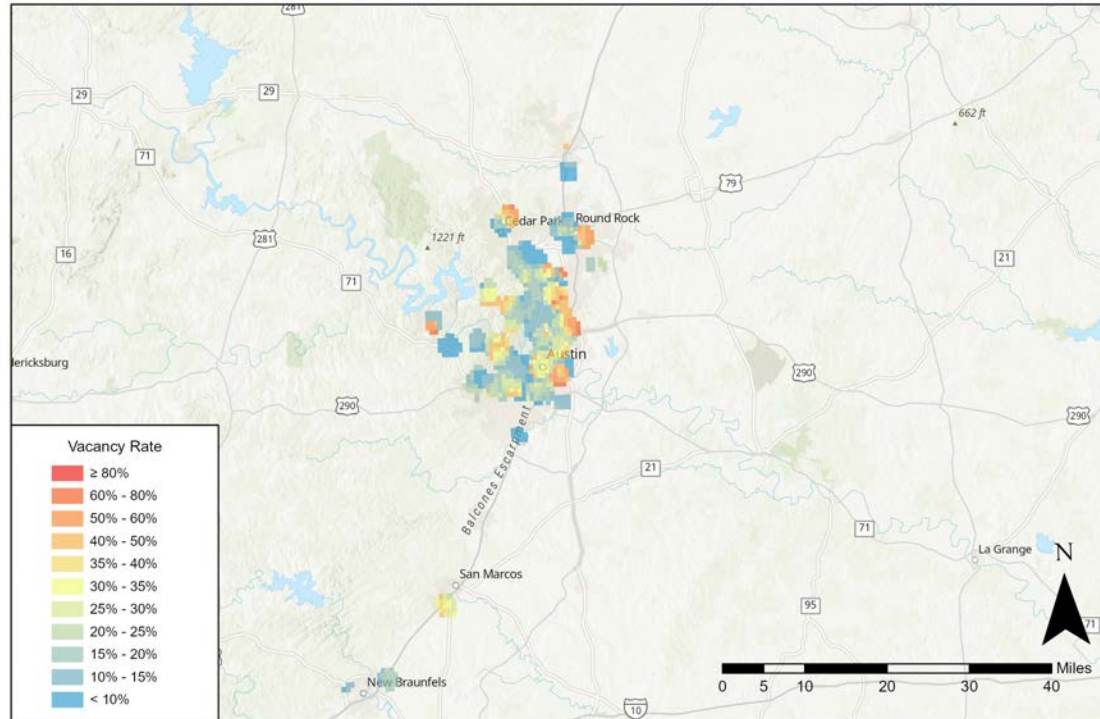
Local Market Area (LMA) Definitions

Austin Office Market *vacancy*



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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*



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Texas Real Estate Research Center

Austin Retail Market *key employment trends*

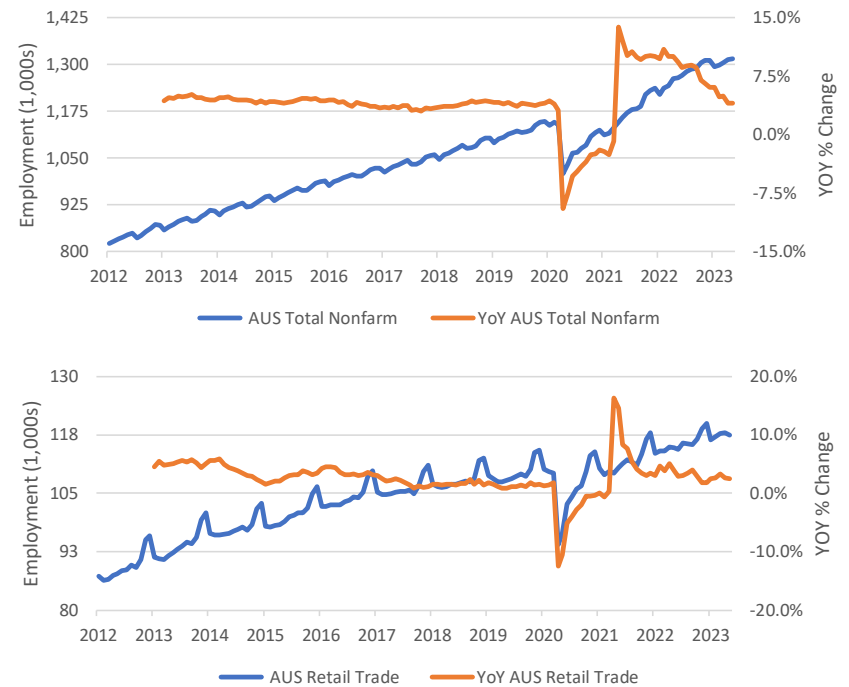


AUS Total Nonfarm

May-23	May-22	Change YoY
1,316,000	1,265,200	50,800 4.02%

AUS Retail Trade

May-23	May-22	Change YoY
117,500	114,700	2,800 2.44%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University



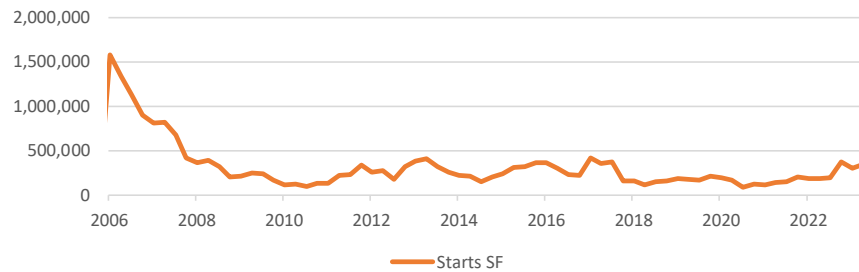
Austin Retail Market *absorption/construction*



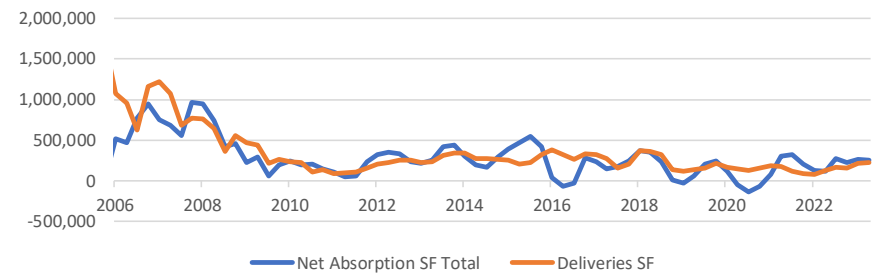
		Current	Previous Quarter	Previous Year
Starts SF	Overall	347,206	305,901	183,975
Net Absorption SF Total	Overall	256,997	268,876	121,049
Deliveries SF	Overall	229,986	218,414	124,626
Under Construction SF	Overall	1,186,738	1,069,517	739,128

Larger
Smaller
 Than Current

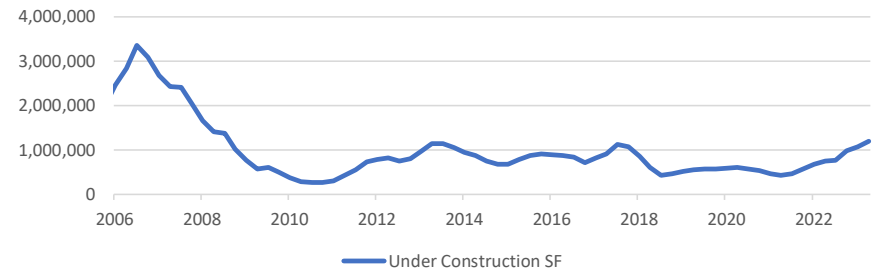
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



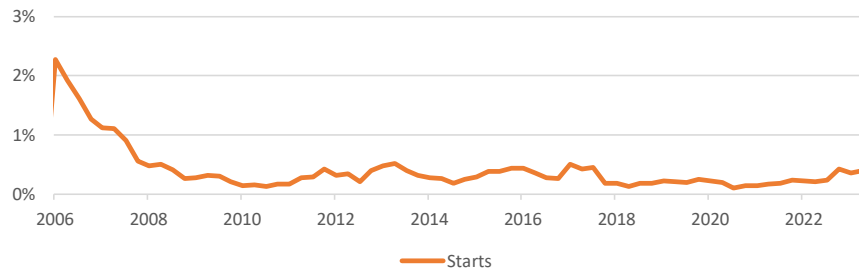
Austin Retail Market *absorption/construction*



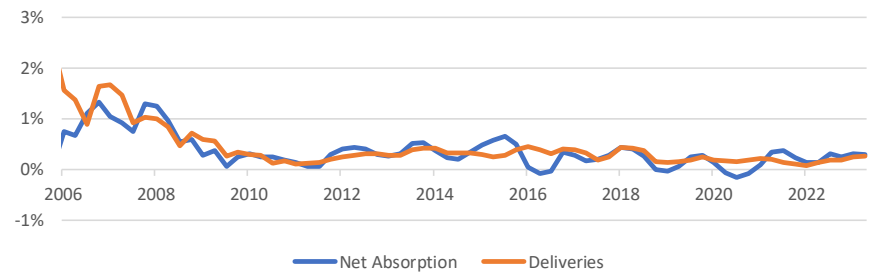
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.40%	0.35%	0.21%
Under Construction Percent	Overall	1.37%	1.23%	0.86%
Absorption Percent	Overall	0.30%	0.31%	0.14%
Deliveries Percent	Overall	0.26%	0.25%	0.14%

Larger Than Current
Smaller Than Current

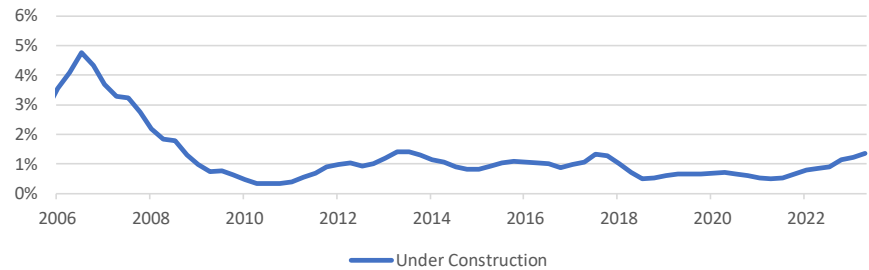
Starts as Percent of Inventory



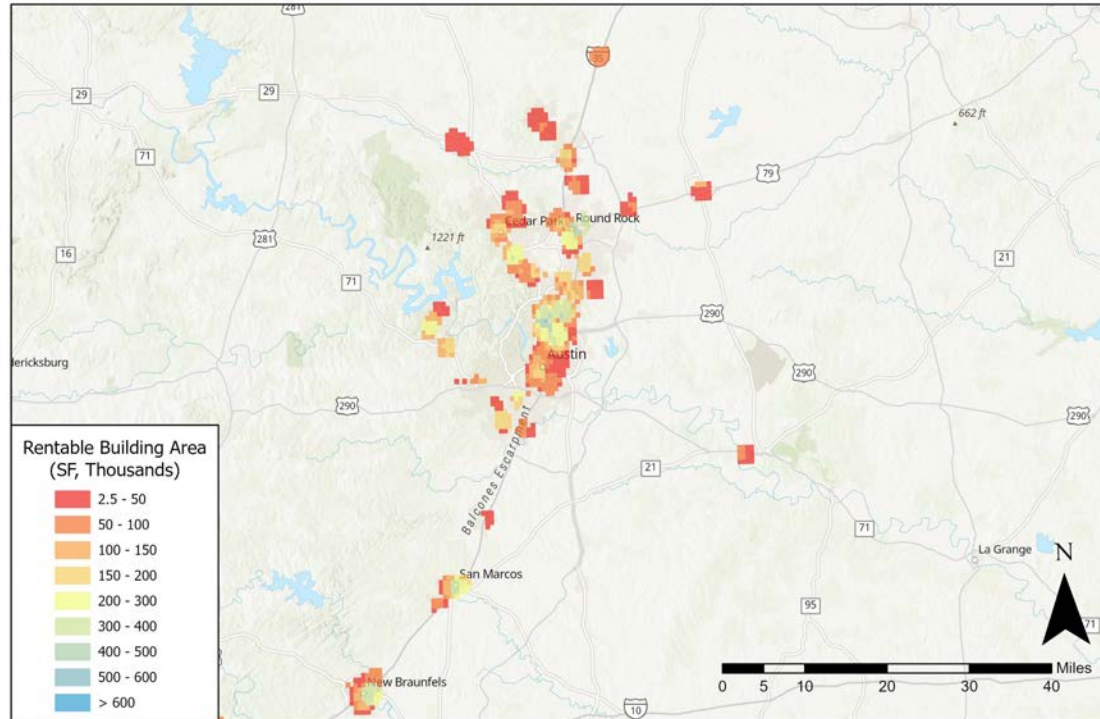
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



Austin Metro Rentable Building Area Retail LMAs (Q2 2023)



Source: Costar, Esri, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Austin Retail Market *inventory*

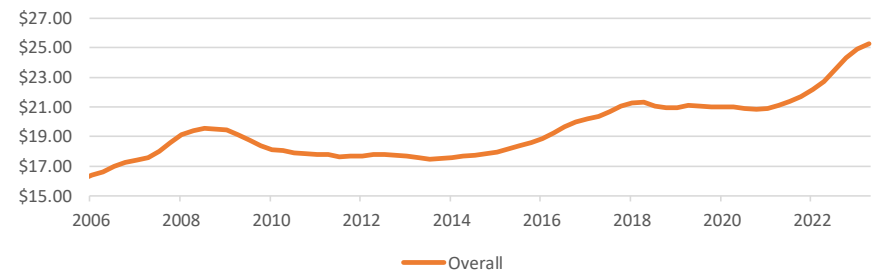


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Austin Retail Market *rent*



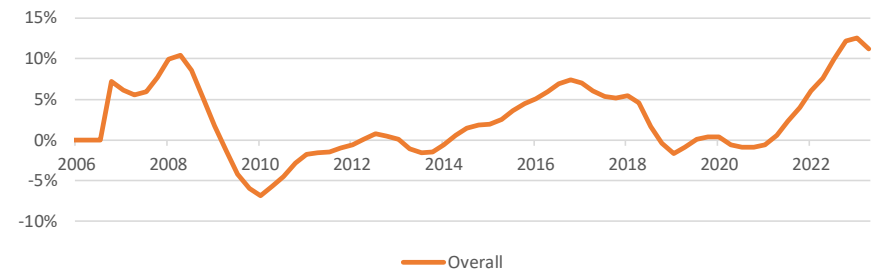
NNN Rent



Overall	Current	Previous Quarter	Previous Year
Overall	\$25.30	\$24.94	\$22.74

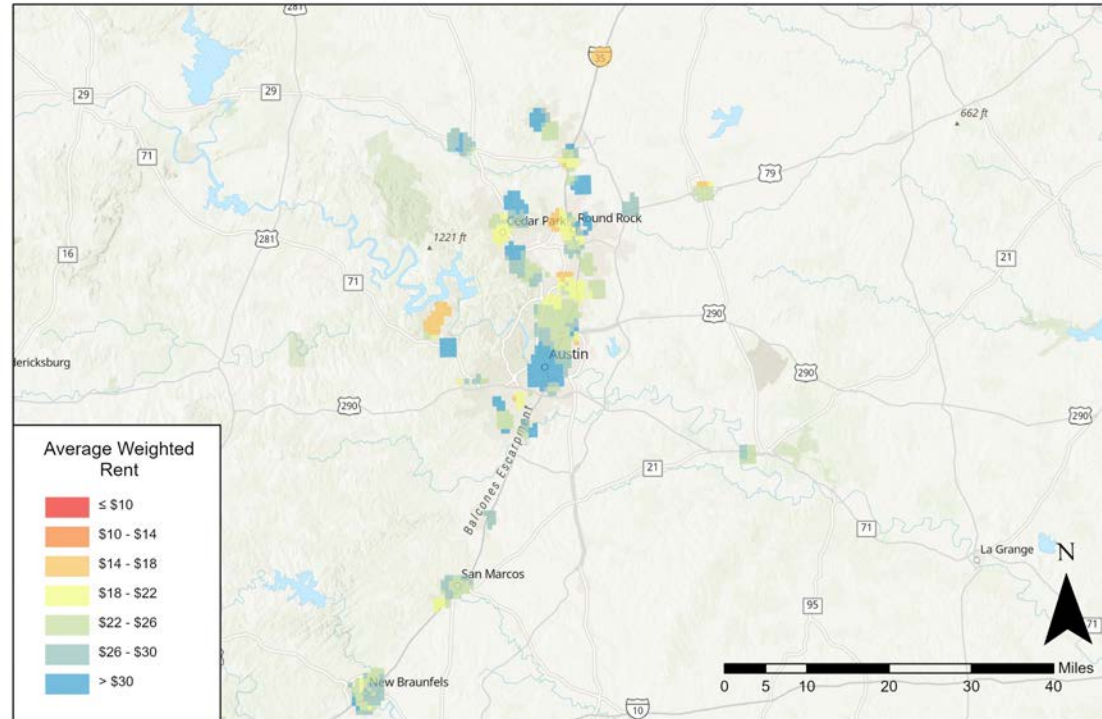
Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

Austin Metro Average Weighted Rent Retail LMAs (Q2 2023)



Source: Costar, Esri, CGIAR, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Austin Retail Market *rent*



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Austin Retail Market *vacancy*



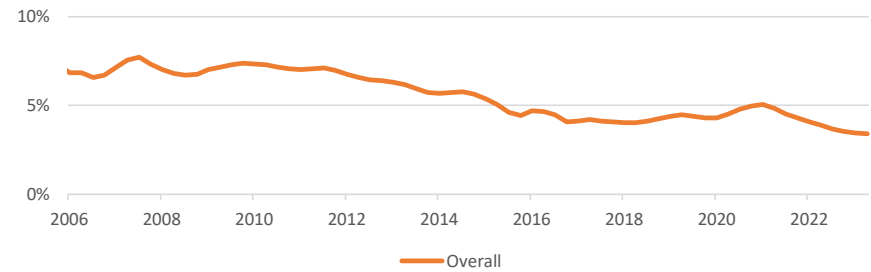
Vacant Percent % Total
Availability less Vacancy

Overall
Overall

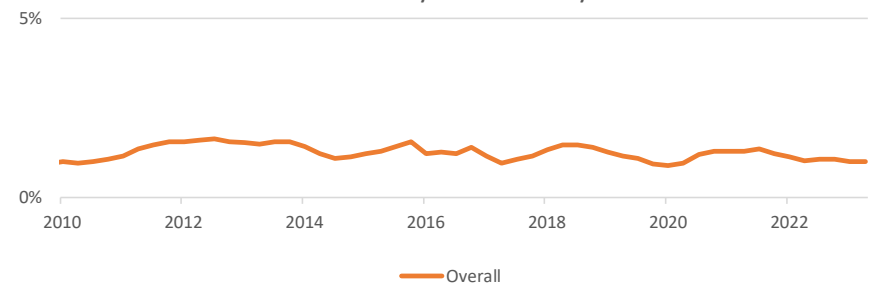
Current	Previous Quarter	Previous Year
3.40%	3.47%	3.90%
1.00%	1.00%	1.03%

Larger
Smaller
Than Current

Vacancy



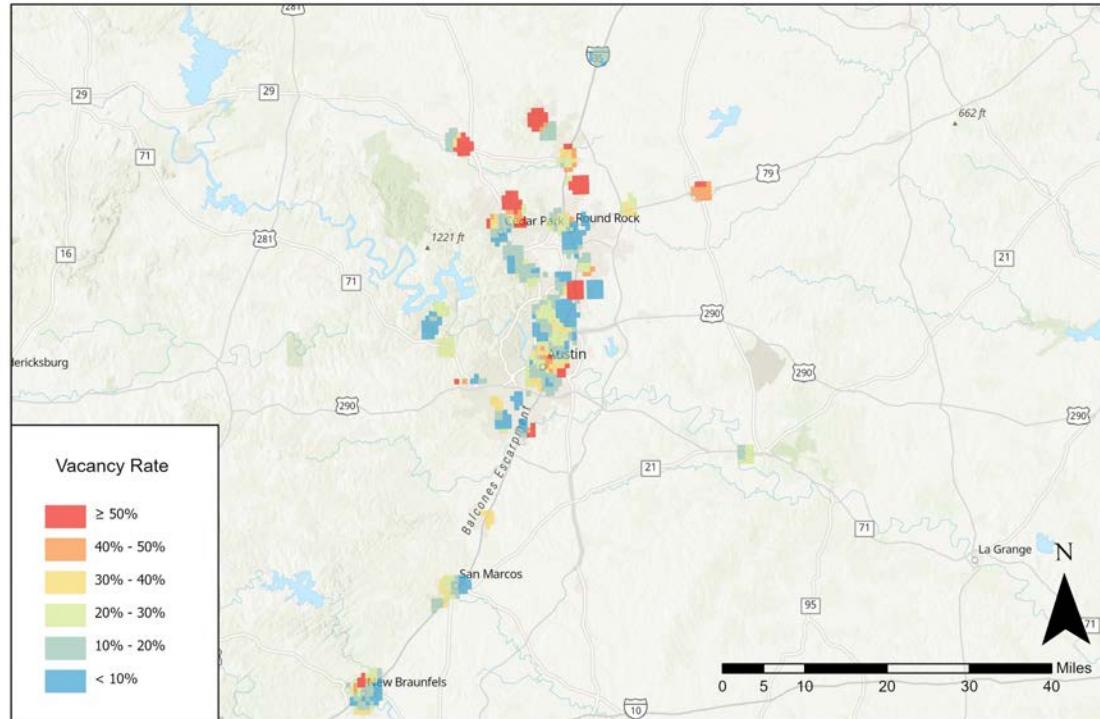
Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University



Austin Metro Vacancy Retail LMAs (Q2 2023)



Source: Costar, Esri, CGIAR, USGS, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Austin Retail Market *vacancy*



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Austin Warehouse Market *key employment trends*

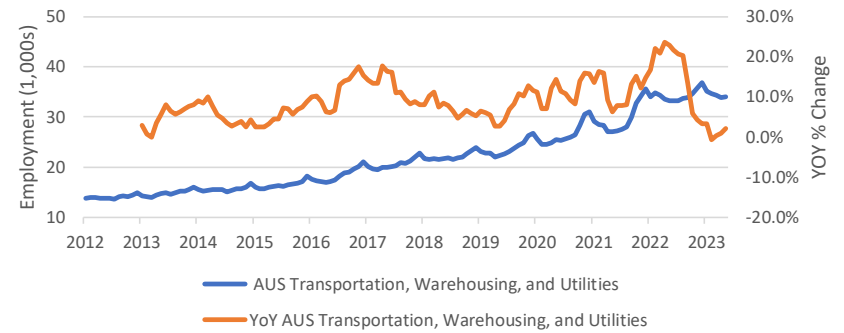
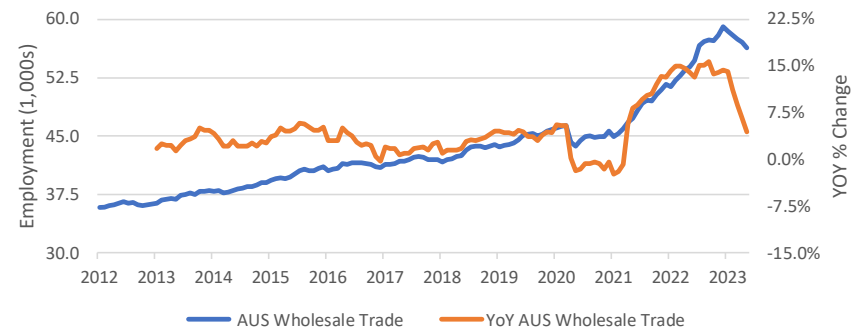


AUS Wholesale Trade

	May-23	May-22	Change YoY
	56,300	53,900	2,400 4.45%

AUS Transportation, Warehousing, and Utilities

	May-23	May-22	Change YoY
	34,000	33,300	700 2.10%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

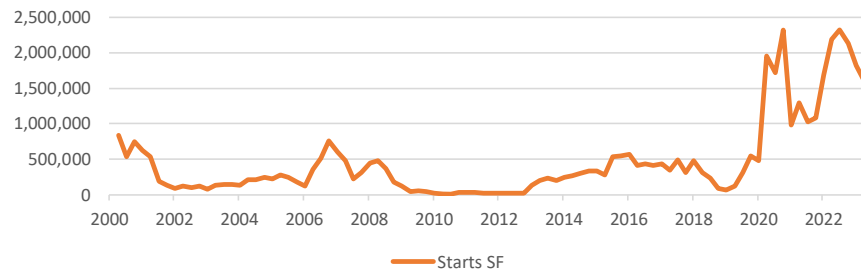


Austin Warehouse Market *absorption/construction*

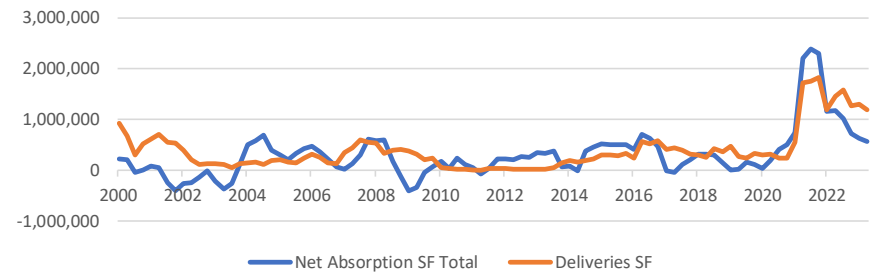
		Current	Previous Quarter	Previous Year
Starts SF	Overall	1,604,370	1,814,662	2,188,505
Net Absorption SF Total	Overall	574,778	626,895	1,174,761
Deliveries SF	Overall	1,200,936	1,306,635	1,463,260
Under Construction SF	Overall	8,400,689	7,997,254	5,890,596

Larger
Smaller
Than Current

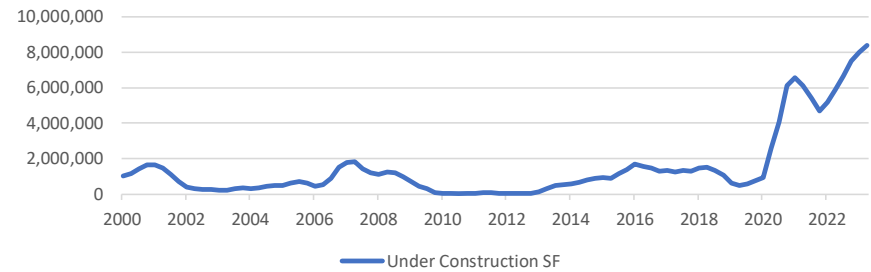
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



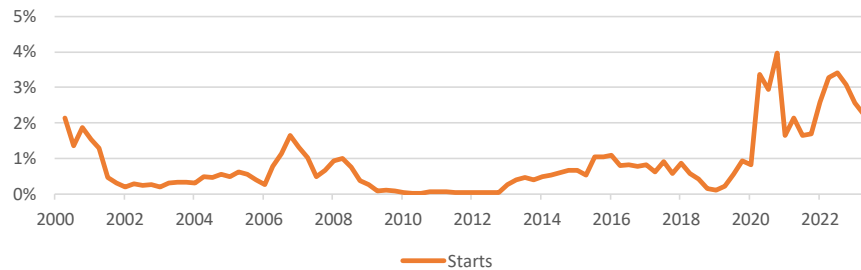
Austin Warehouse Market *absorption/construction*



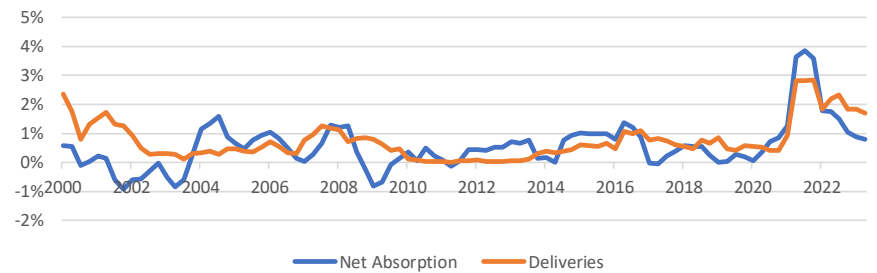
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	2.25%	2.57%	3.29%
Under Construction Percent	Overall	11.78%	11.31%	8.85%
Absorption Percent	Overall	0.81%	0.89%	1.76%
Deliveries Percent	Overall	1.68%	1.85%	2.20%

Larger
Smaller
 Than Current

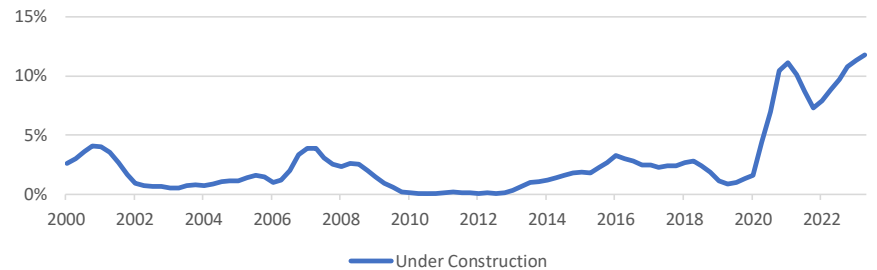
Starts as Percent of Inventory



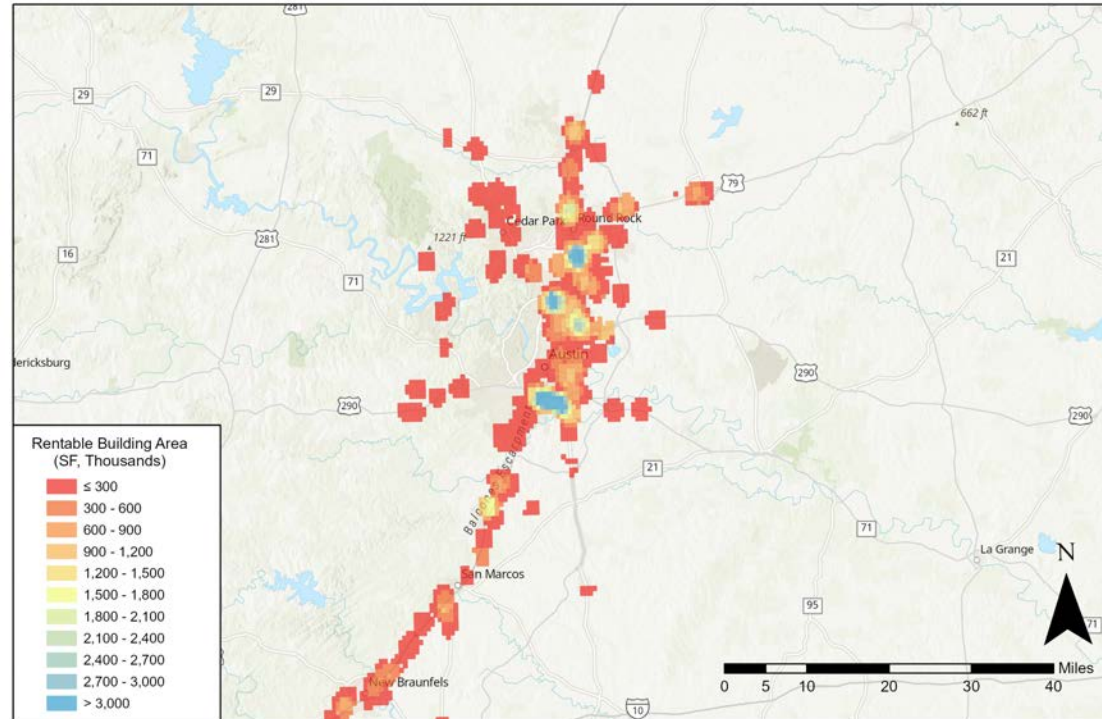
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



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

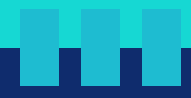
Local Market Area (LMA) Definitions

Austin Warehouse Market *inventory*

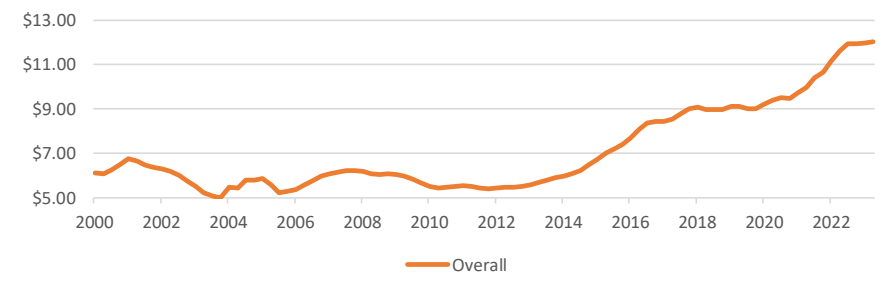


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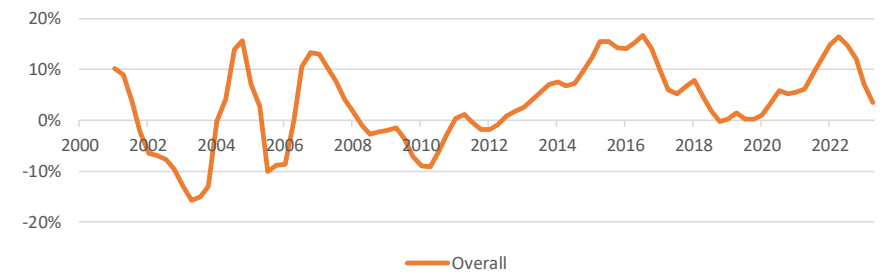
Austin Warehouse Market *rent*



NNN Rent



NNN Rent YoY Growth



NNN Rent Overall	Overall	Current \$12.04	Previous Quarter \$11.96	Previous Year \$11.63
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Larger Than Current
Smaller Than Current

Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

Austin Warehouse Market *vacancy*



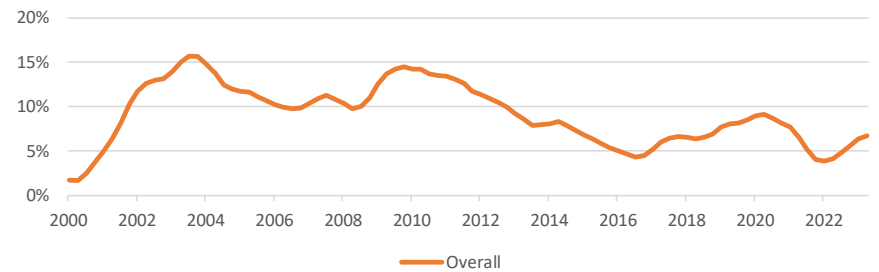
Vacant Percent % Total
Availability less Vacancy

Overall
Overall

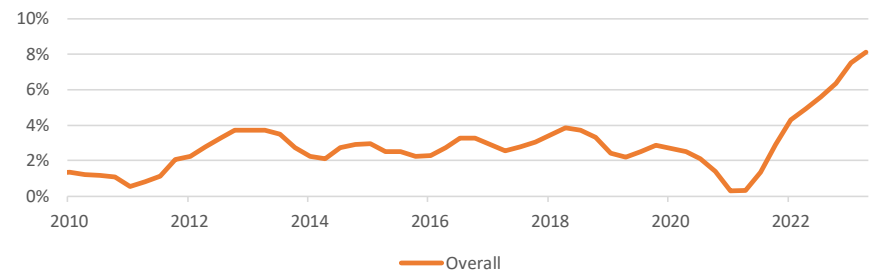
Current	Previous Quarter	Previous Year
6.75%	6.37%	4.13%
8.10%	7.50%	4.93%

Larger Than Current
Smaller Than Current

Vacancy

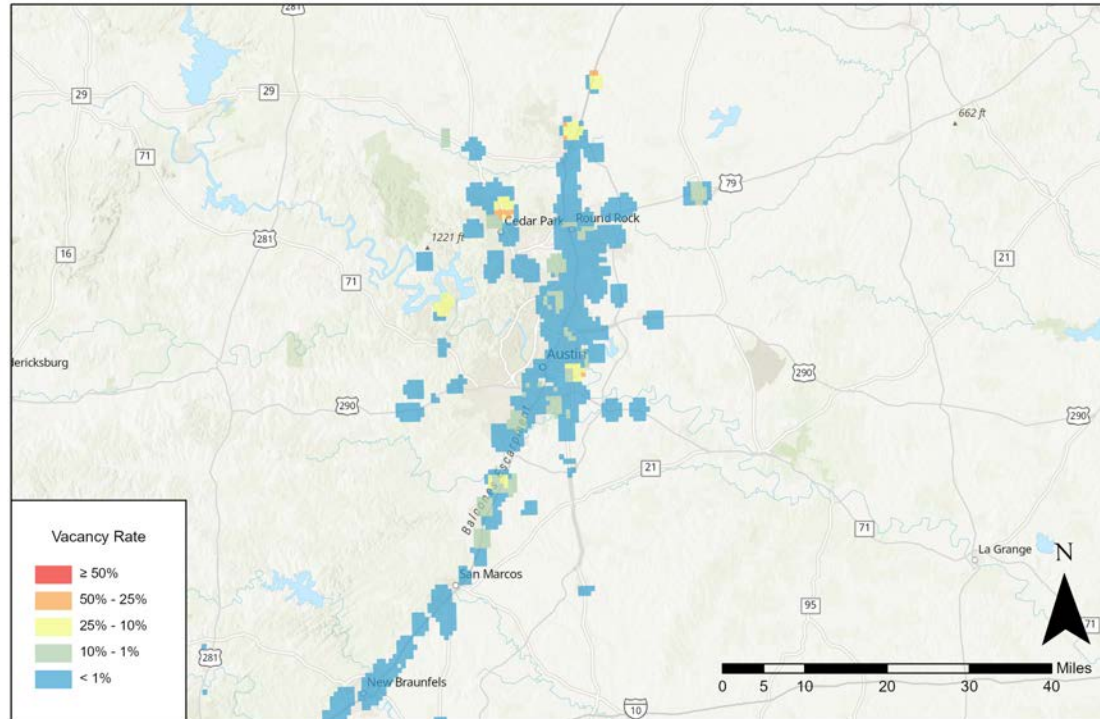


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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*



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Dallas - Fort Worth

- Economy
- Apartments
- Office
- Retail
- Warehouse



Dallas-Fort Worth Economy

- Total employment in the Dallas-Fort Worth MSA remains strong with growth remaining elevated above pre-COVID trends.
- While remaining above pre-COVID trend YOY, growth rates for the financial and professional and business services industries have slowed in the past few months.
- Long-term employment growth across the economy is expected to moderate toward pre-COVID rates.
- Office vacancy continues to rise, and upward pressure will remain as employers continue to recalibrate toward a new work-from-home/hybrid work environment. Many of these responses and their extent are still unclear. Alternatively, moderate construction activity along with expectations of continued economic growth will put downward pressure on office vacancies.
- Class A apartment vacancies remain lower than pre-COVID but have rebounded from last year's lows. Overall vacancy has returned to roughly the same level seen just before COVID. The level of units under construction relative to the market inventory has increased from pre-COVID levels, suggesting further pressure could be coming in the mid-term.



Dallas-Fort Worth Economy

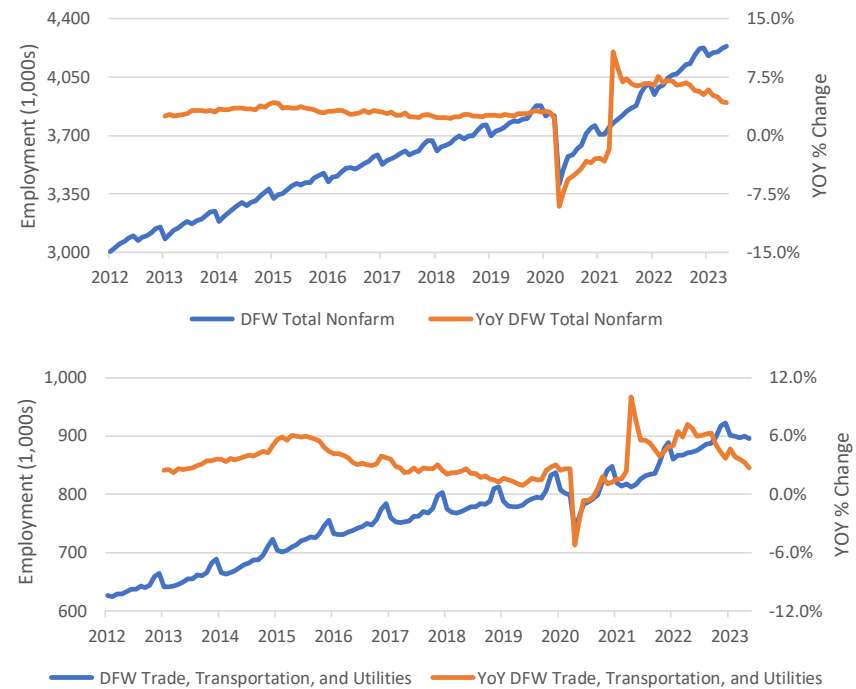
key employment trends

DFW Total Nonfarm

May-23	May-22	Change YoY	
4,234,600	4,062,300	172,300	4.24%

DFW Trade, Transportation, and Utilities

May-23	May-22	Change YoY	
895,400	872,100	23,300	2.67%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University



Dallas-Fort Worth Economy

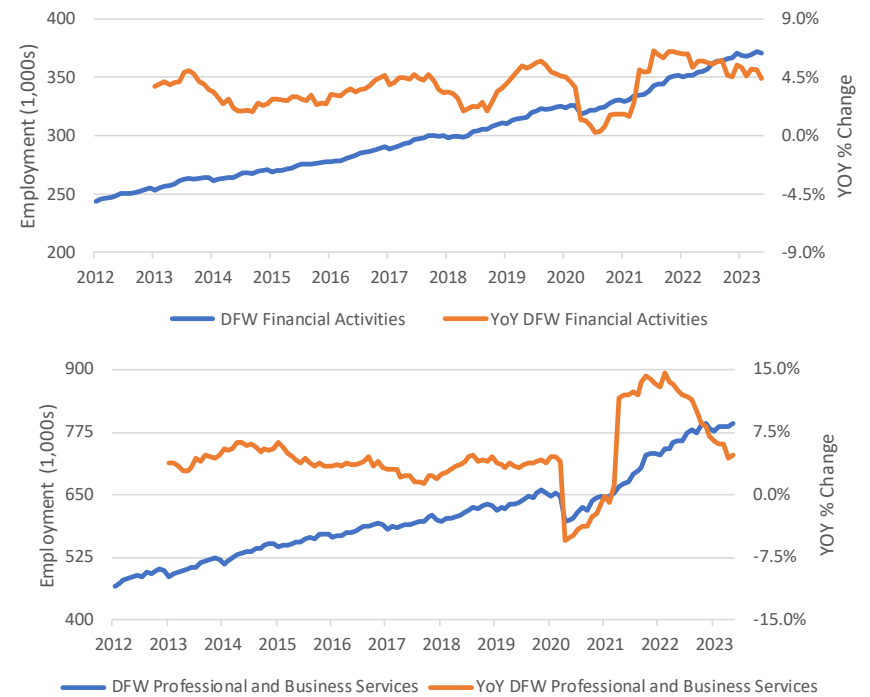
key employment trends

DFW Financial Activities

May-23	May-22	Change YoY	
370,400	354,800	15,600	4.40%

DFW Professional and Business Services

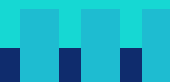
May-23	May-22	Change YoY	
792,900	756,800	36,100	4.77%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

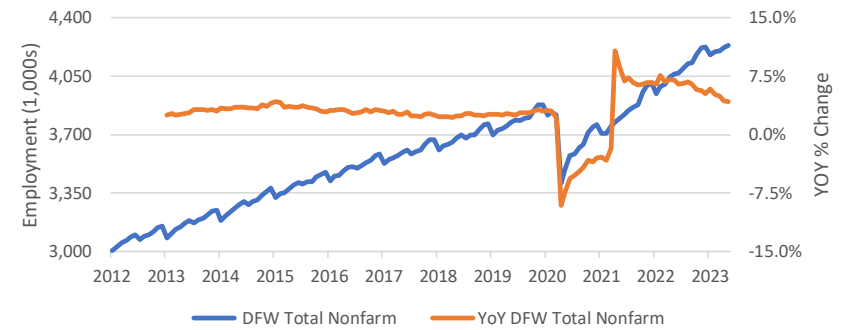
Dallas-Fort Worth Apartment Market

key employment trends



DFW Total Nonfarm

May-23	May-22	Change YoY
4,234,600	4,062,300	172,300 4.24%



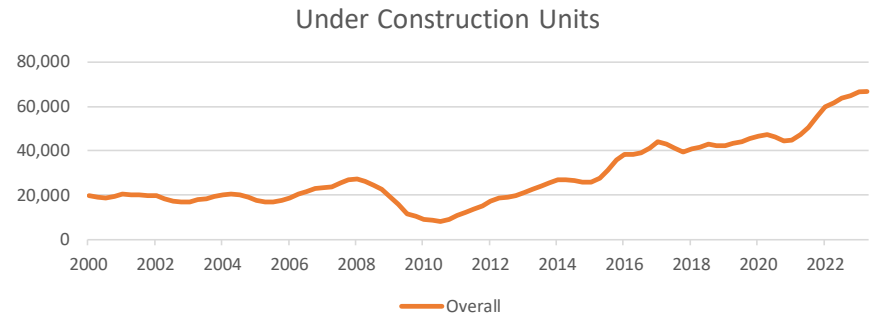
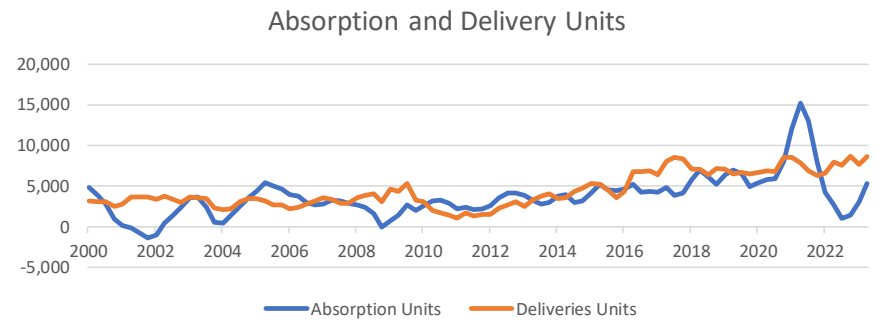
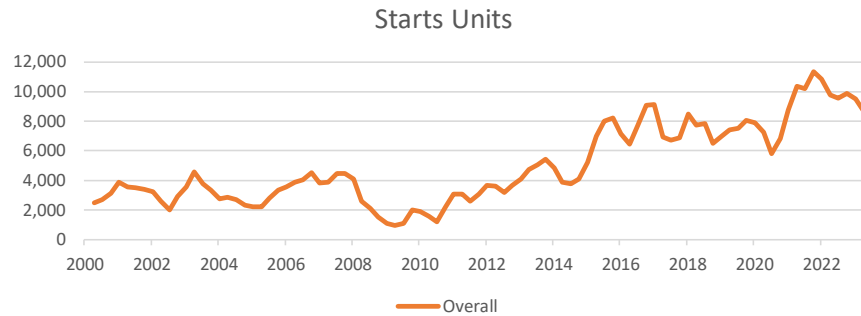
Dallas-Fort Worth Apartment Market

absorption/construction



		Current	Previous Quarter	Previous Year
Starts Units	Overall	8,708	9,503	9,757
Absorption Units	Overall	5,361	3,132	2,652
Deliveries Units	Overall	8,636	7,633	7,948
Under Construction Units	Overall	66,757	66,684	61,655

Larger Than Current
Smaller Than Current

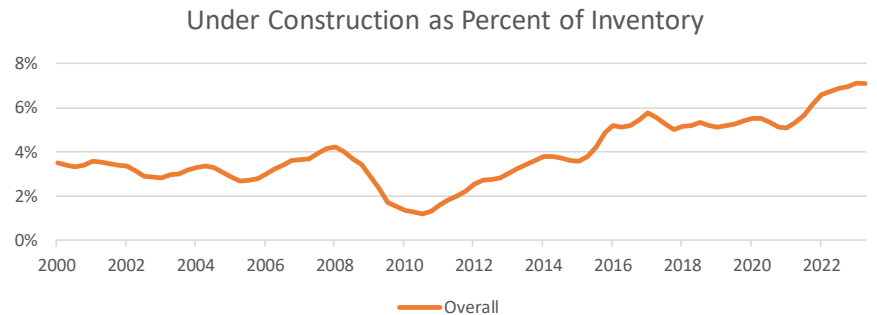
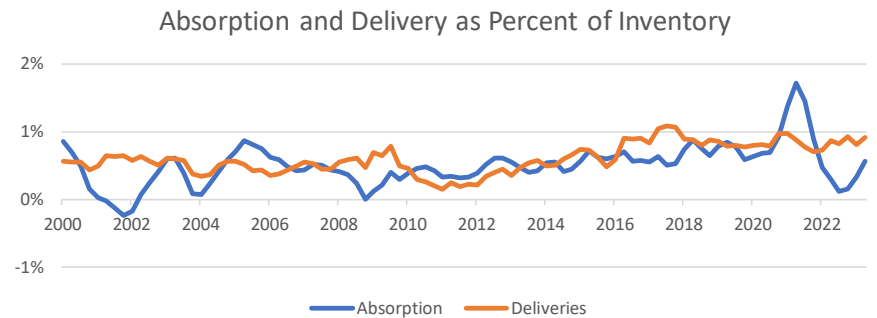
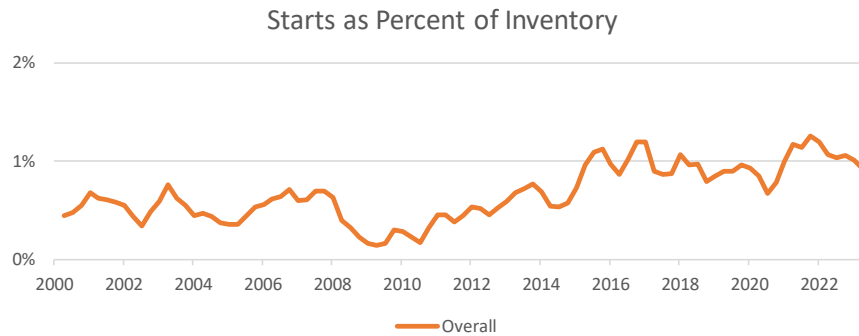


Dallas-Fort Worth Apartment Market

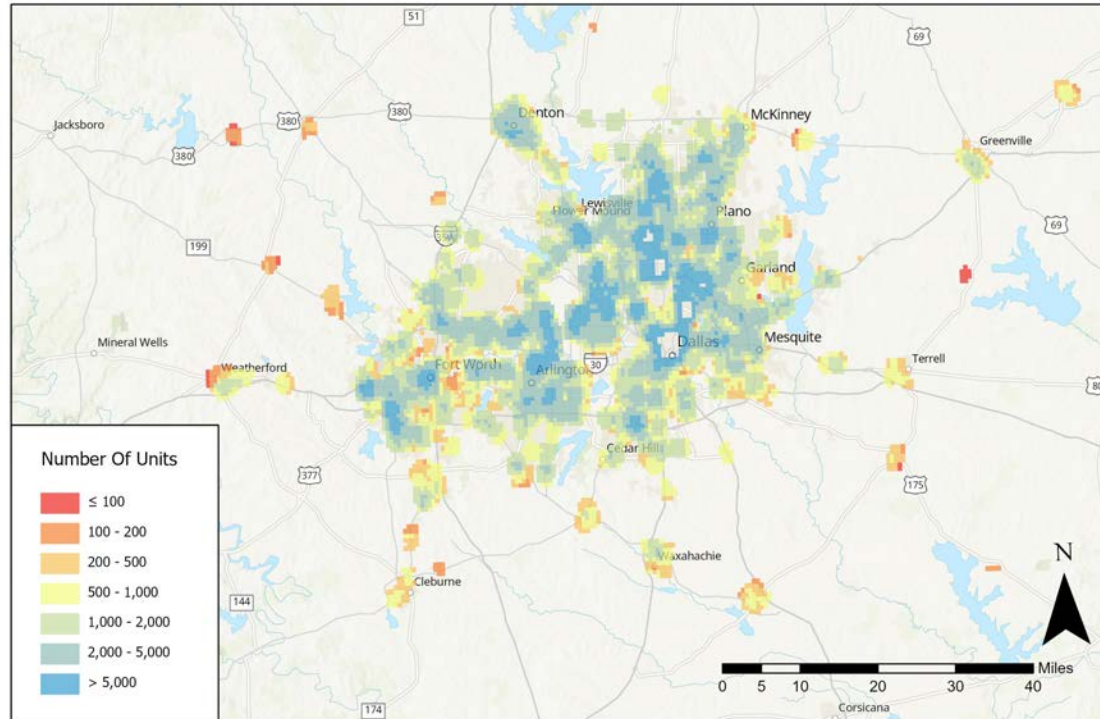
absorption/construction

		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.92%	1.01%	1.07%
Absorption Percent	Overall	0.57%	0.33%	0.29%
Deliveries Percent	Overall	0.92%	0.81%	0.87%
Under Construction Percent	Overall	7.09%	7.11%	6.74%

Larger
Smaller
 Than Current



DFW Metro Number of Units Multifamily LMAs (Q1 2023)



Source: Costar, Esri, CGIAR, USGS, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Dallas-Fort Worth Apartment Market *inventory*



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Texas Real Estate Research Center

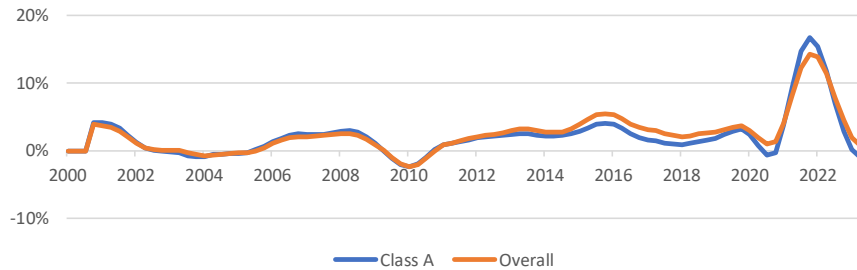
Dallas-Fort Worth Apartment Market *rent*



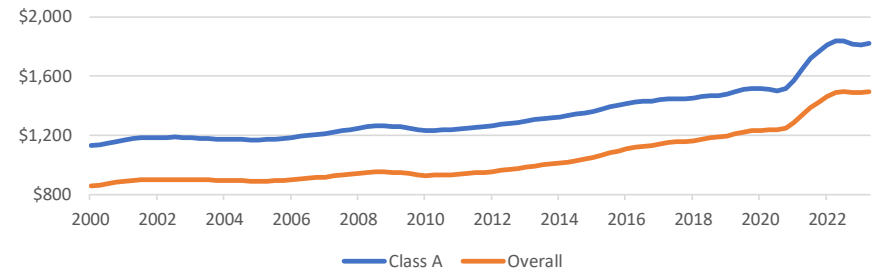
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,822	\$1,813	\$1,841
Effective Rent Per Unit	Overall	\$1,495	\$1,489	\$1,488
Effective Rent Per SF	Class A	\$1.95	1.94	1.97
Effective Rent Per SF	Overall	\$1.70	1.69	1.69

Larger Than Current
Smaller Than Current

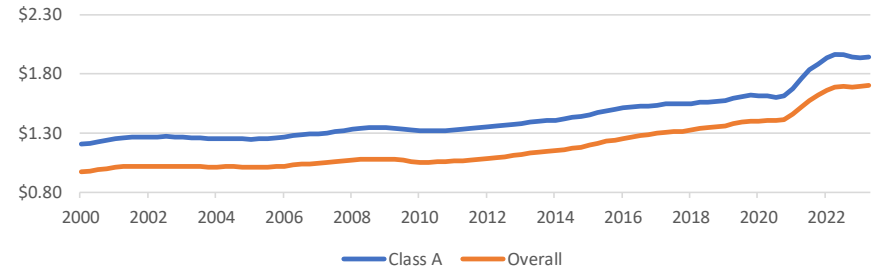
Year over Year Growth in Effective Rent



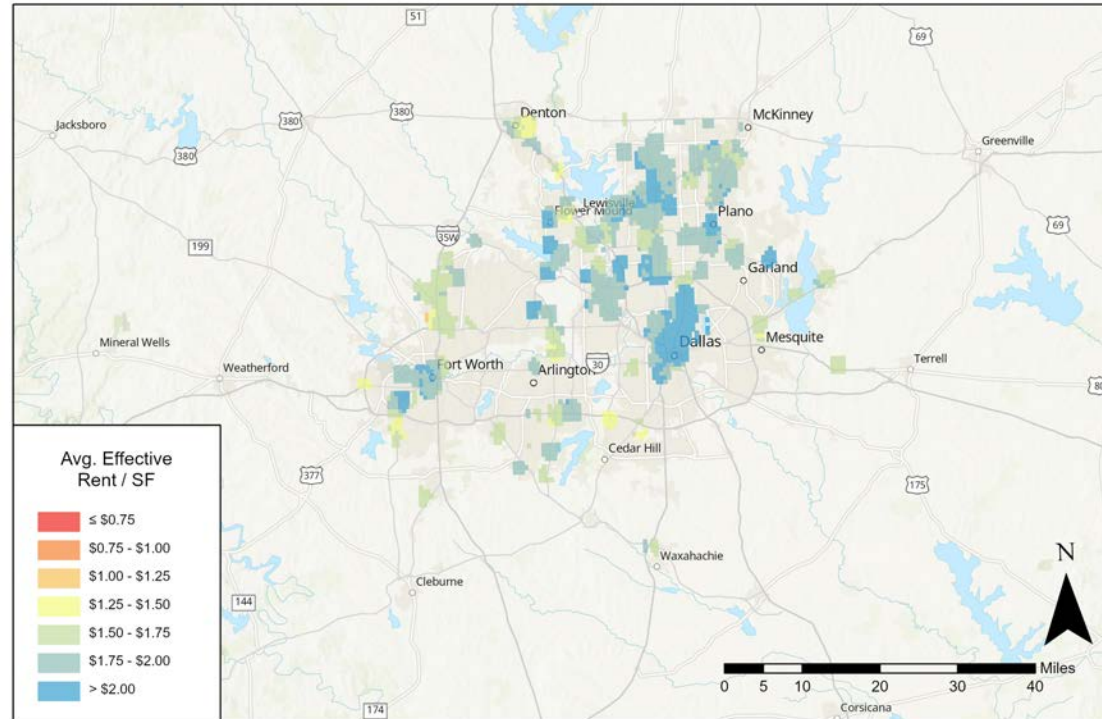
Effective Rent Per Unit



Effective Rent Per Square Foot



DFW Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2023)



Source: Costar, Esri, CGIAR, USGS, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

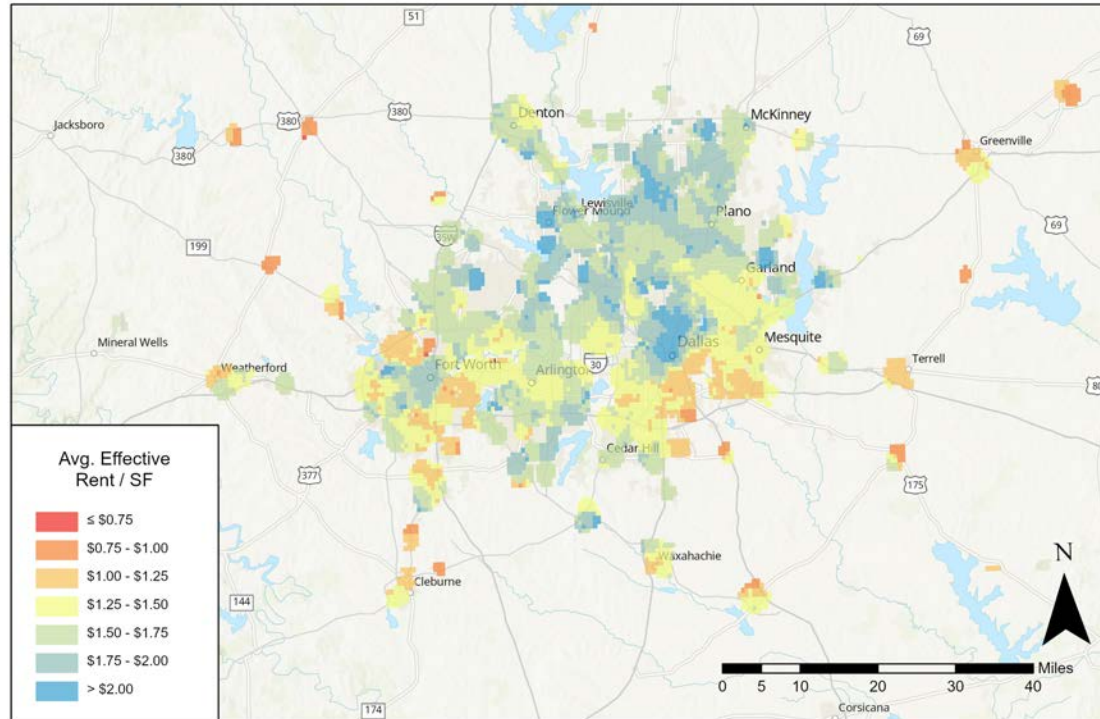
Local Market Area (LMA) Definitions

Dallas-Fort Worth Apartment Market *rent*



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DFW Metro Average Effective Rent / SF Multifamily LMAs (Q1 2023)



Source: Costar, Esri, CGIAR, USGS, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Local Market Area (LMA) Definitions

Dallas-Fort Worth Apartment Market *rent*



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Texas Real Estate Research Center

Dallas-Fort Worth Apartment Market *vacancy*



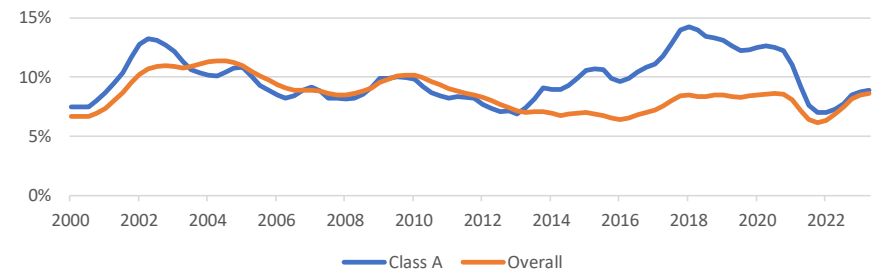
Vacancy Percent
Vacancy Percent

Class A
Overall

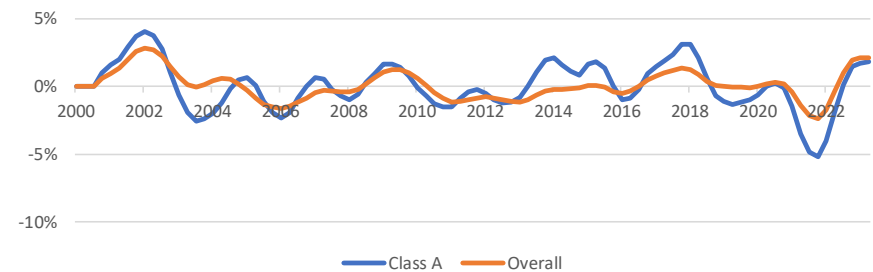
	Current	Previous Quarter	Previous Year
Class A	8.90%	8.77%	7.30%
Overall	8.65%	8.50%	6.87%

Larger Than Current
Smaller Than Current

Vacancy

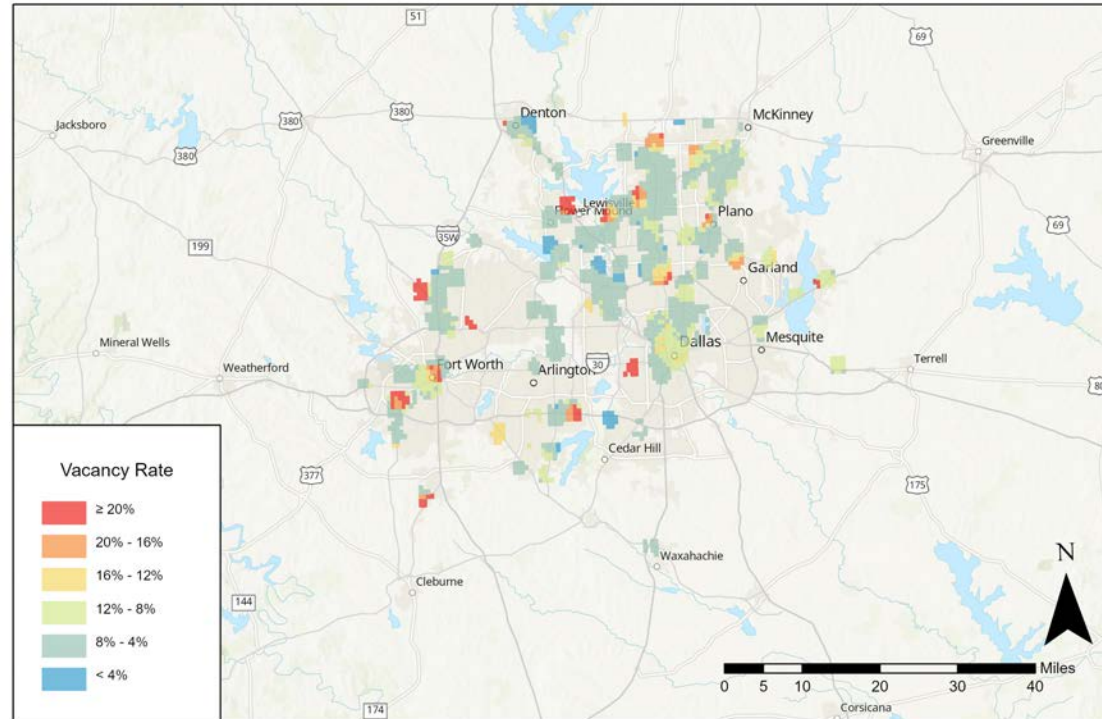


Vacancy Change from Previous Year



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

DFW Metro Vacancy Class A Multifamily LMAs (Q1 2023)



Source: Costar, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

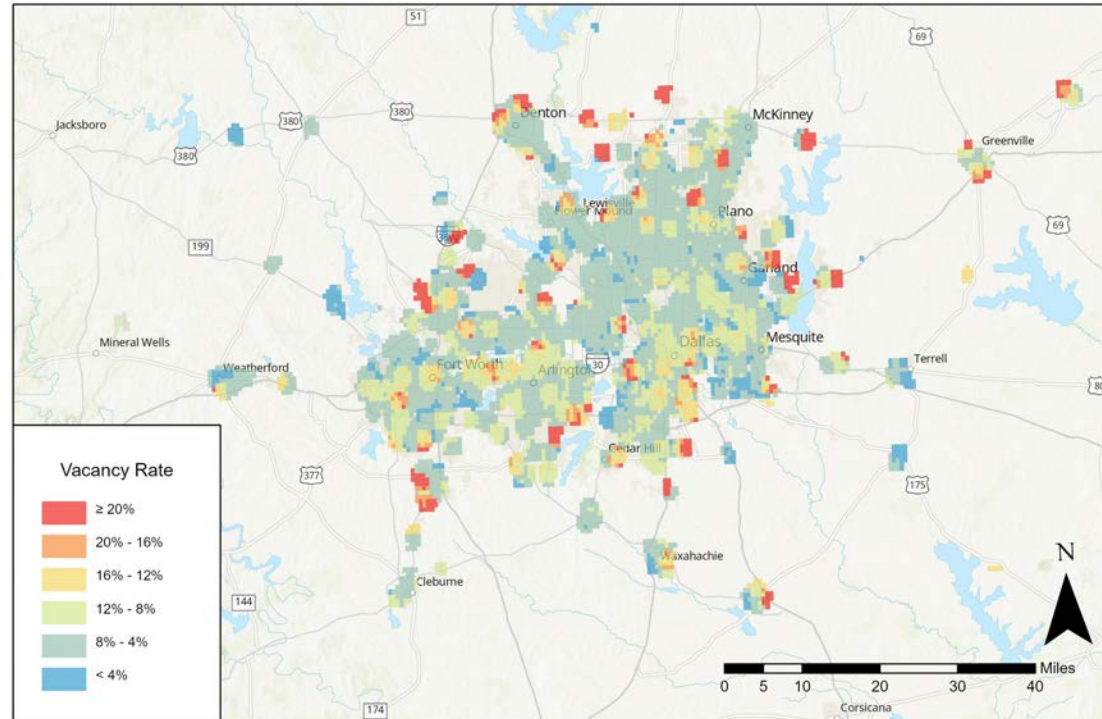
Local Market Area (LMA) Definitions

Dallas-Fort Worth Apartment Market *vacancy*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

DFW Metro Vacancy Multifamily LMAs (Q1 2023)



Source: Costar, Esri, CGIAR, USGS, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, 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

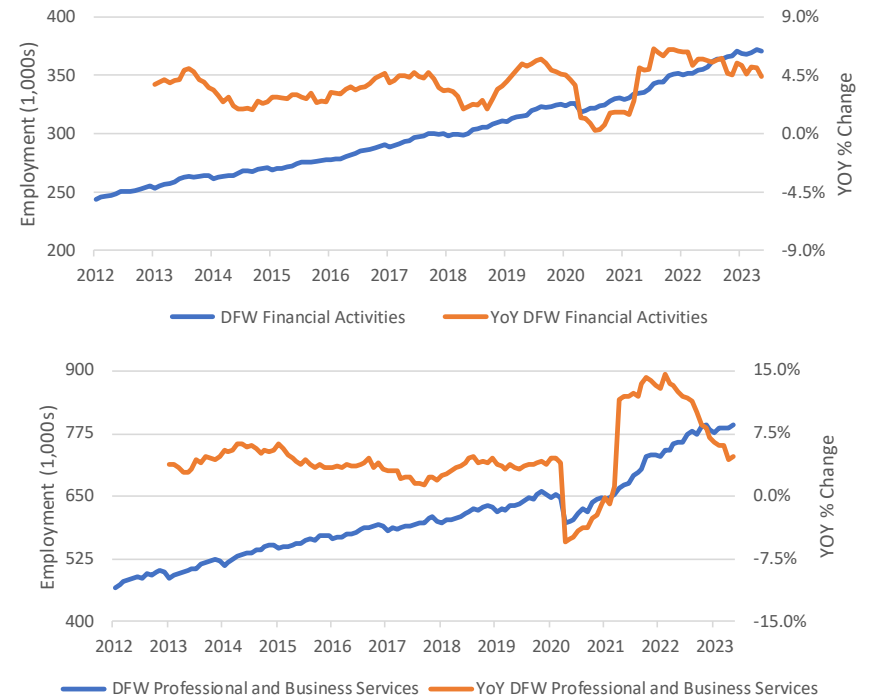
key employment trends

DFW Financial Activities

May-23	May-22	Change YoY	
370,400	354,800	15,600	4.40%

DFW Professional and Business Services

May-23	May-22	Change YoY	
792,900	756,800	36,100	4.77%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University



Dallas-Fort Worth Office Market

absorption/construction

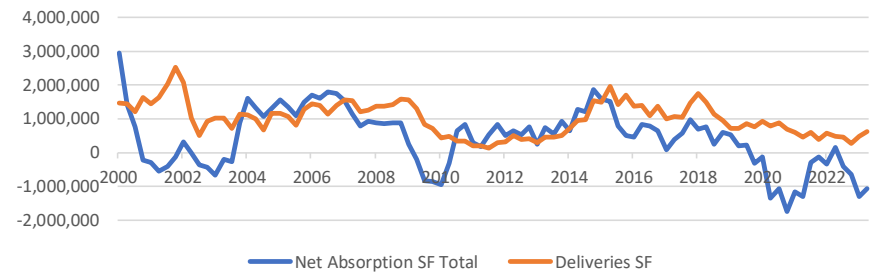
		Current	Previous Quarter	Previous Year
Starts SF	Overall	818,474	705,706	479,589
Net Absorption SF Total	Overall	-1,068,968	-1,301,201	159,251
Deliveries SF	Overall	626,915	490,365	483,758
Under Construction SF	Overall	3,659,675	3,468,116	3,164,307

Larger
Smaller
 Than Current

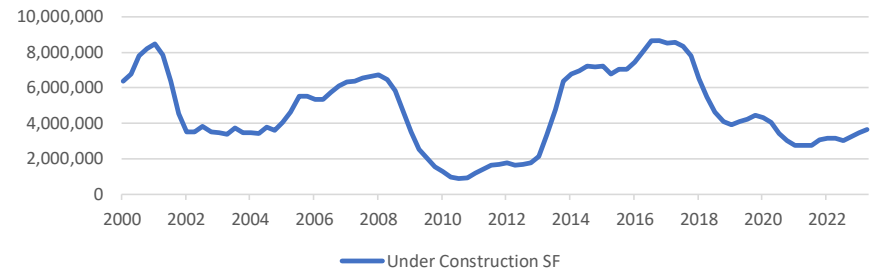
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage

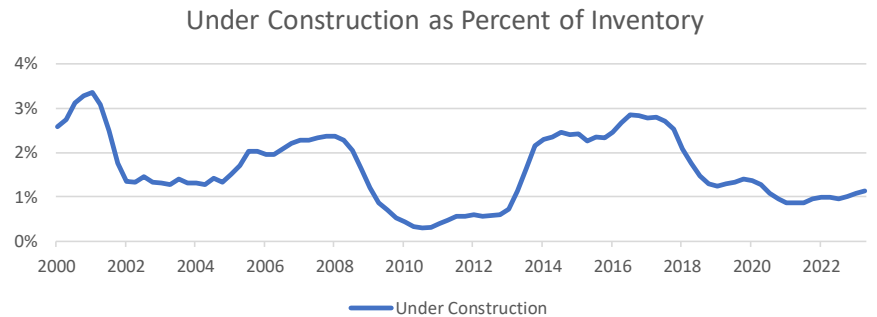
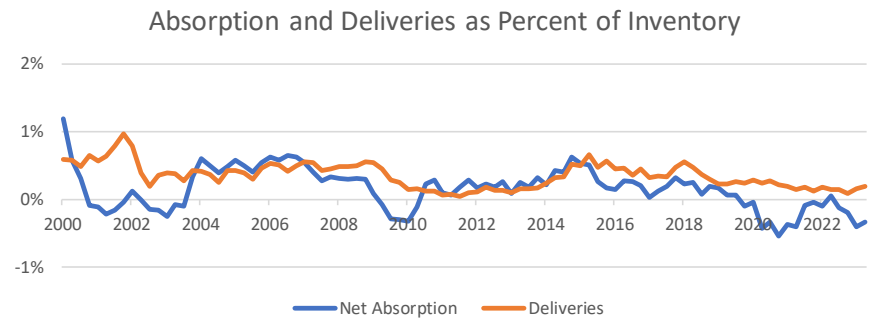
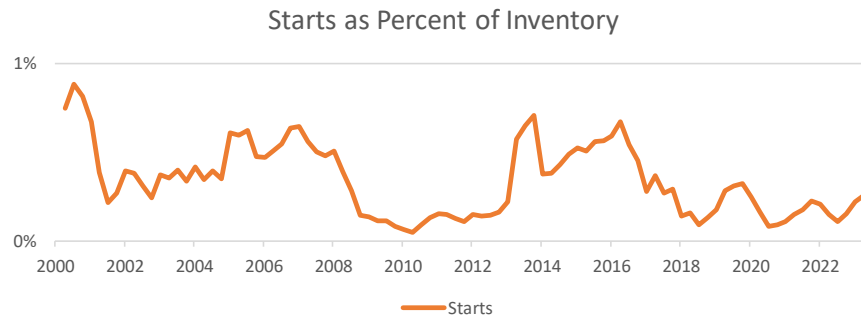


Dallas-Fort Worth Office Market

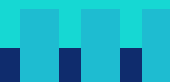
absorption/construction

		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.25%	0.22%	0.15%
Under Construction Percent	Overall	1.14%	1.08%	0.99%
Absorption Percent	Overall	-0.33%	-0.41%	0.05%
Deliveries Percent	Overall	0.20%	0.15%	0.15%

Larger
Smaller
 Than Current



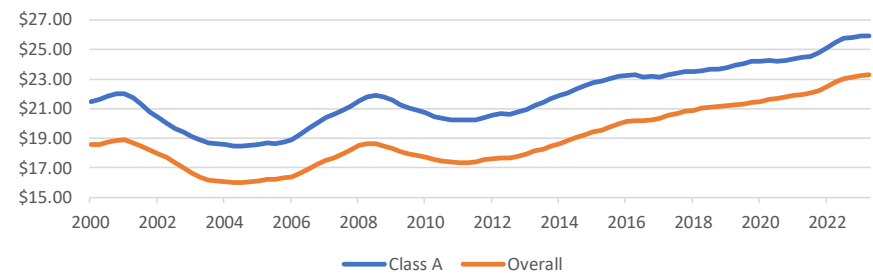
Dallas-Fort Worth Office Market *rent*



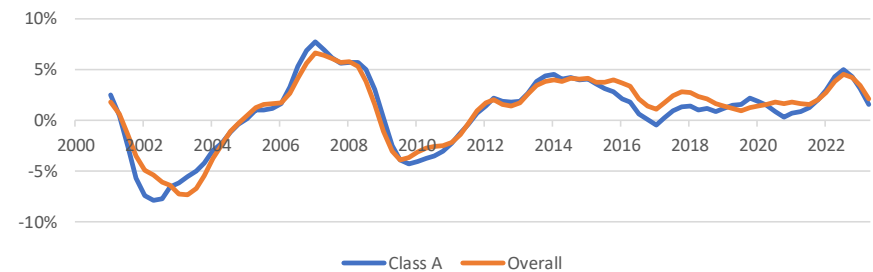
		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$25.92	Larger Than Current \$25.92	\$25.52
Base Rent	Overall	\$23.29	Smaller Than Current \$23.27	\$22.81

Larger Than Current (Green)
Smaller Than Current (Orange)

Office Base Rent

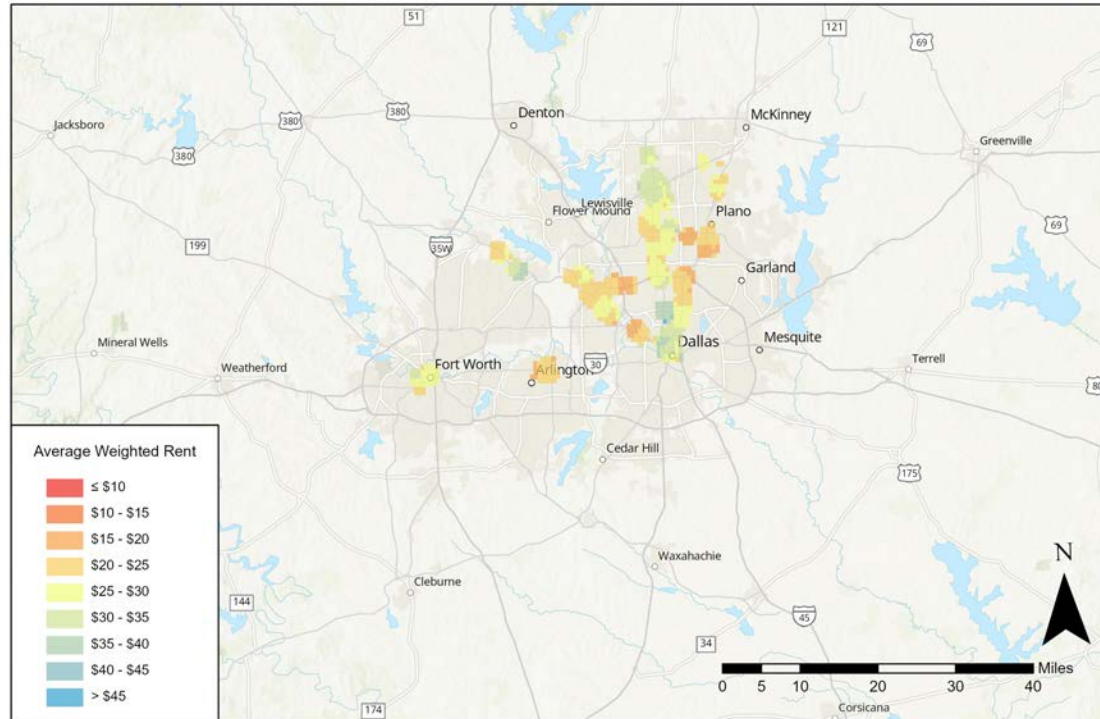


Office Base Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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

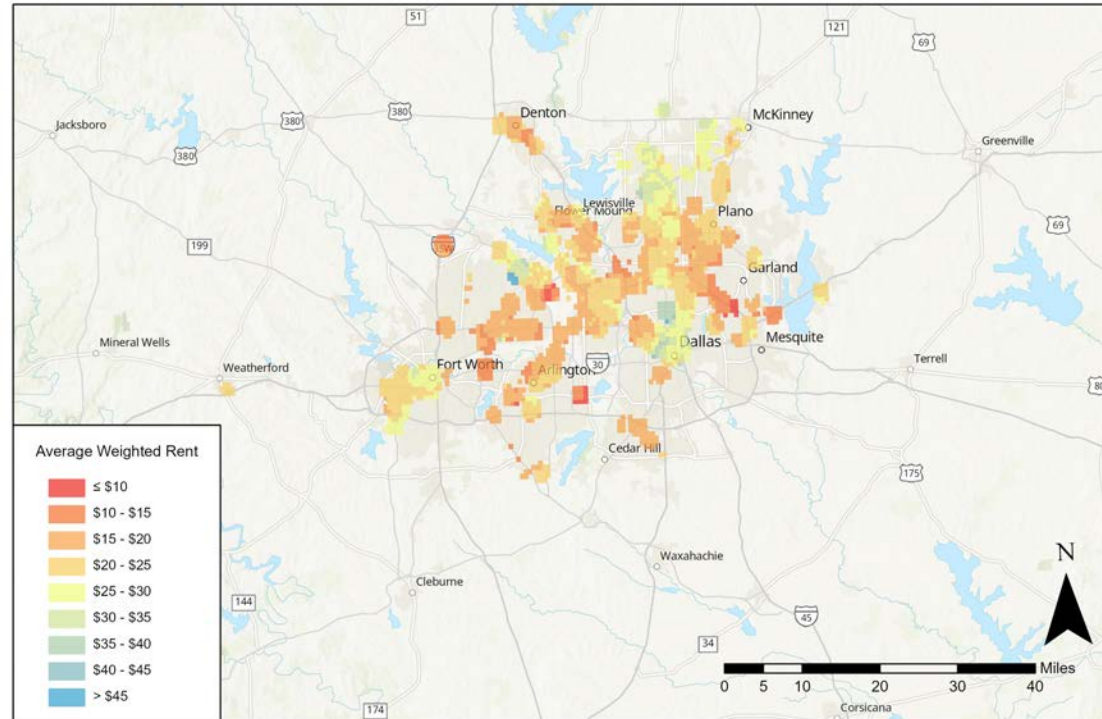
Local Market Area (LMA) Definitions

Dallas-Fort Worth Office Market *rent*



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Texas Real Estate Research Center

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*



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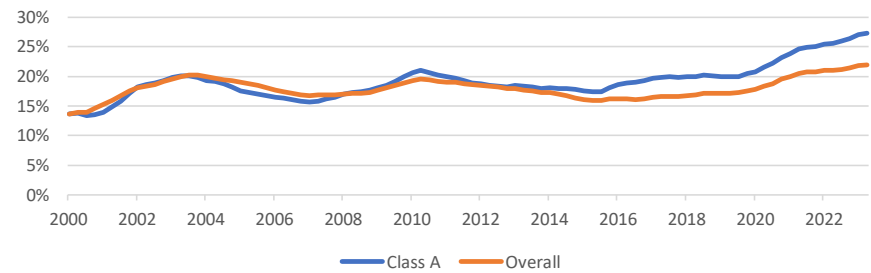
Dallas-Fort Worth Office Market *vacancy*



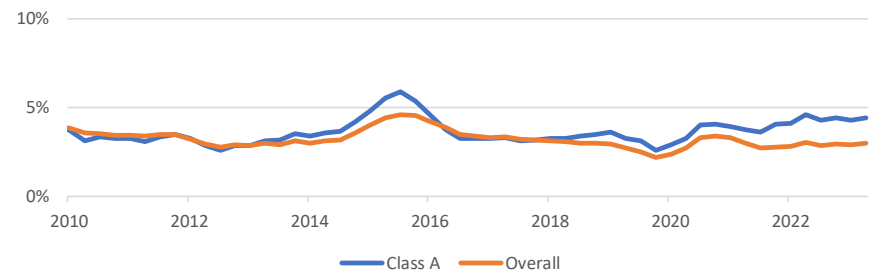
		Current	Previous Quarter	Previous Year
Vacant Percent % Total	Class A	27.30%	27.00%	25.57%
Vacant Percent % Total	Overall	22.00%	21.80%	20.97%
Availability less Vacancy	Class A	4.40%	4.30%	4.60%
Availability less Vacancy	Overall	3.00%	2.90%	3.03%

Larger
Smaller
 Than Current

Vacancy

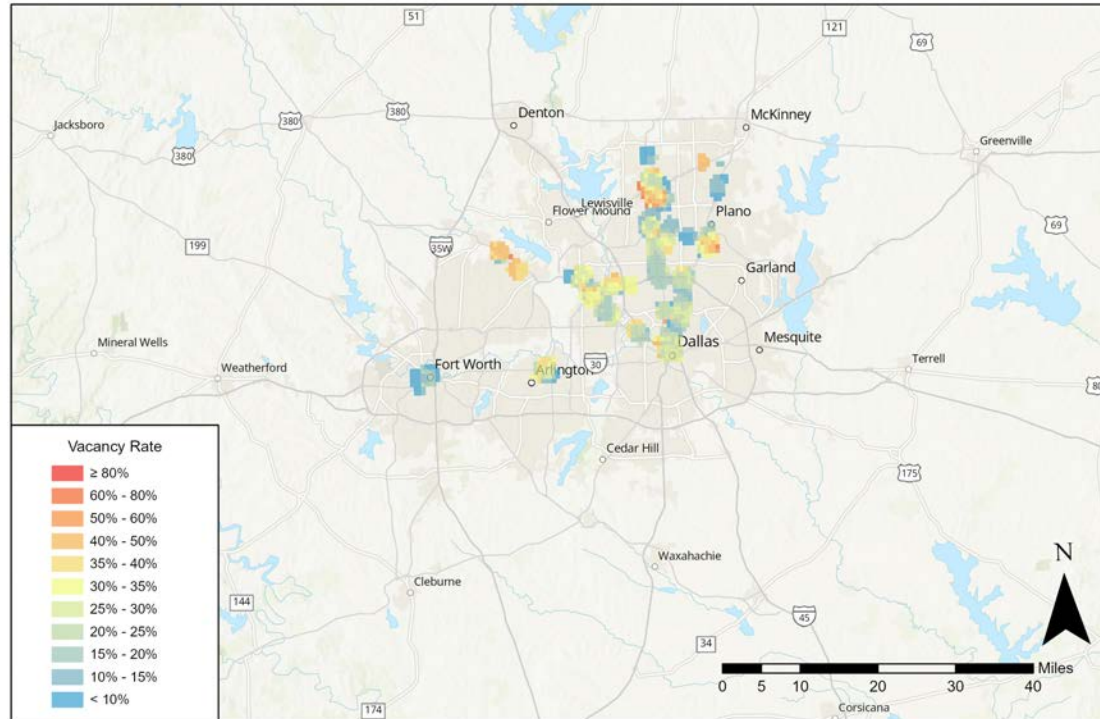


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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

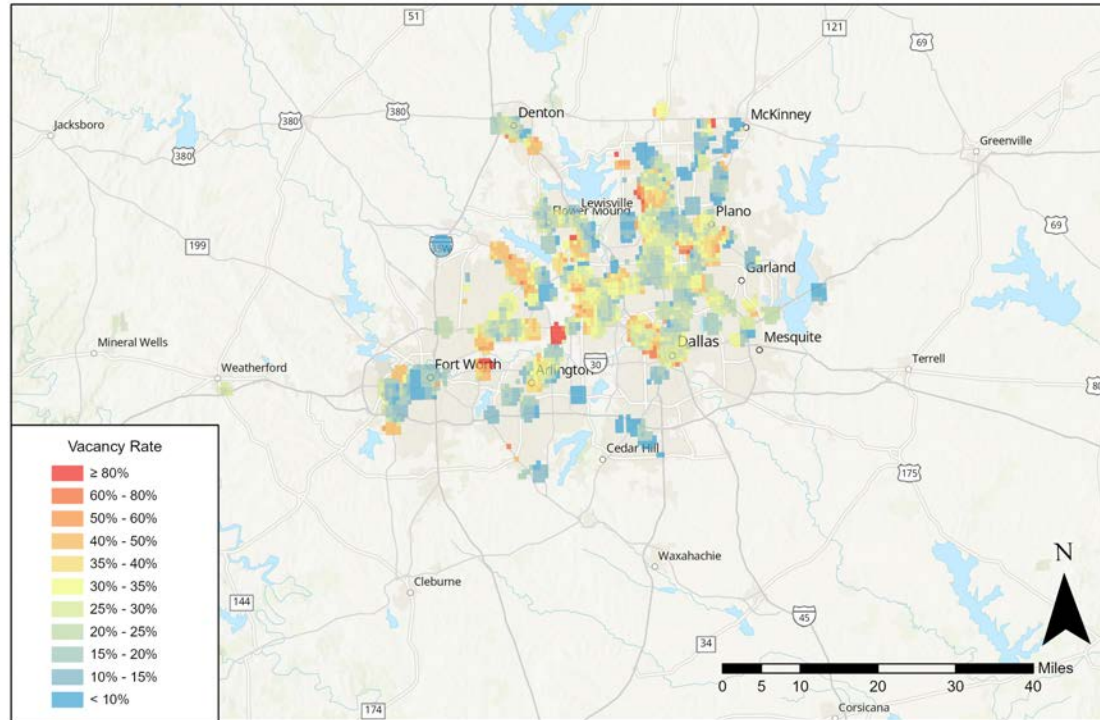
Local Market Area (LMA) Definitions

Dallas-Fort Worth Office Market *vacancy*



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Texas Real Estate Research Center

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

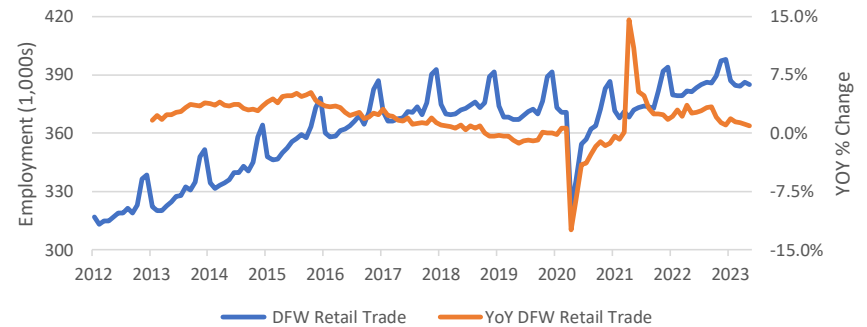
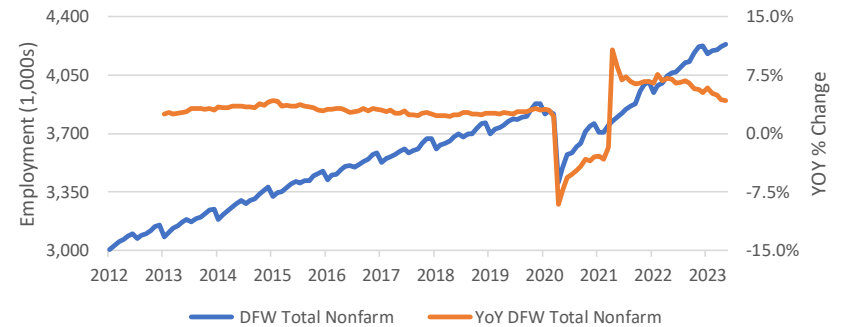
key employment trends

DFW Total Nonfarm

May-23	May-22	Change YoY	
4,234,600	4,062,300	172,300	4.24%

DFW Retail Trade

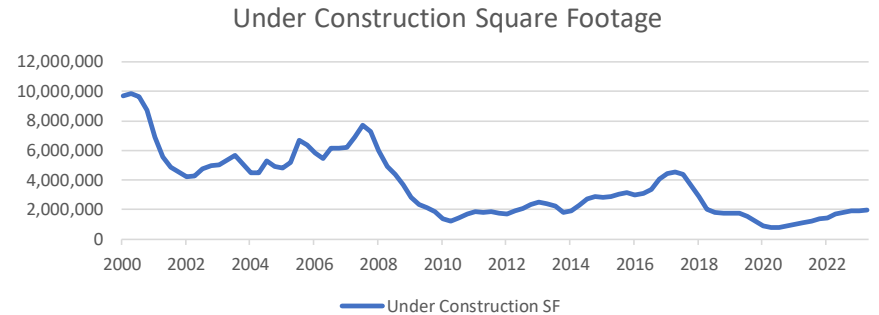
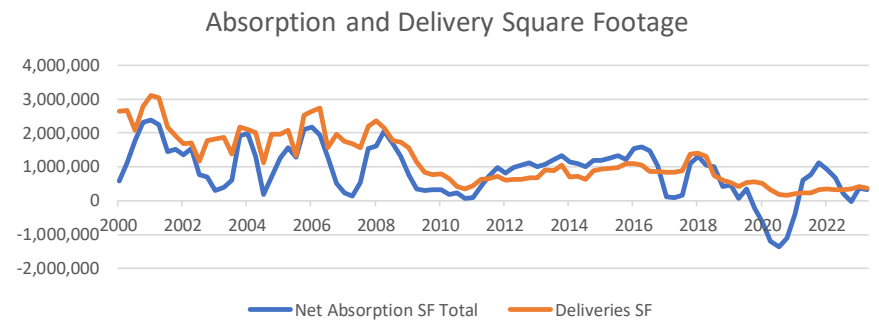
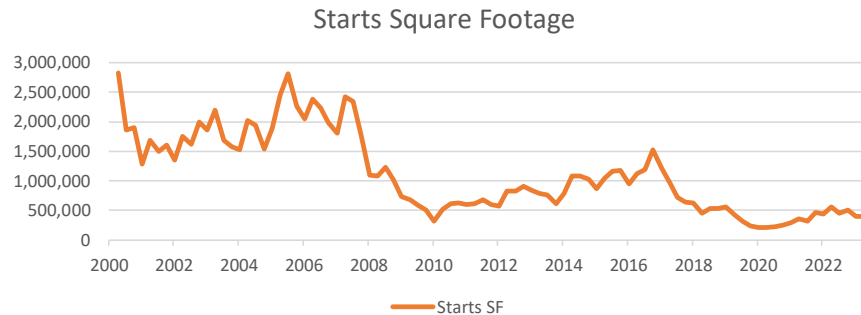
May-23	May-22	Change YoY	
385,200	381,500	3,700	0.97%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Dallas-Fort Worth Retail Market *absorption/construction*

		Current	Previous Quarter	Previous Year
Starts SF	Overall	397,010	394,901	555,073
Net Absorption SF Total	Overall	326,356	371,618	679,945
Deliveries SF	Overall	370,170	410,793	334,782
Under Construction SF	Overall	1,953,809	1,926,968	1,678,302



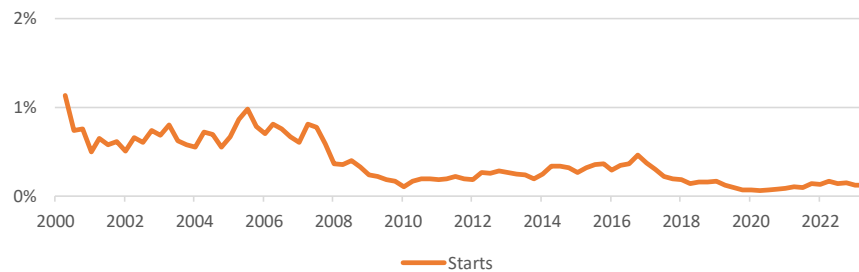
Dallas-Fort Worth Retail Market *absorption/construction*



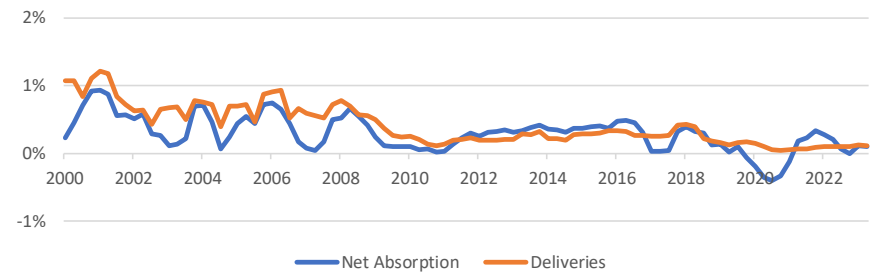
	Current	Previous Quarter	Previous Year
Starts Percent	Overall 0.12%	0.12%	0.17%
Under Construction Percent	Overall 0.58%	0.58%	0.50%
Absorption Percent	Overall 0.10%	0.11%	0.20%
Deliveries Percent	Overall 0.11%	0.12%	0.10%

Larger Than Current (Green)
Smaller Than Current (Orange)

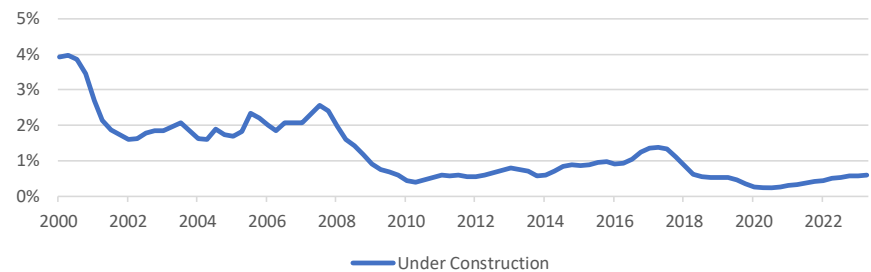
Starts as Percent of Inventory



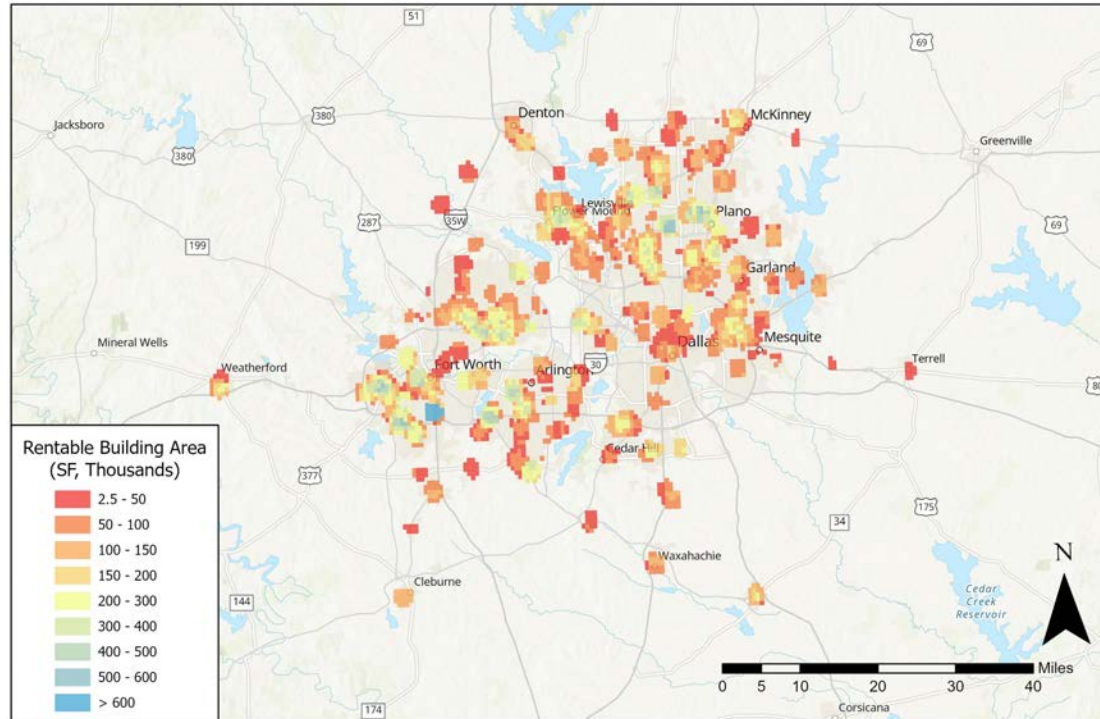
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



DFW Metro Rentable Building Area Retail LMAs (Q2 2023)



Source: Costar, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

Dallas-Fort Worth Retail Market *inventory*

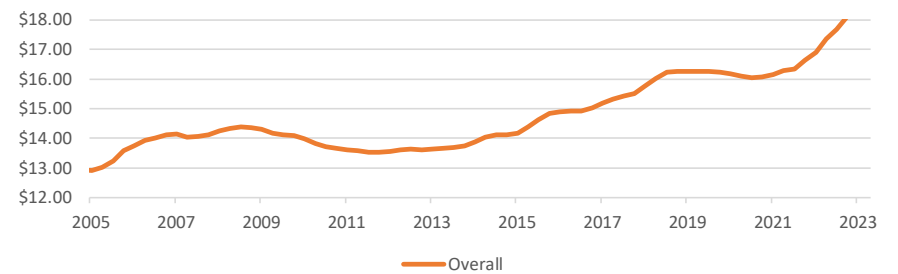


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Dallas-Fort Worth Retail Market *rent*



NNN Rent



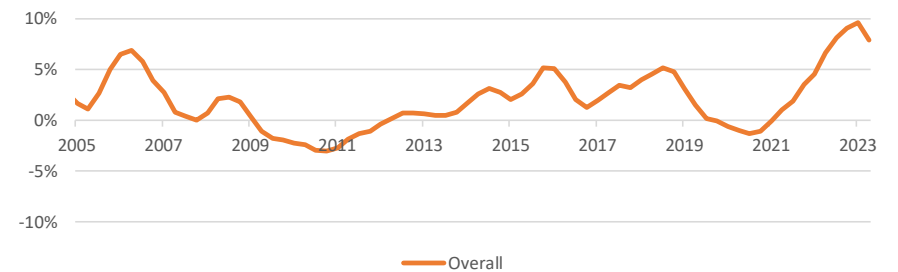
Current	Previous Quarter	Previous Year
\$18.74	\$18.52	\$17.36

NNN Rent Overall

Overall

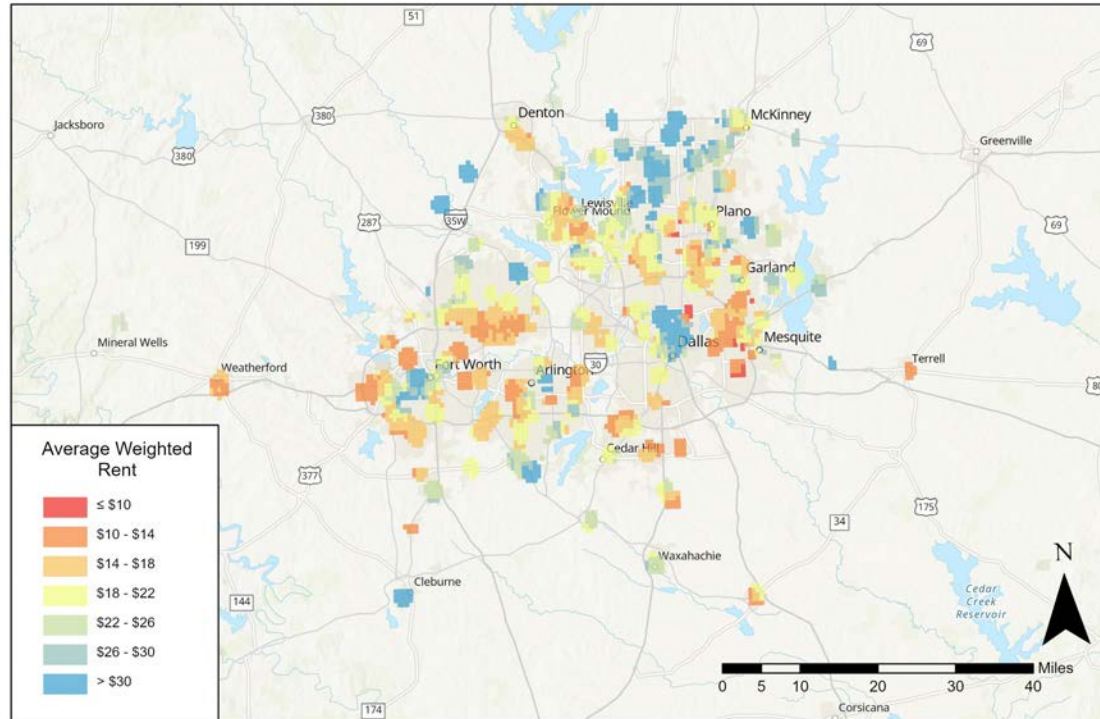
Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

DFW Metro Average Weighted Rent Retail LMAs (Q2 2023)



Source: Costar, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

Dallas-Fort Worth Retail Market *rent*



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Dallas-Fort Worth Retail Market *vacancy*

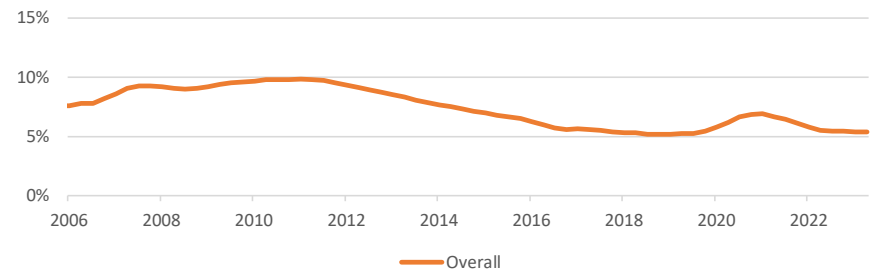


Vacant Percent % Total
Availability less Vacancy

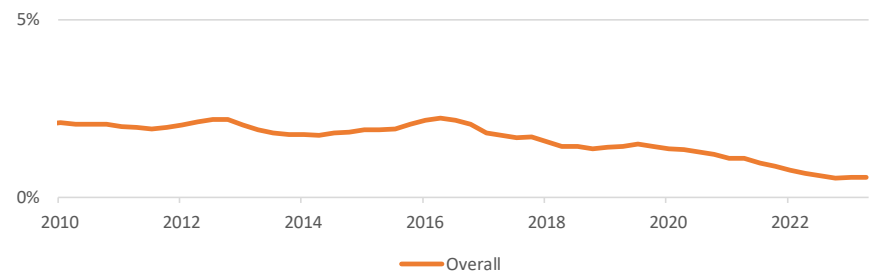
	Current	Previous Quarter	Previous Year
Overall	5.35%	5.37%	5.53%
Overall	0.55%	0.57%	0.67%

Larger
Smaller
Than Current

Vacancy

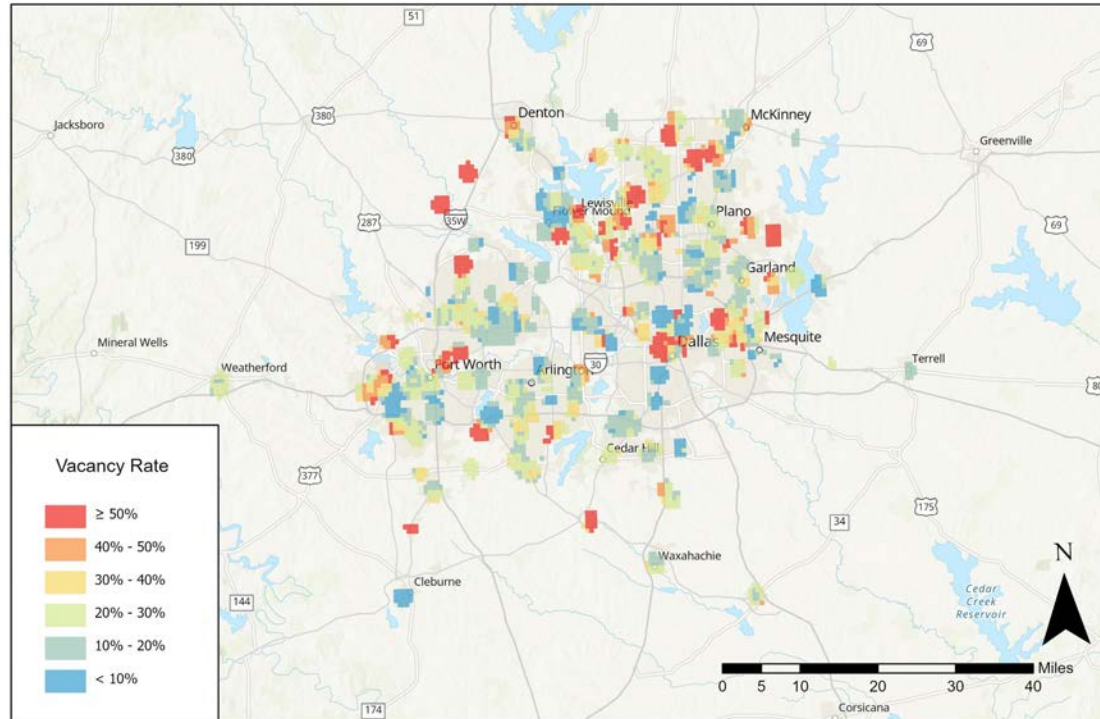


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

DFW Metro Vacancy Retail LMAs (Q2 2023)



Source: Costar, Baylor University, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

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

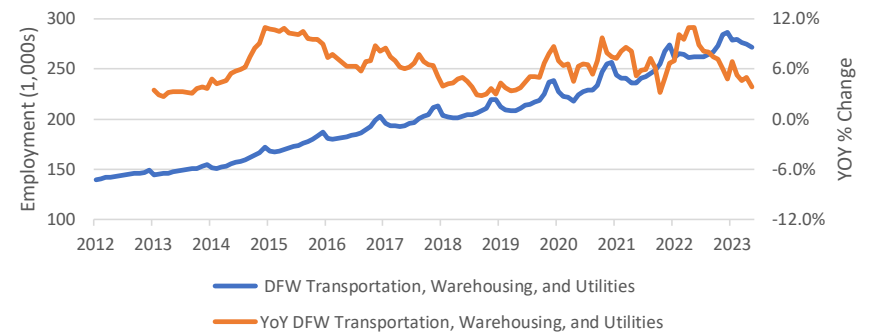
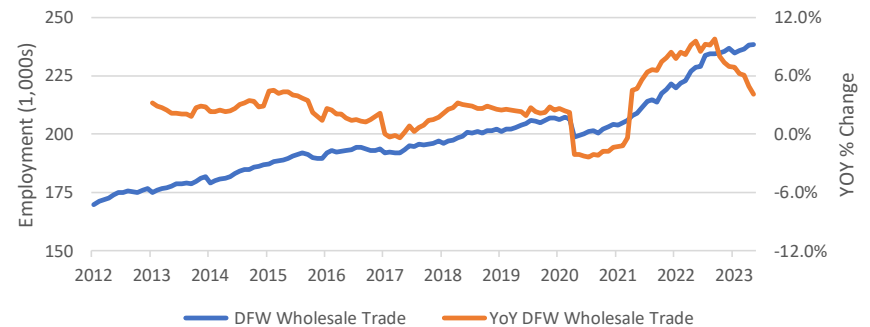
key employment trends

DFW Wholesale Trade

May-23	May-22	Change YoY
238,200	228,800	9,400 4.11%

DFW Transportation, Warehousing, and Utilities

May-23	May-22	Change YoY
272,000	261,800	10,200 3.90%



Dallas-Fort Worth Warehouse Market

absorption/construction

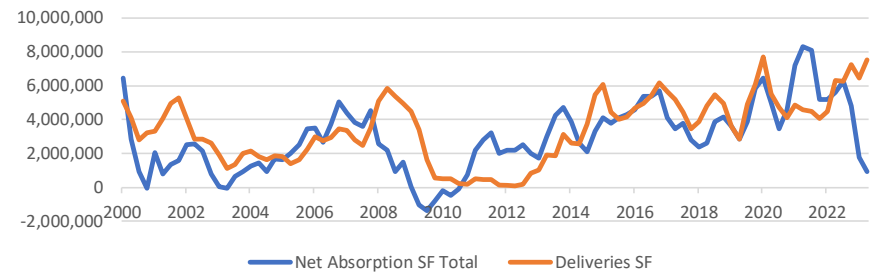
		Current	Previous Quarter	Previous Year
Starts SF	Overall	5,065,558	5,538,889	9,157,457
Net Absorption SF Total	Overall	930,329	1,753,874	5,596,431
Deliveries SF	Overall	7,525,110	6,448,943	6,291,327
Under Construction SF	Overall	35,183,004	37,642,555	31,673,536

Larger
Smaller
Than Current

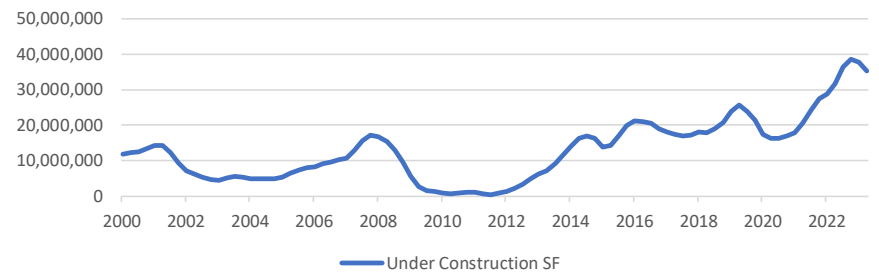
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



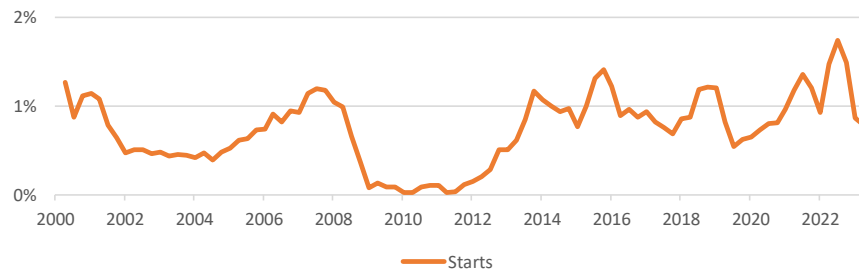
Dallas-Fort Worth Warehouse Market

absorption/construction

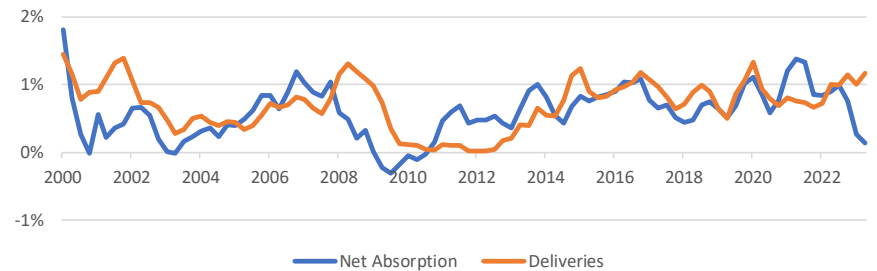
	Current	Previous Quarter	Previous Year
Starts Percent	0.79%	0.86%	1.47%
Under Construction Percent	5.45%	5.87%	5.09%
Absorption Percent	0.14%	0.27%	0.90%
Deliveries Percent	1.17%	1.01%	1.01%

Larger
Smaller
 Than Current

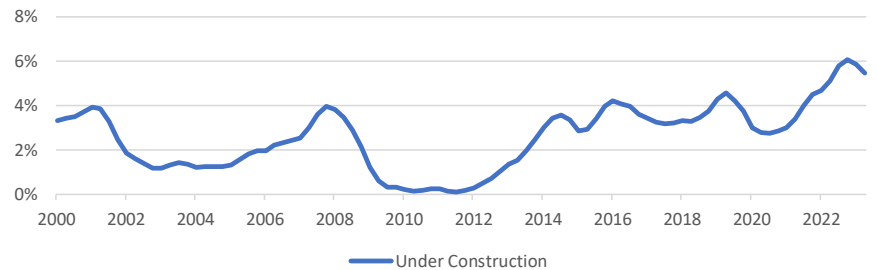
Starts as Percent of Inventory



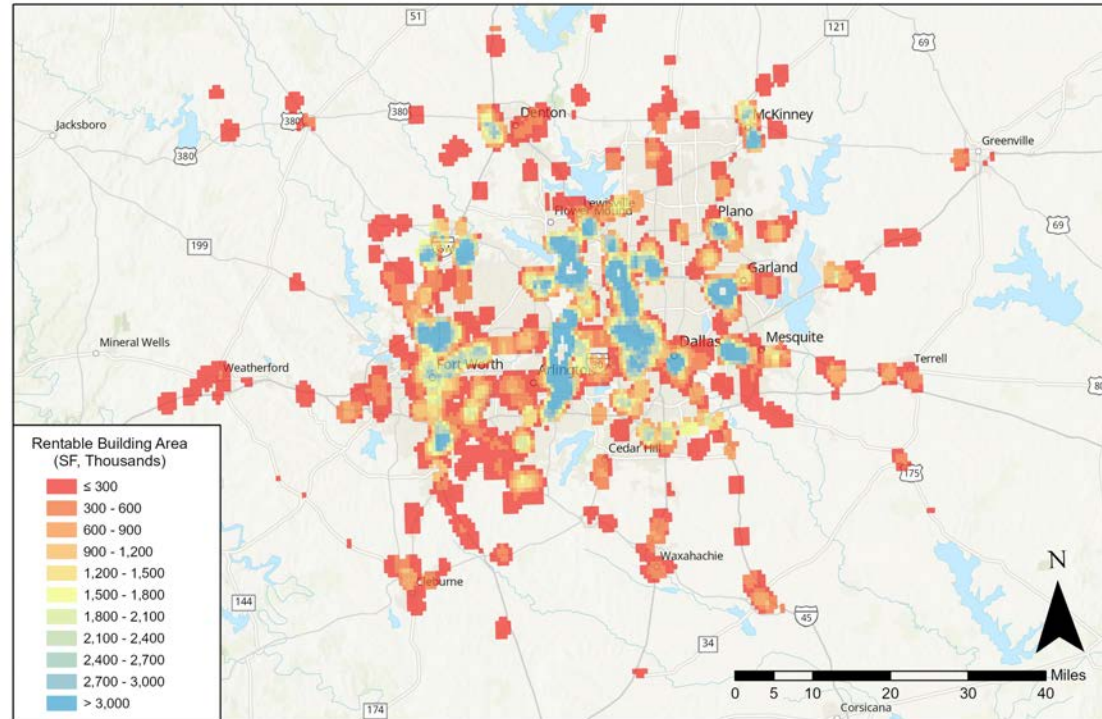
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



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

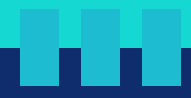
Local Market Area (LMA) Definitions

Dallas-Fort Worth Warehouse Market *inventory*

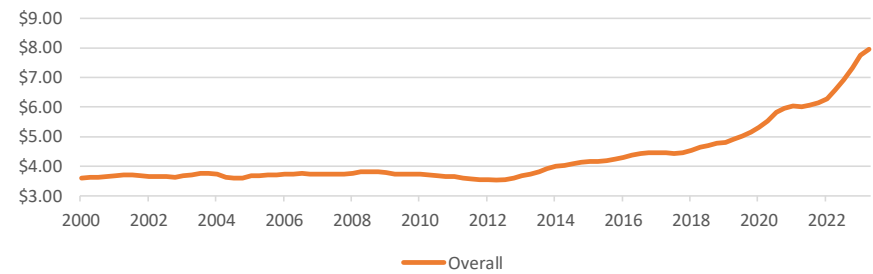


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Texas Real Estate Research Center

Dallas-Fort Worth Warehouse Market *rent*

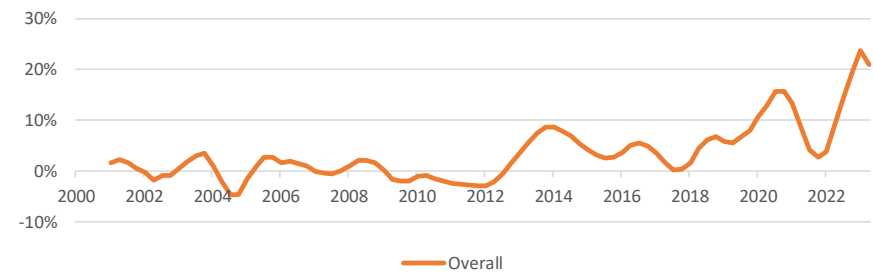


NNN Rent



Overall	Current	Previous Quarter	Previous Year
Overall	\$7.96	\$7.75	\$6.57

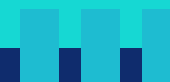
NNN Rent YoY Growth



Larger
Smaller
 Than Current

Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

Dallas-Fort Worth Warehouse Market *vacancy*

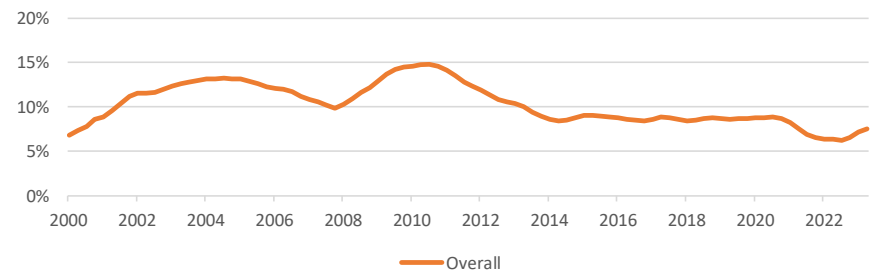


Vacant Percent % Total
Availability less Vacancy

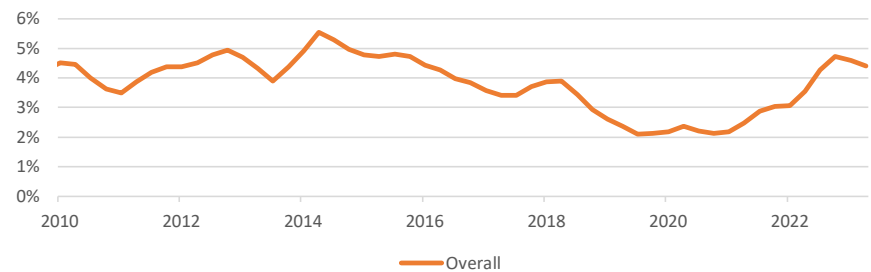
	Current	Previous Quarter	Previous Year
Overall	7.55%	7.13%	6.37%
Overall	4.40%	4.60%	3.53%

Larger Than Current
Smaller Than Current

Vacancy

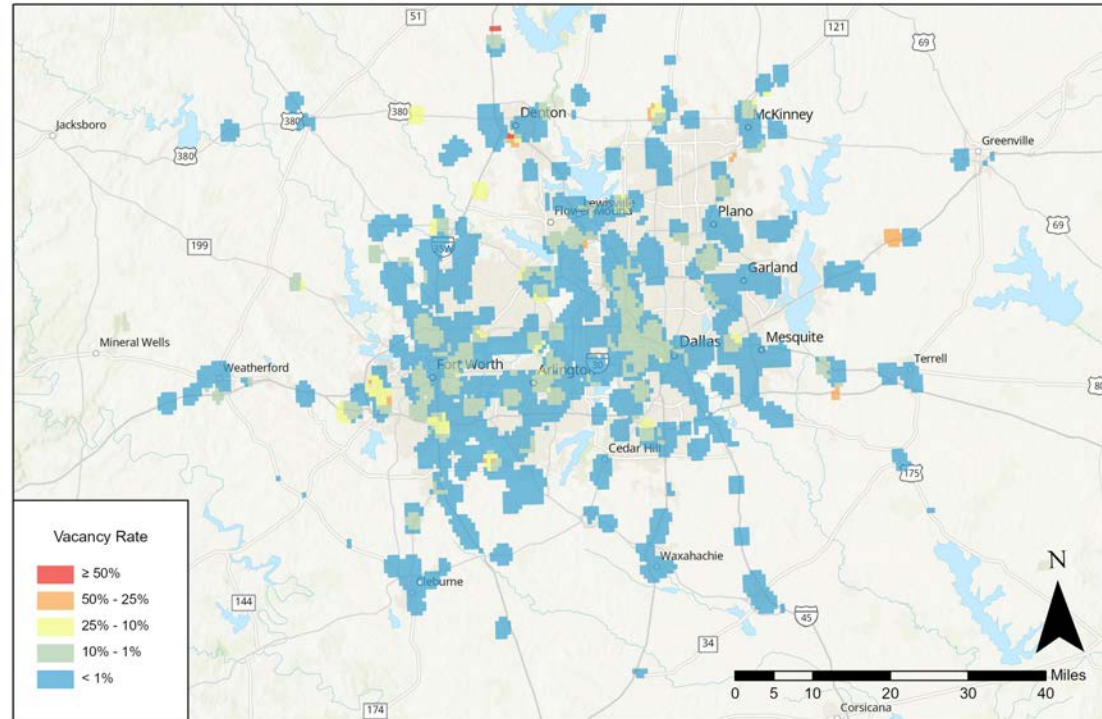


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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 Houston employment 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, but it remains below 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.
- Apartment rent YoY growth peaked in fourth quarter 2021 and moderated last year, returning to more typical levels this year. Steady construction levels assisted by rebounding absorptions should support occupancy.



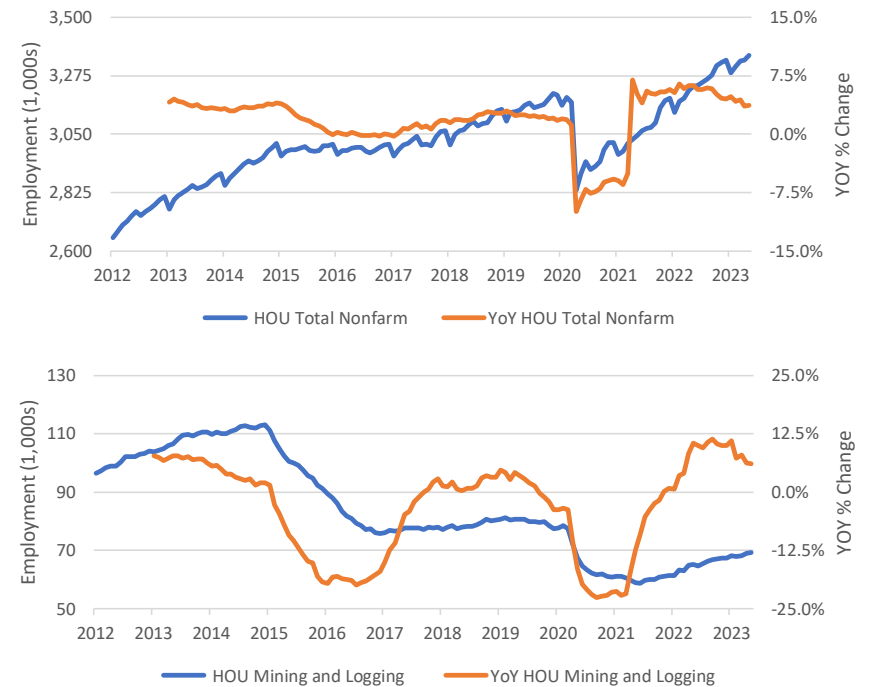
Houston Economy *key employment trends*

HOU Total Nonfarm

May-23	May-22	Change YoY	
3,354,300	3,235,200	119,100	3.68%

HOU Mining and Logging

May-23	May-22	Change YoY	
69,200	65,200	4,000	6.13%



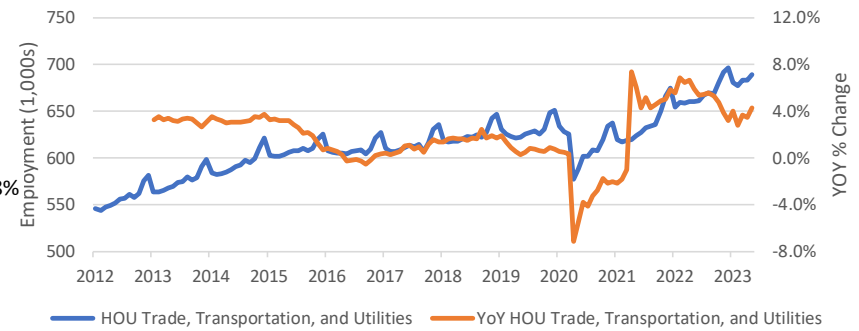
Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

Houston Economy *key employment trends*



HOU Trade, Transportation, and Utilities

May-23	May-22	Change YoY
688,900	660,600	28,300 4.28%

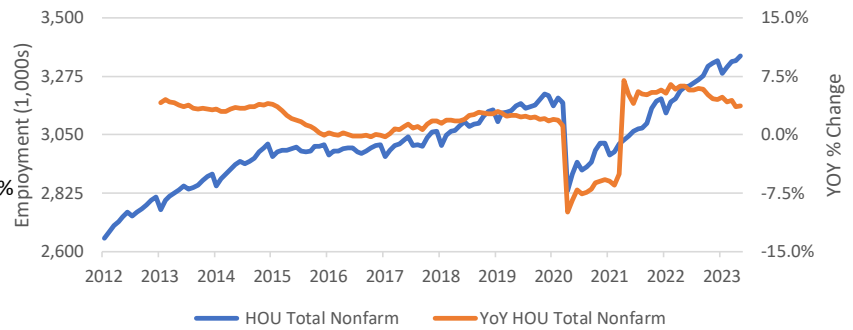


Houston Apartment Market *key employment trends*



HOU Total Nonfarm

May-23	May-22	Change YoY
3,354,300	3,235,200	119,100 3.68%

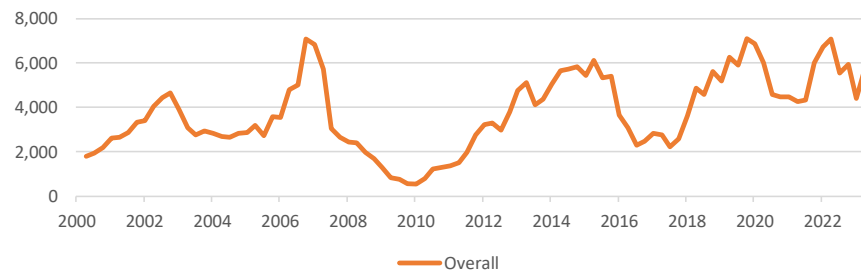


Houston Apartment Market *absorption/construction*

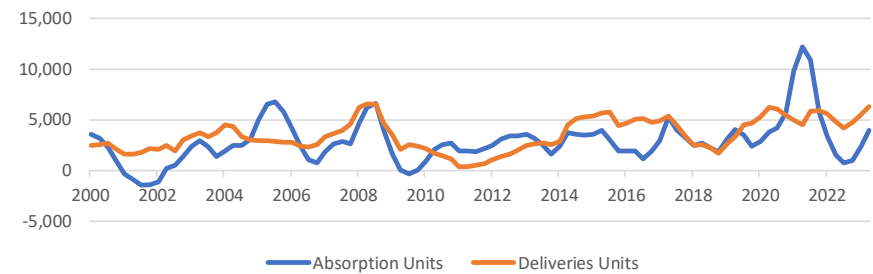
		Current	Previous Quarter	Previous Year
Starts Units	Overall	5,766	4,407	7,094
Absorption Units	Overall	4,007	2,439	1,542
Deliveries Units	Overall	6,292	5,530	4,859
Under Construction Units	Overall	35,586	36,112	34,620

Larger Than Current
Smaller Than Current

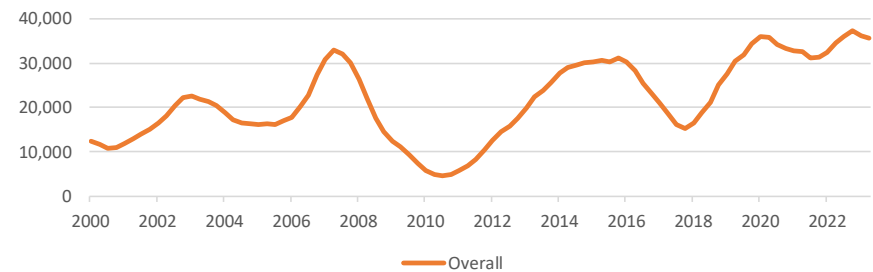
Starts Units



Absorption and Delivery Units



Under Construction Units



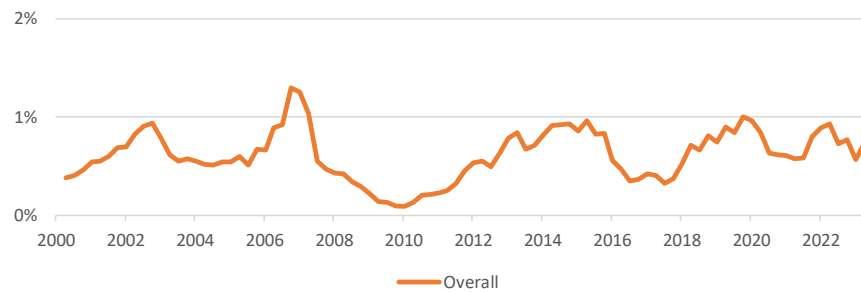
Houston Apartment Market *absorption/construction*



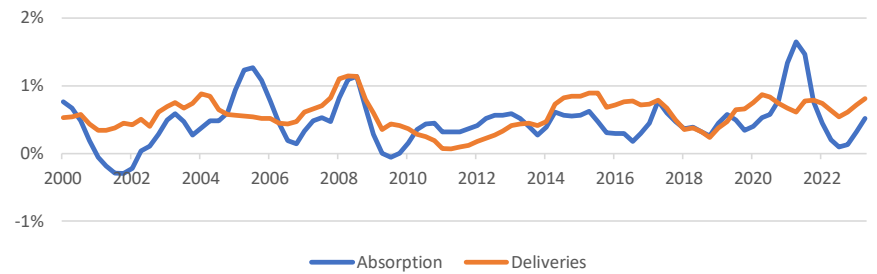
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.74%	0.57%	0.93%
Absorption Percent	Overall	0.51%	0.31%	0.20%
Deliveries Percent	Overall	0.81%	0.71%	0.64%
Under Construction Percent	Overall	4.57%	4.65%	4.54%

Larger
Smaller
 Than Current

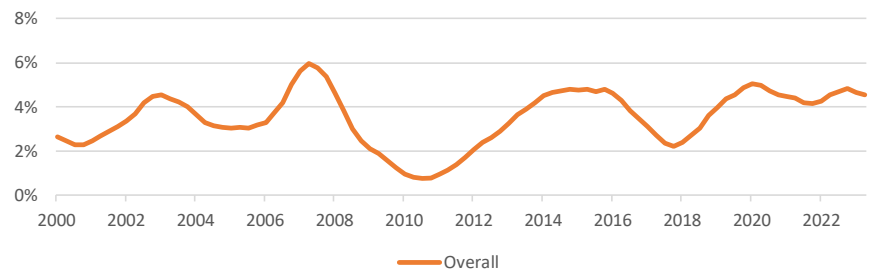
Starts as Percent of Inventory



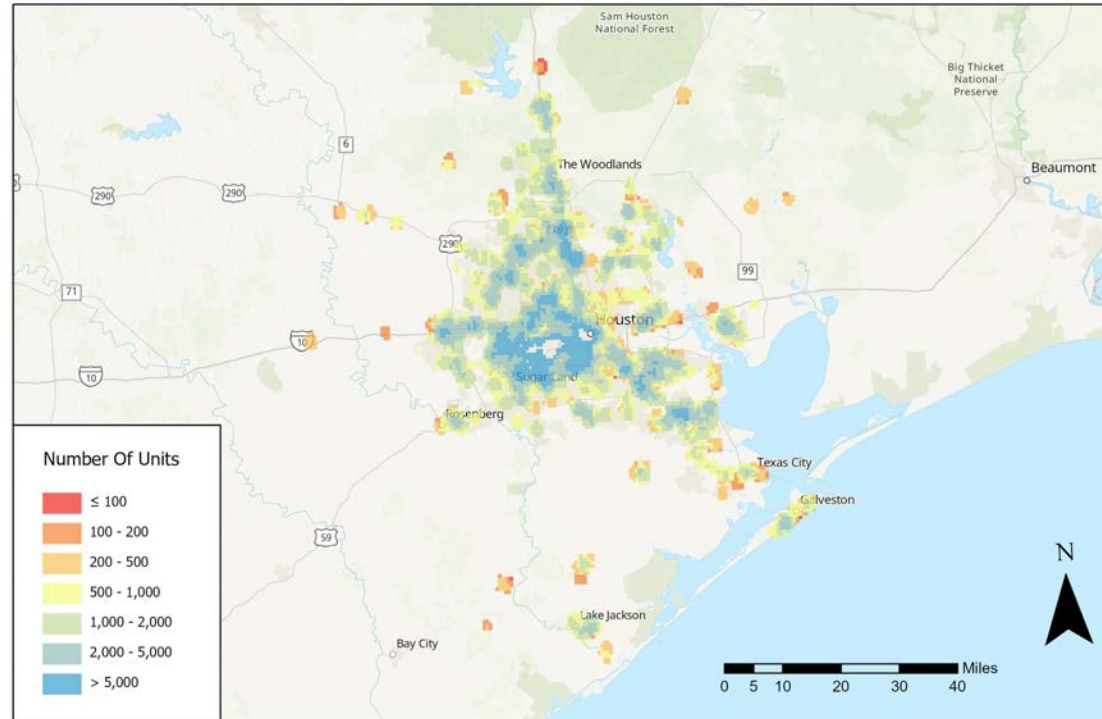
Absorption and Delivery as Percent of Inventory



Under Construction as Percent of Inventory



Houston Metro Number of Units Multifamily LMAs (Q1 2023)



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

Local Market Area (LMA) Definitions

Houston Apartment Market *inventory*



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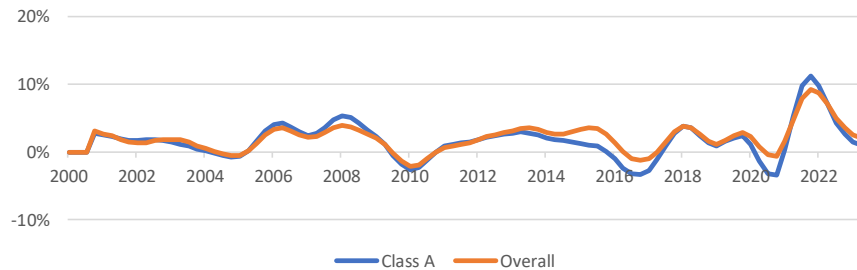
Houston Apartment Market *rent*



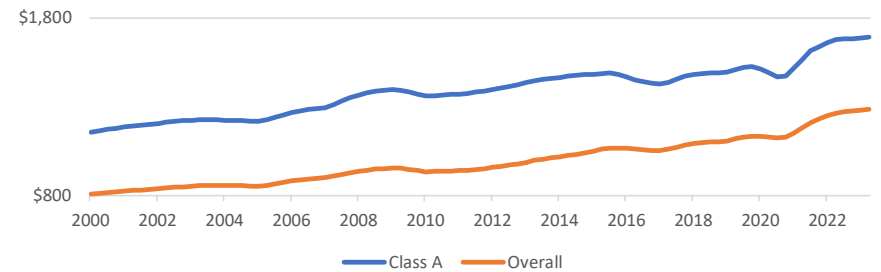
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,692	\$1,685	\$1,678
Effective Rent Per Unit	Overall	\$1,286	\$1,280	\$1,265
Effective Rent Per SF	Class A	\$1.76	1.75	1.74
Effective Rent Per SF	Overall	\$1.44	1.43	1.42

Larger ■ Smaller ■
Than Current

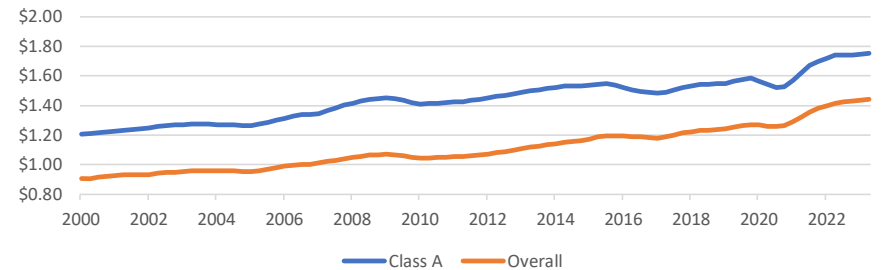
Year over Year Growth in Effective Rent



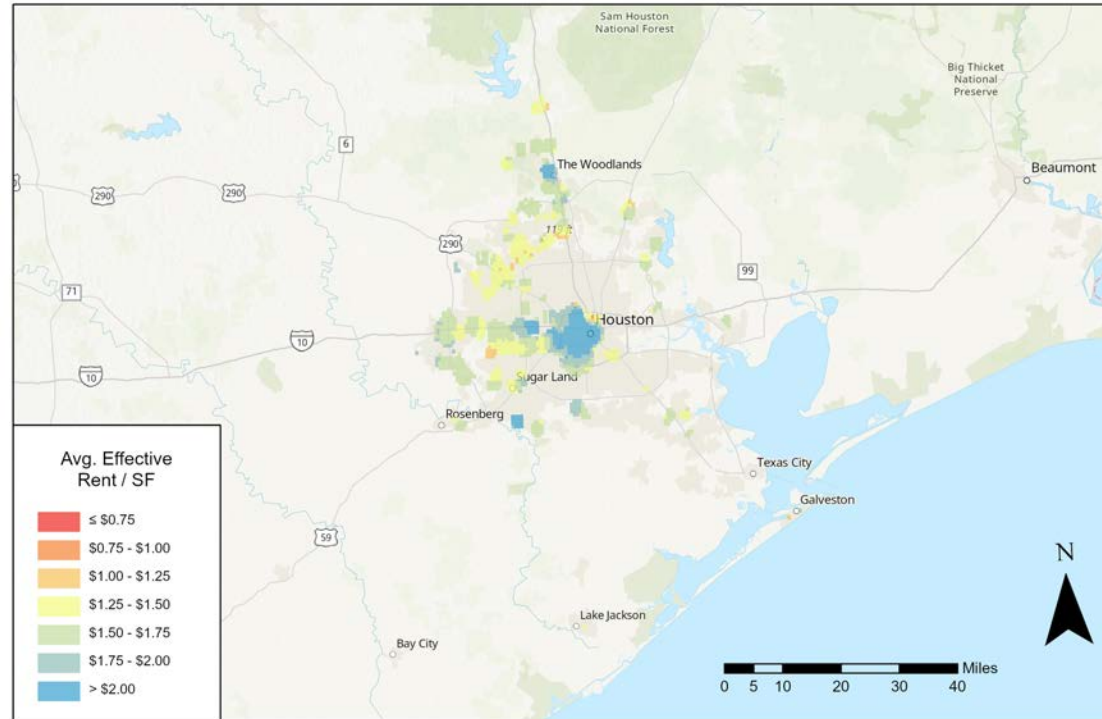
Effective Rent Per Unit



Effective Rent Per Square Foot



Houston Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2023)



Source: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS

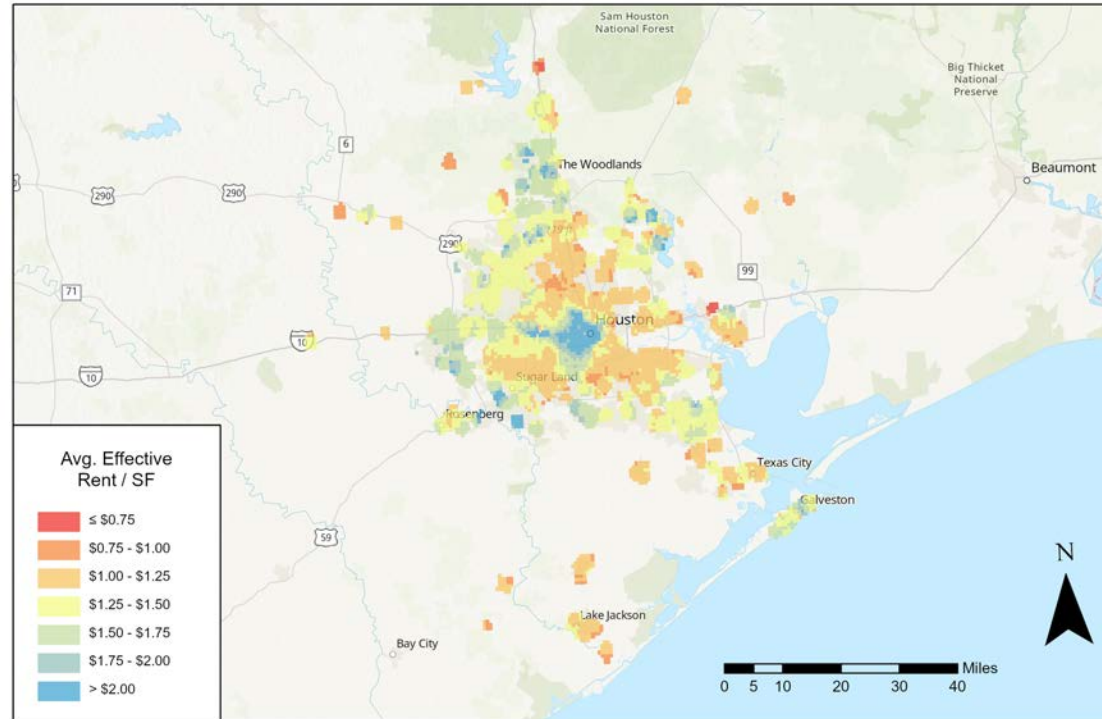
Local Market Area (LMA) Definitions

Houston Apartment Market *rent*



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Houston Metro Average Effective Rent / SF Multifamily LMAs (Q1 2023)



Source: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

Houston Apartment Market *rent*



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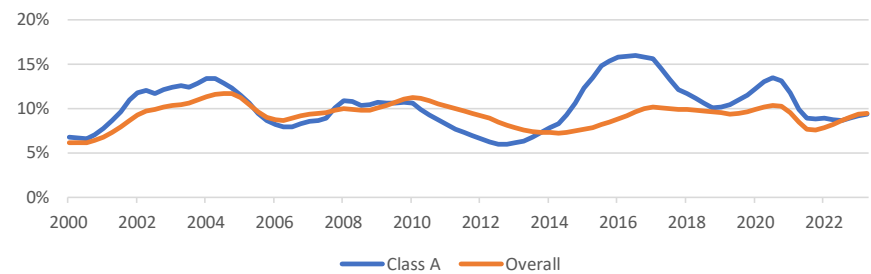
Houston Apartment Market *vacancy*



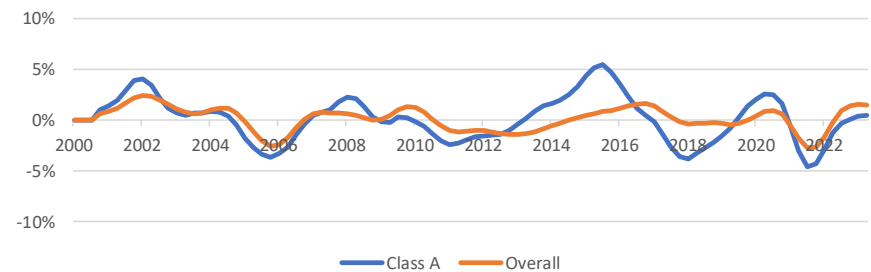
		Current	Previous Quarter	Previous Year
Vacancy Percent	Class A	9.35%	9.20%	8.77%
Vacancy Percent	Overall	9.45%	9.37%	8.20%

Larger
Smaller
 Than Current

Vacancy

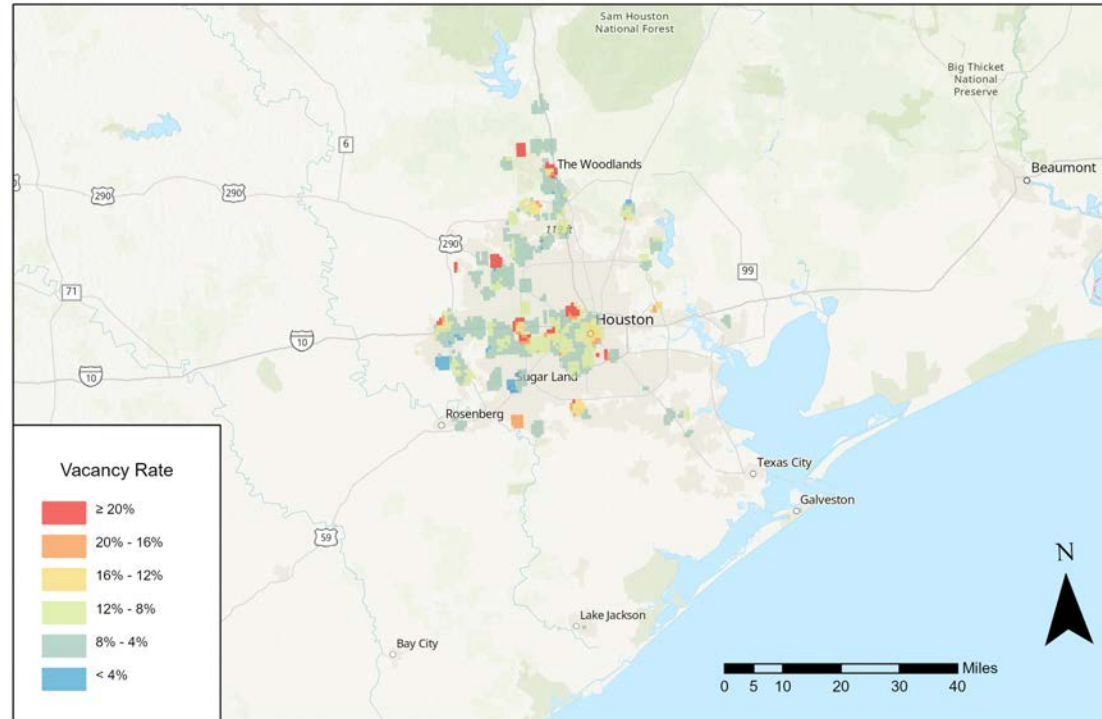


Vacancy Change from Previous Year



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

Houston Metro Vacancy Class A Multifamily LMAs (Q1 2023)



Source: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS

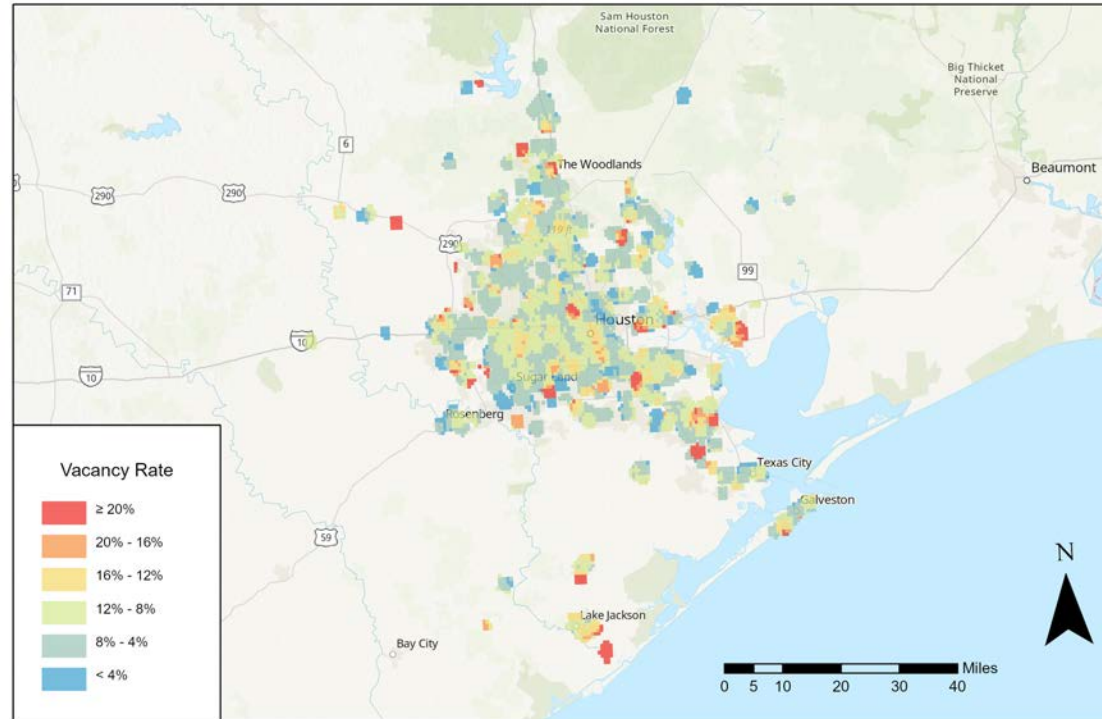
Local Market Area (LMA) Definitions

Houston Apartment Market *vacancy*



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Houston Metro Vacancy Multifamily LMAs (Q1 2023)



Source: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

Houston Apartment Market *vacancy*



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Texas Real Estate Research Center

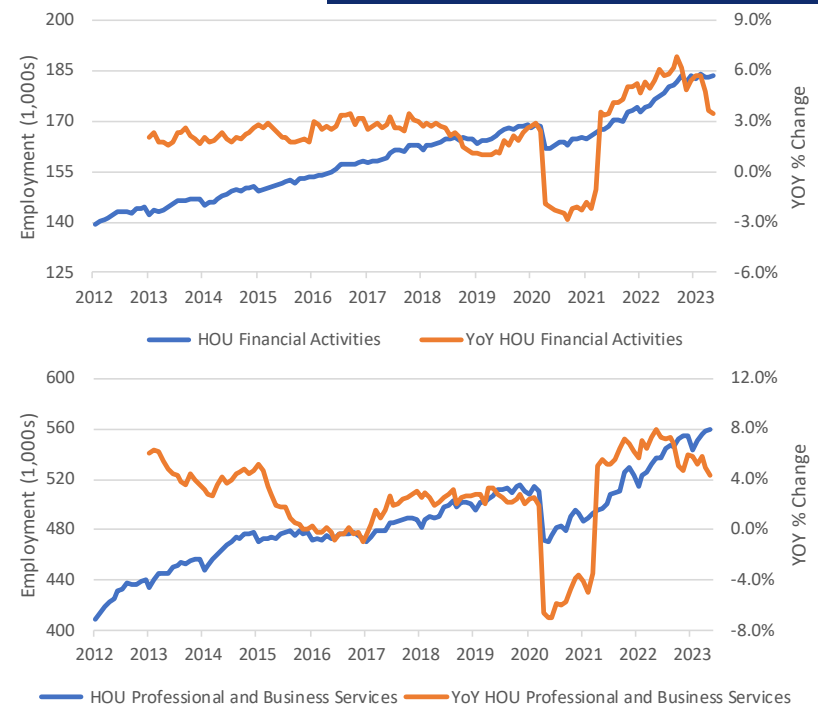
Houston Office Market *key employment trends*

HOU Financial Activities

May-23	May-22	Change YoY	
183,800	177,700	6,100	3.43%

HOU Professional and Business Services

May-23	May-22	Change YoY	
560,100	536,800	23,300	4.34%



Houston Office Market *absorption/construction*

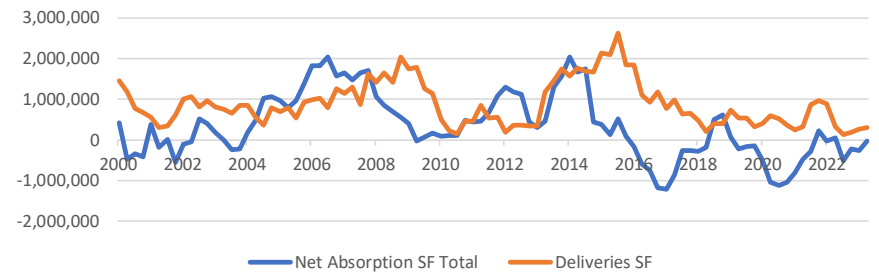
		Current	Previous Quarter	Previous Year
Starts SF	Overall	209,938	134,265	312,342
Net Absorption SF Total	Overall	-23,683	-264,230	53,132
Deliveries SF	Overall	308,177	256,927	325,836
Under Construction SF	Overall	3,211,151	3,309,390	3,226,596

Larger
Smaller
 Than Current

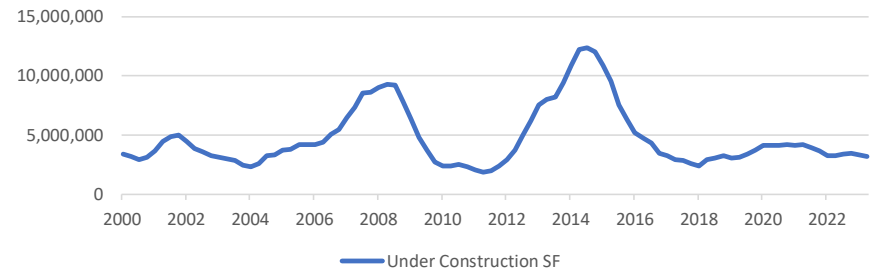
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



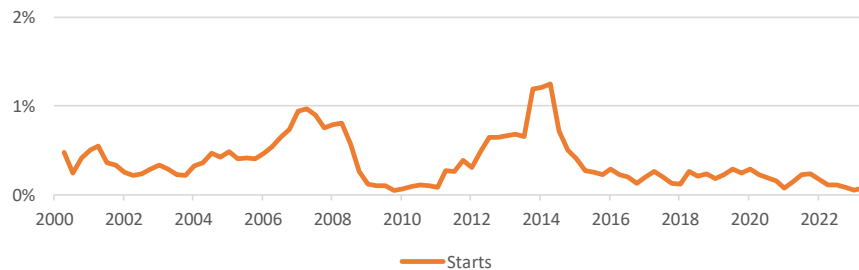
Houston Office Market *absorption/construction*



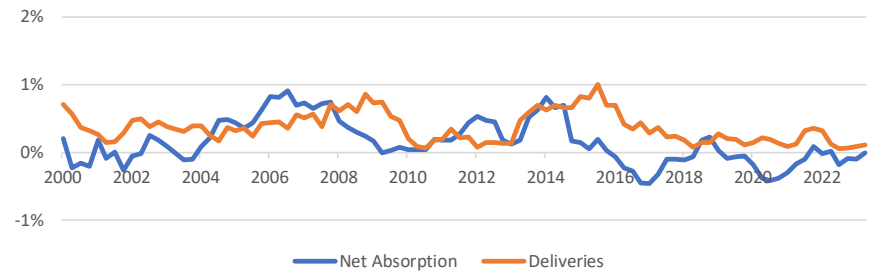
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.08%	0.05%	0.11%
Under Construction Percent	Overall	1.16%	1.20%	1.17%
Absorption Percent	Overall	-0.01%	-0.10%	0.02%
Deliveries Percent	Overall	0.11%	0.09%	0.12%

Larger
Smaller
 Than Current

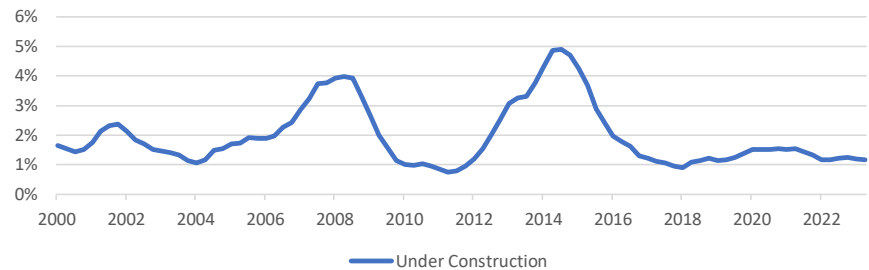
Starts as Percent of Inventory



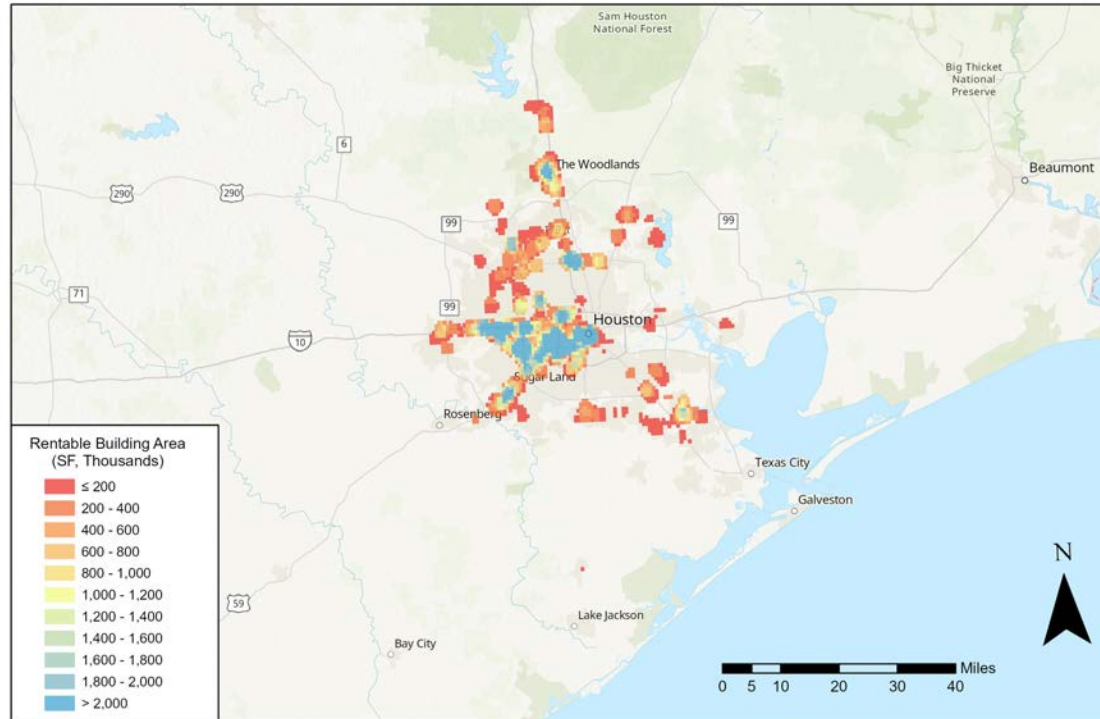
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



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 *inventory*



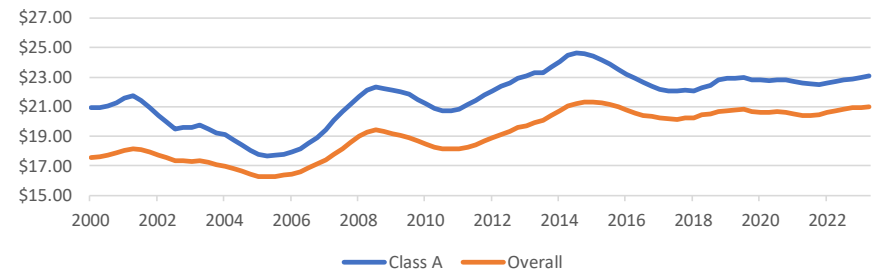
Houston Office Market *rent*



		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$23.07	\$22.99	\$22.69
Base Rent	Overall	\$21.01	\$20.96	\$20.74

Larger
Smaller
 Than Current

Office Base Rent

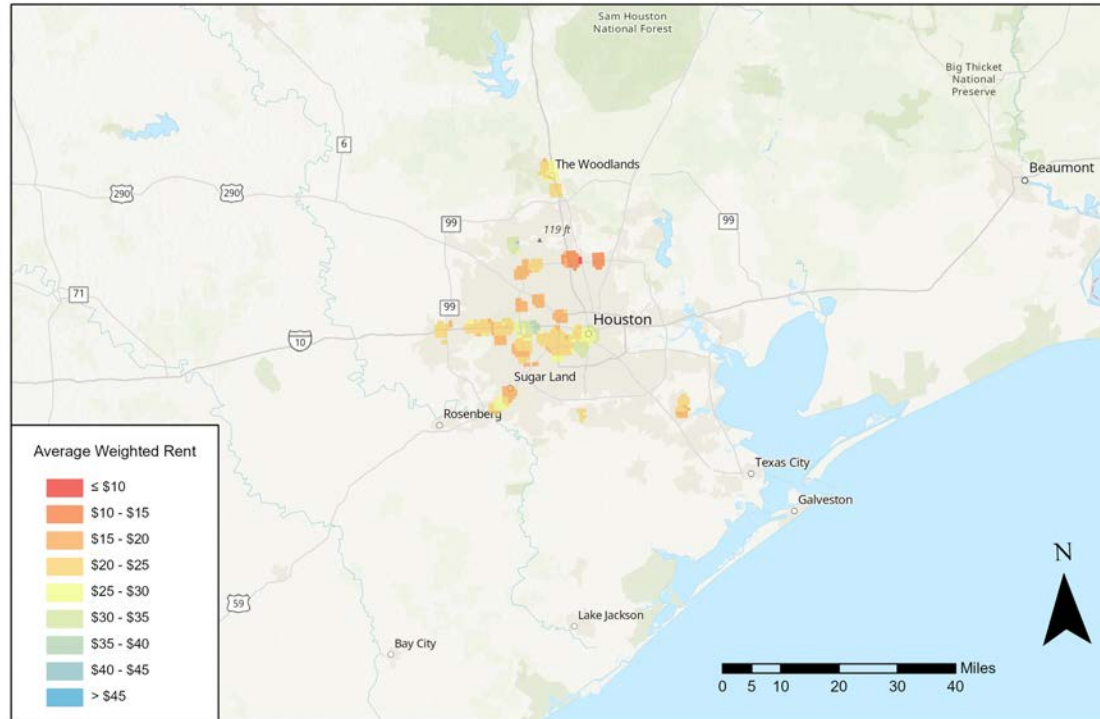


Office Base Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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

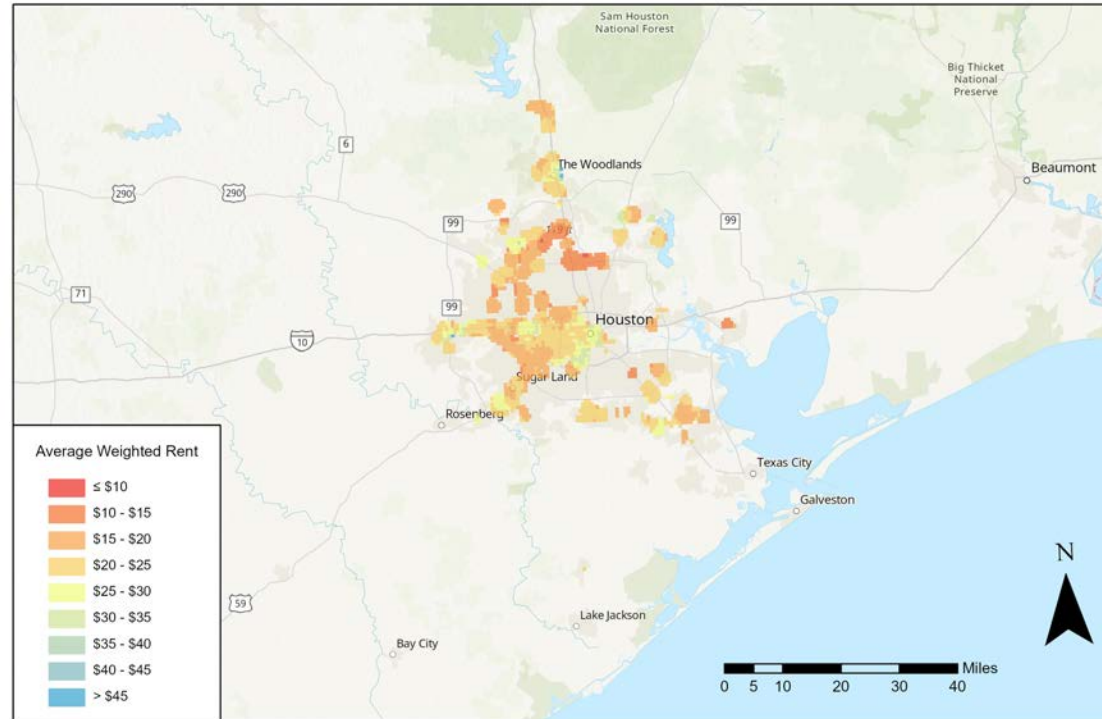
Local Market Area (LMA) Definitions

Houston Office Market *rent*



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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*



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Houston Office Market *vacancy*

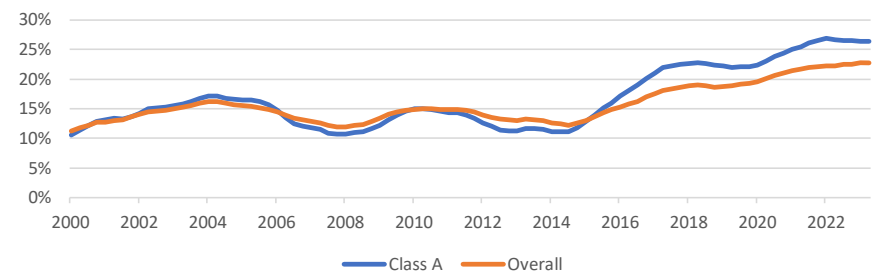


Vacant Percent % Total
 Vacant Percent % Total
 Availability less Vacancy
 Availability less Vacancy

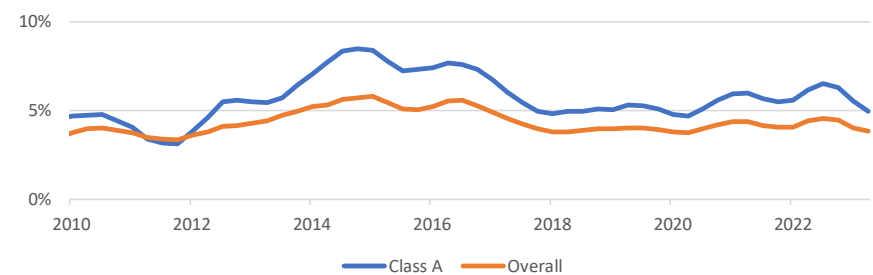
	Current	Previous Quarter	Previous Year
Class A	26.40%	26.43%	26.67%
Overall	22.75%	22.73%	22.27%
Class A	4.95%	5.53%	6.17%
Overall	3.85%	4.03%	4.43%

Larger Than Current
 Smaller Than Current

Vacancy

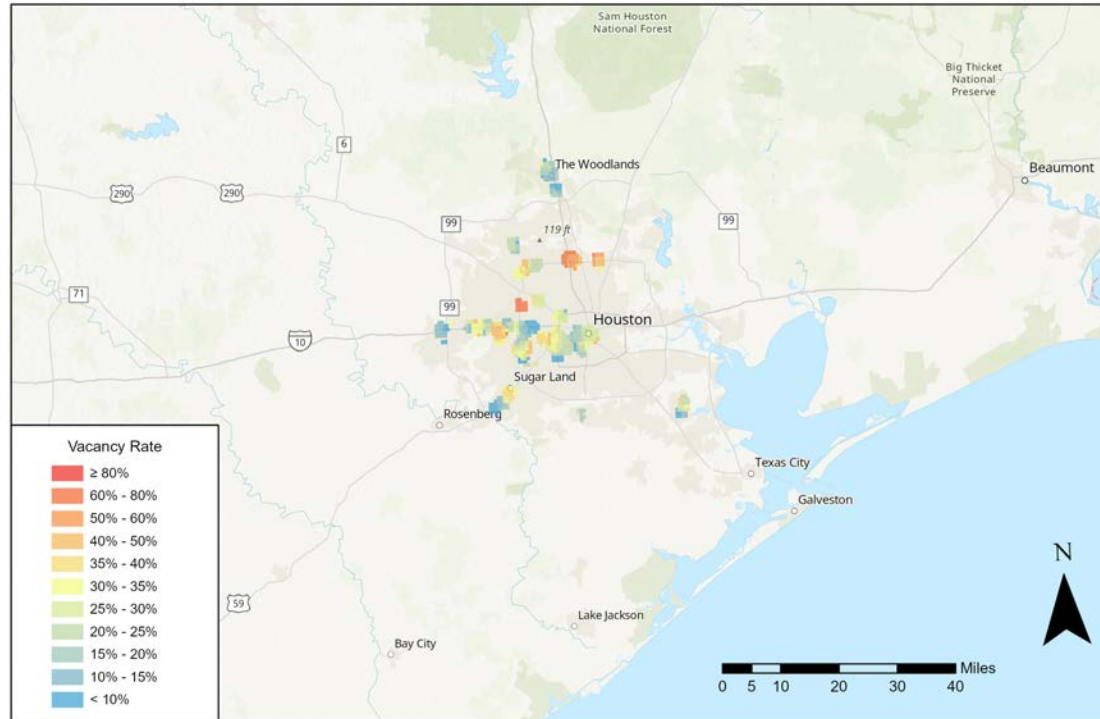


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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

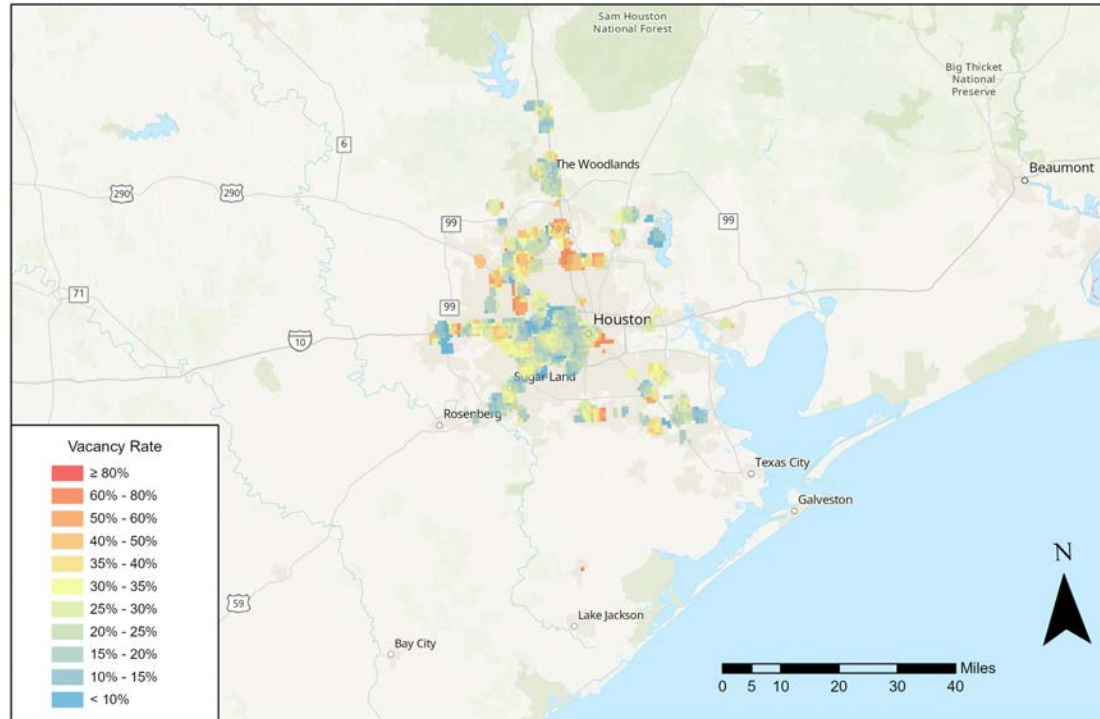
Local Market Area (LMA) Definitions

Houston Office Market *vacancy*



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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*



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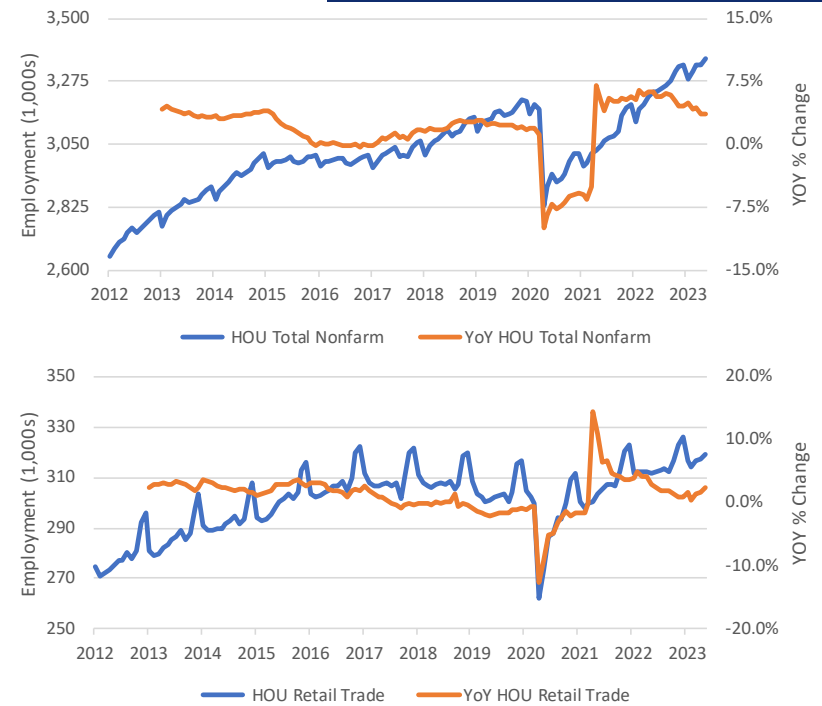
Houston Retail Market *key employment trends*

HOU Total Nonfarm

May-23	May-22	Change YoY	
3,354,300	3,235,200	119,100	3.68%

HOU Retail Trade

May-23	May-22	Change YoY	
319,200	311,800	7,400	2.37%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

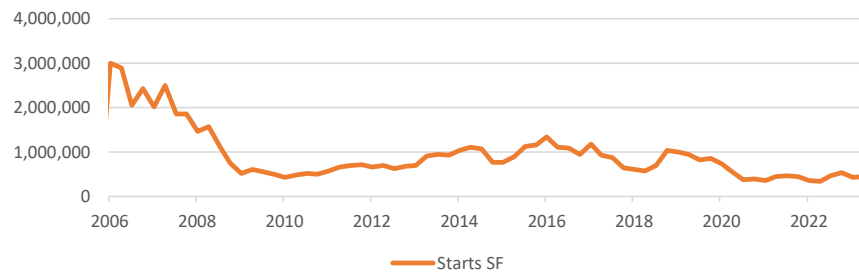


Houston Retail Market *absorption/construction*

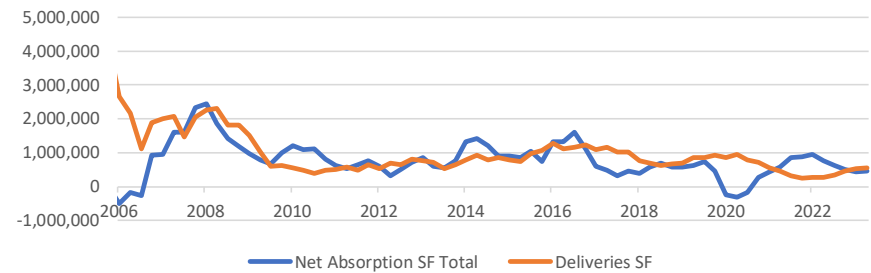
		Current	Previous Quarter	Previous Year
Starts SF	Overall	433,952	420,044	343,587
Net Absorption SF Total	Overall	466,307	431,632	753,619
Deliveries SF	Overall	557,408	538,490	266,767
Under Construction SF	Overall	1,734,910	1,858,366	1,794,974

Larger
Smaller
 Than Current

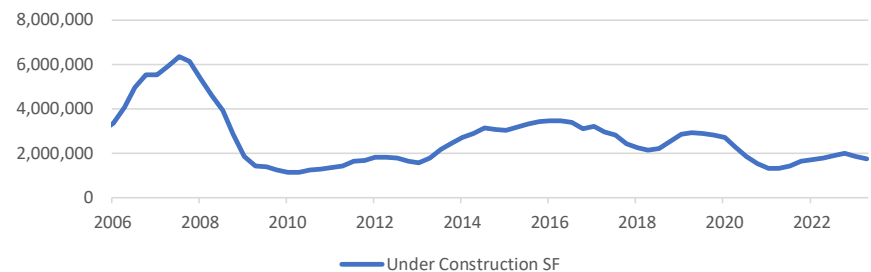
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



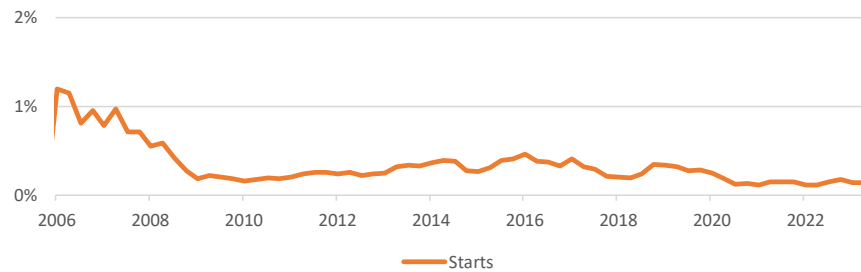
Houston Retail Market *absorption/construction*



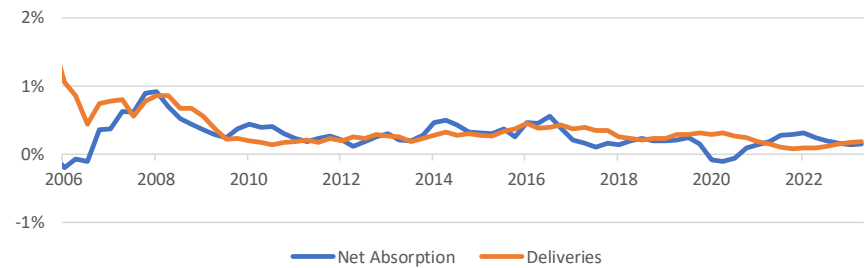
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.14%	0.14%	0.11%
Under Construction Percent	Overall	0.57%	0.61%	0.59%
Absorption Percent	Overall	0.15%	0.14%	0.25%
Deliveries Percent	Overall	0.18%	0.18%	0.09%

Larger
Smaller
 Than Current

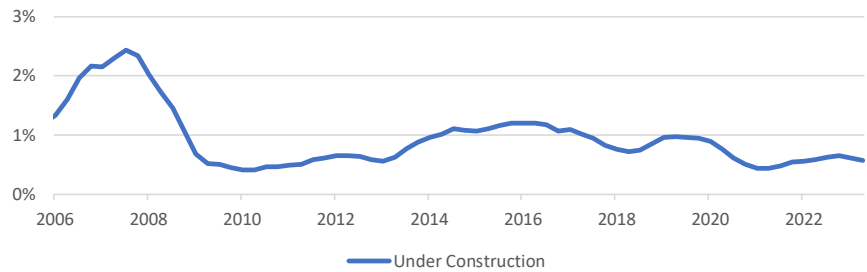
Starts as Percent of Inventory



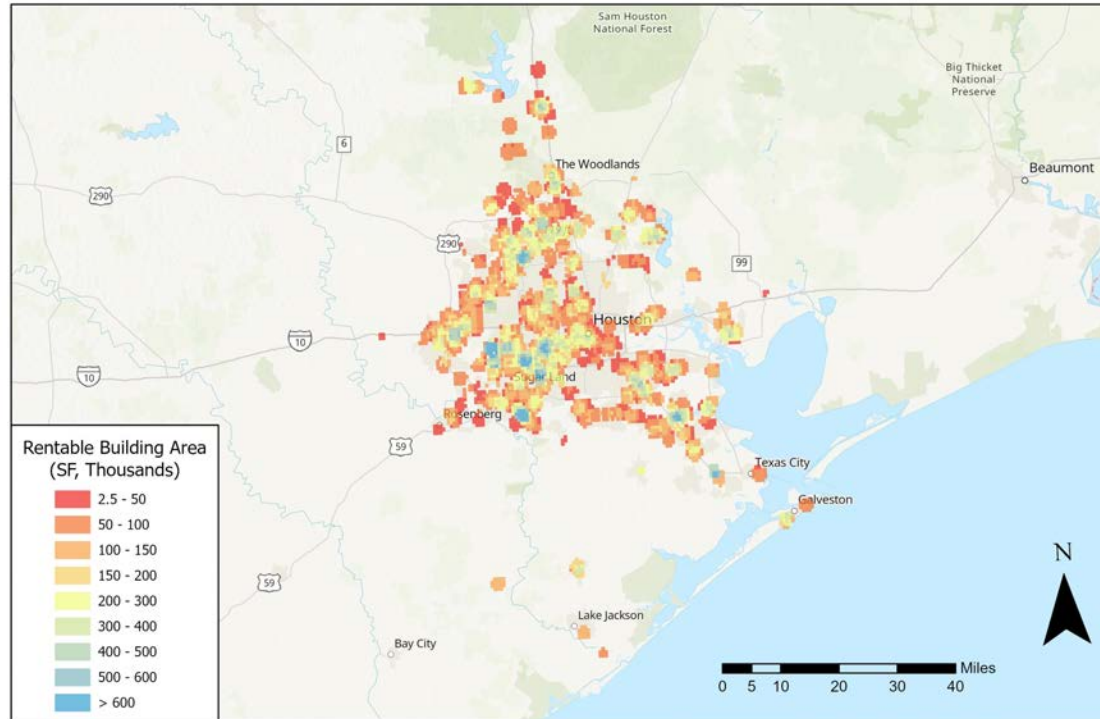
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



Houston Metro Rentable Building Area Retail LMAs (Q2 2023)



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

Local Market Area (LMA) Definitions

Houston Retail Market *inventory*

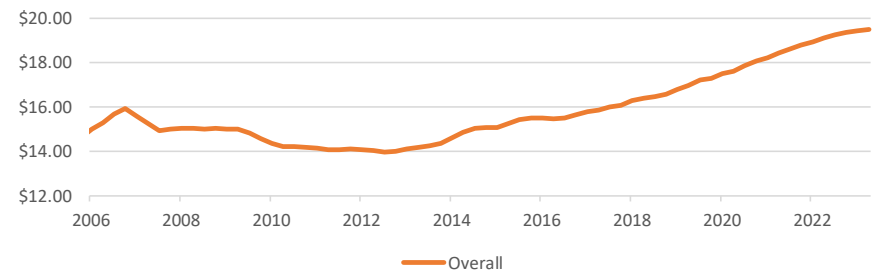


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Houston Retail Market *rent*



NNN Rent



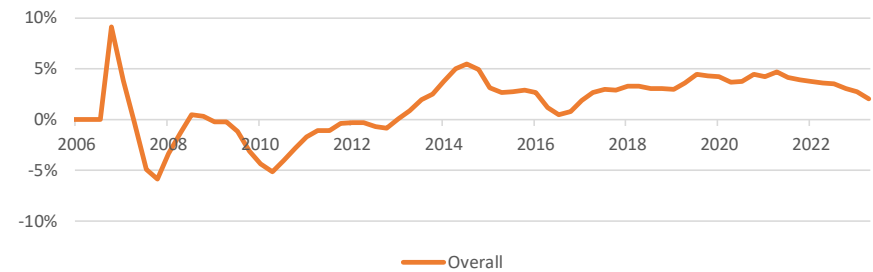
NNN Rent Overall

Overall

Current	Previous Quarter	Previous Year
\$19.50	\$19.44	\$19.11

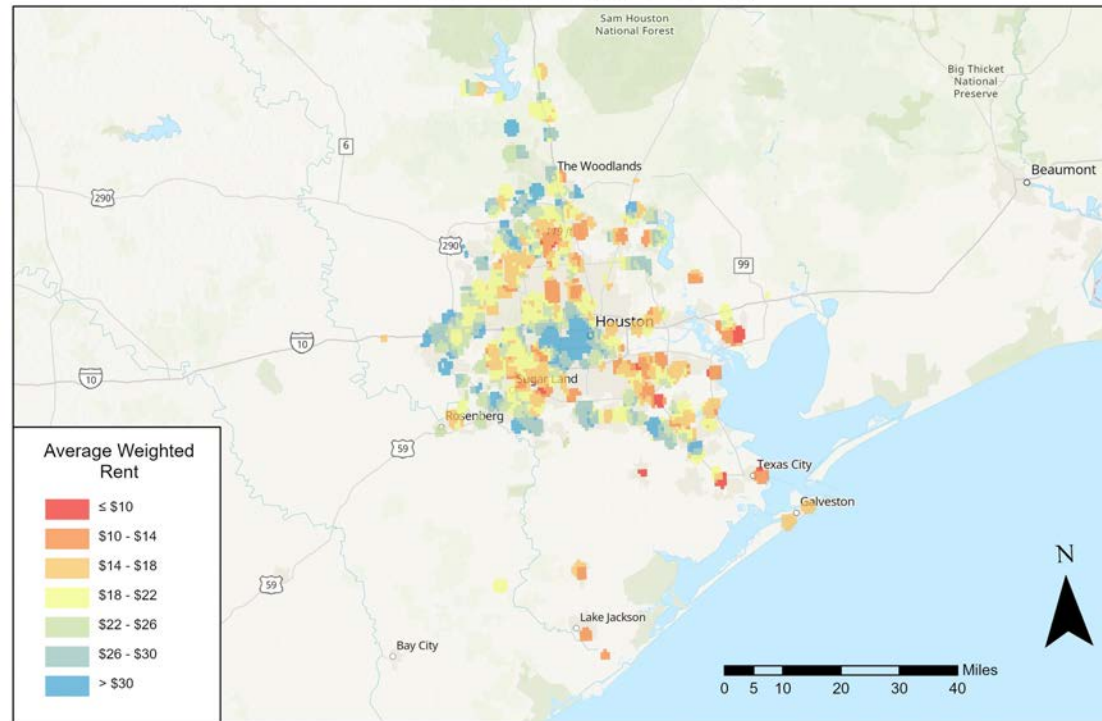
Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

Houston Metro Average Weighted Rent Retail LMAs (Q2 2023)



Source: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS

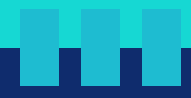
Local Market Area (LMA) Definitions

Houston Retail Market *rent*

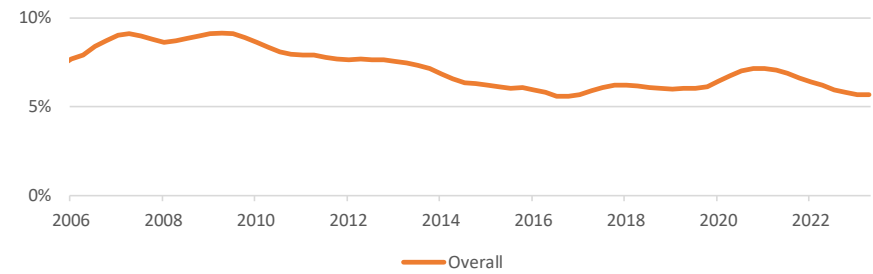


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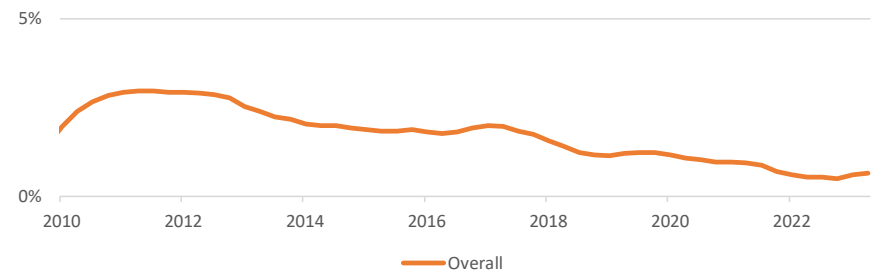
Houston Retail Market *vacancy*



Vacancy



Availability less Vacancy



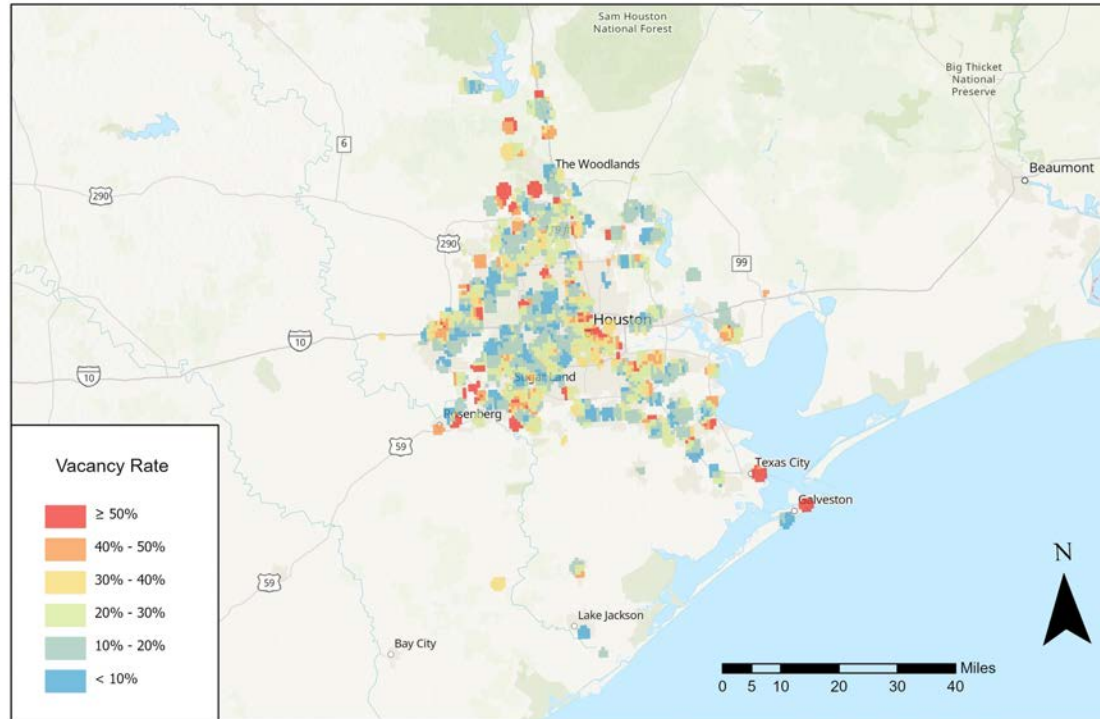
Vacant Percent % Total
Availability less Vacancy

	Current	Previous Quarter	Previous Year
Overall	5.70%	5.70%	6.20%
Overall	0.65%	0.60%	0.53%

Larger Than Current
Smaller Than Current

Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

Houston Metro Vacancy Retail LMAs (Q2 2023)



Source: Costar, City of Houston, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

Houston Retail Market *vacancy*



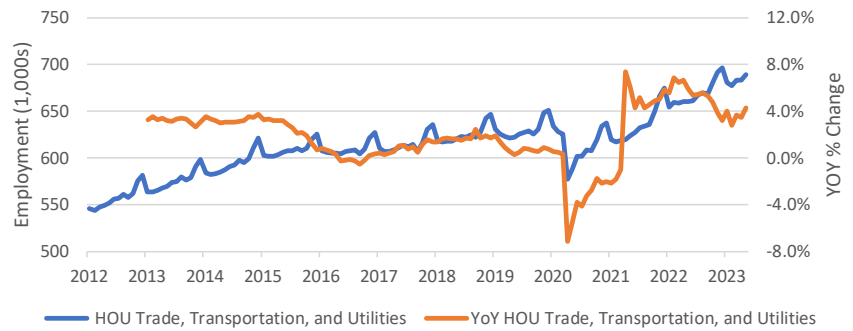
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Houston Warehouse Market *key employment trends*



HOU Trade, Transportation, and Utilities

May-23	May-22	Change YoY
688,900	660,600	28,300 4.28%



Houston Warehouse Market *absorption/construction*

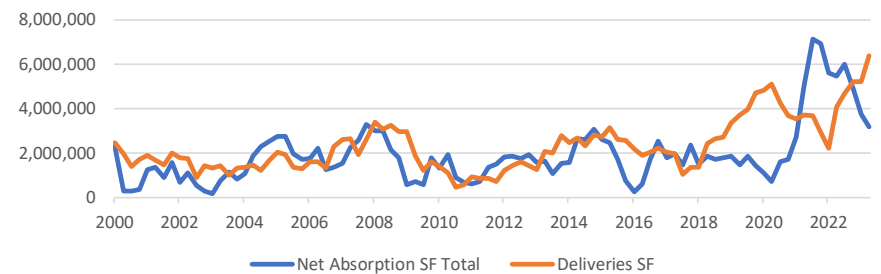
		Current	Previous Quarter	Previous Year
Starts SF	Overall	5,229,577	3,821,003	7,638,534
Net Absorption SF Total	Overall	3,199,307	3,758,917	5,473,654
Deliveries SF	Overall	6,405,084	5,223,945	4,065,738
Under Construction SF	Overall	21,634,606	22,810,112	19,222,812

Larger
Smaller
 Than Current

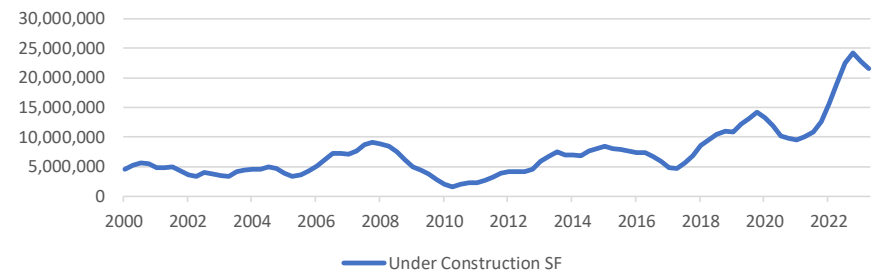
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage

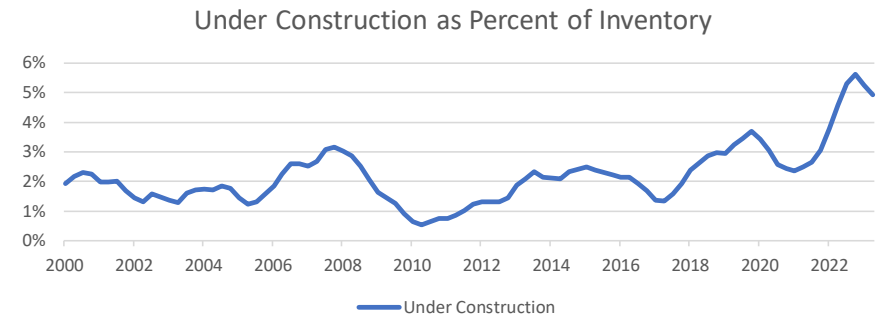
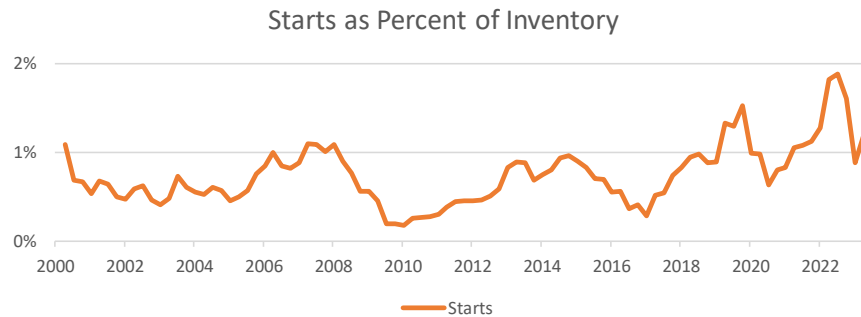
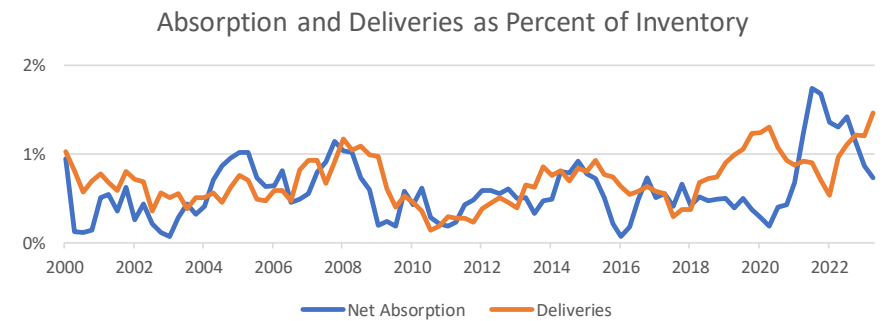


Houston Warehouse Market *absorption/construction*

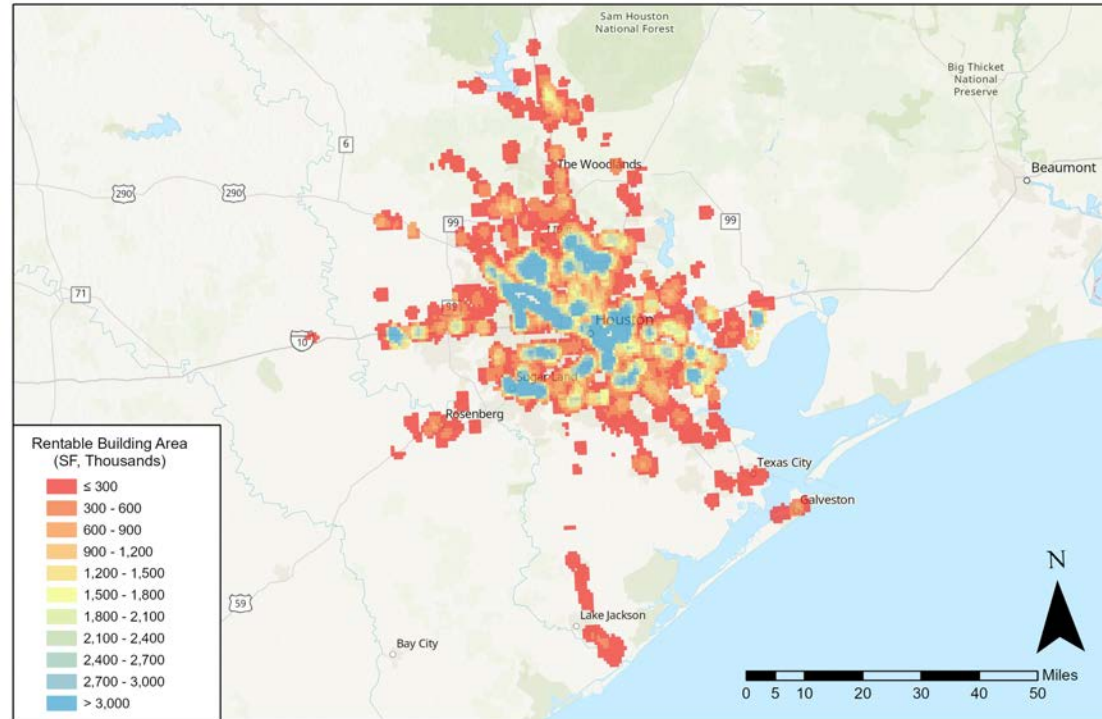


	Current	Previous Quarter	Previous Year
Starts Percent	1.19%	0.88%	1.82%
Under Construction Percent	4.94%	5.24%	4.58%
Absorption Percent	0.73%	0.86%	1.30%
Deliveries Percent	1.46%	1.20%	0.97%

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*



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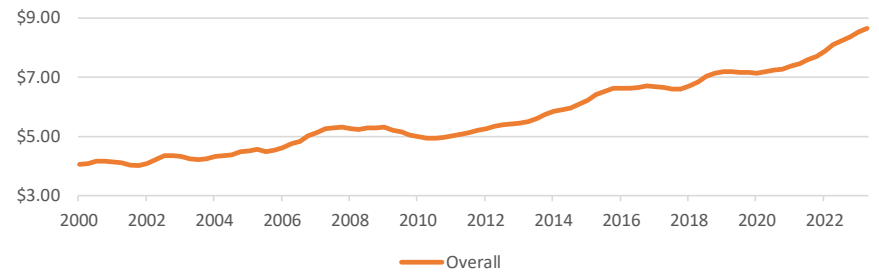
Houston Warehouse Market *rent*



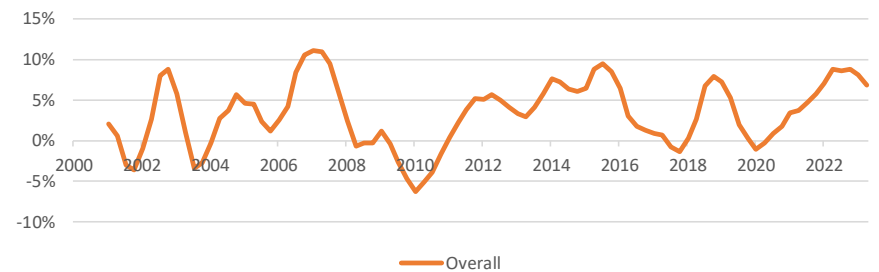
Category	Overall	Current	Previous Quarter	Previous Year
NNN Rent Overall	Overall	\$8.66	\$8.52	\$8.10

Larger
Smaller
 Than Current

NNN Rent

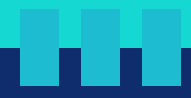


NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

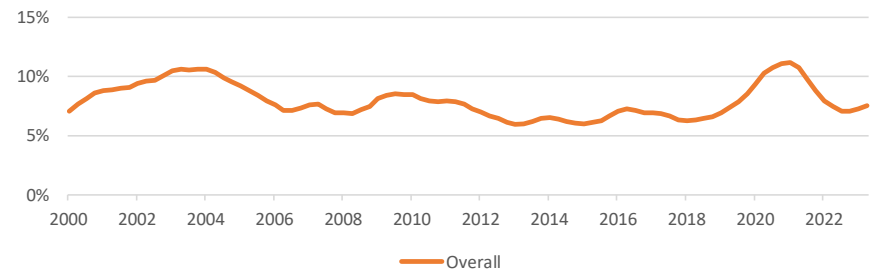
Houston Warehouse Market *vacancy*



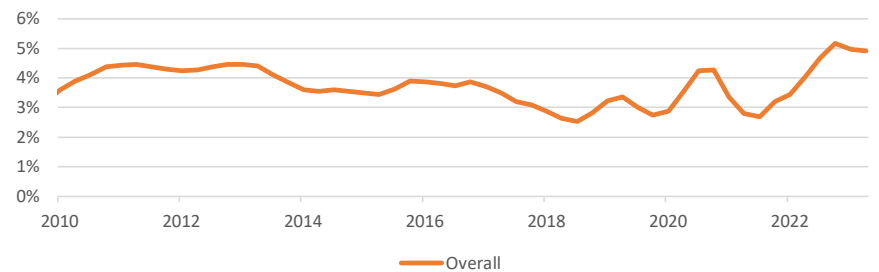
	Current	Previous Quarter	Previous Year
Vacant Percent % Total	7.50%	7.27%	7.47%
Availability less Vacancy	4.90%	4.97%	4.03%

Larger
Smaller
 Than Current

Vacancy

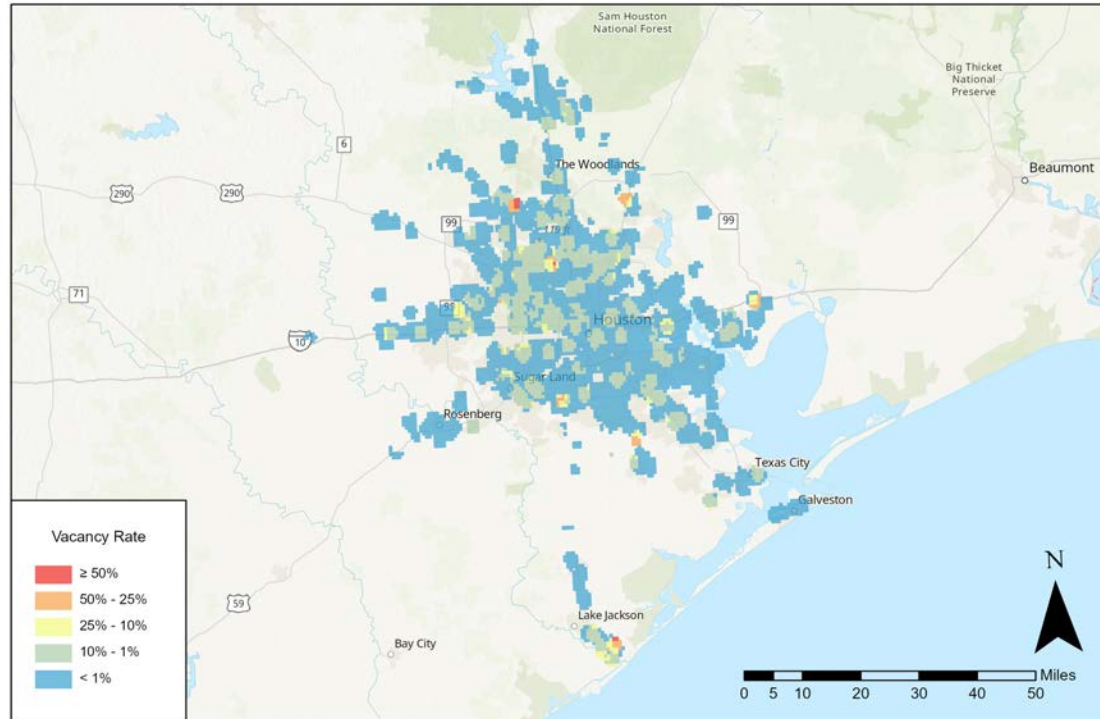


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio

- Economy
- Apartments
- Office
- Retail
- Warehouse



San Antonio Economy

- Total employment in San Antonio remains strong with growth above pre-COVID trends. Leisure and hospitality employment growth rates remain elevated.
- Long-term employment growth across the economy is expected to moderate toward pre-COVID rates.
- Office vacancy continues to increase and will continue to face excess pressure as 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 is negative year over year but has gone positive relative to last quarter. Elevating construction levels will place downward pressure through the mid term. Continued economic growth should provide some support.



San Antonio Economy *key employment trends*

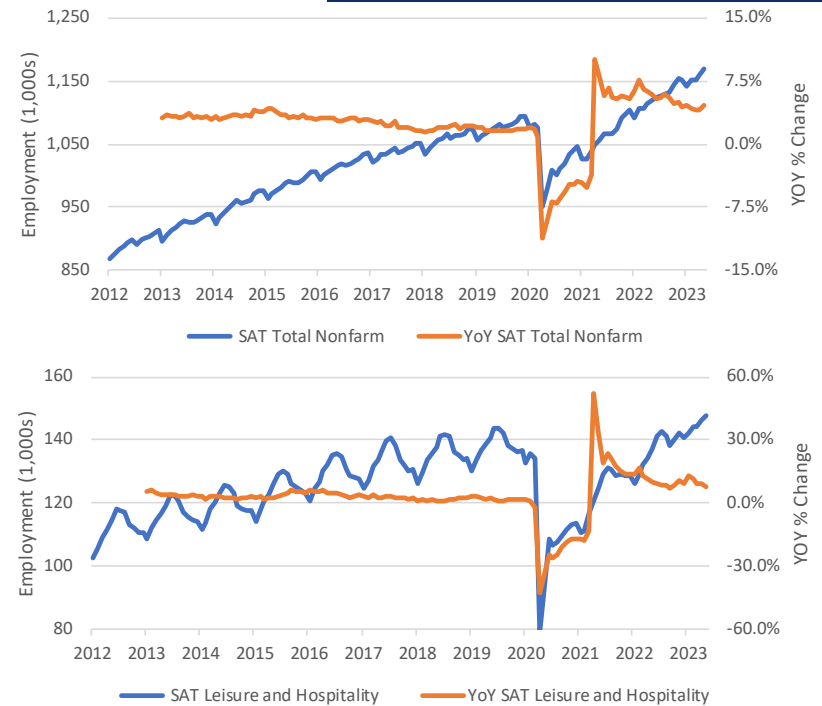


SAT Total Nonfarm

	May-23	May-22	Change YoY
SAT Total Nonfarm	1,170,000	1,118,300	51,700 4.62%

SAT Leisure and Hospitality

	May-23	May-22	Change YoY
SAT Leisure and Hospitality	147,900	137,000	10,900 7.96%



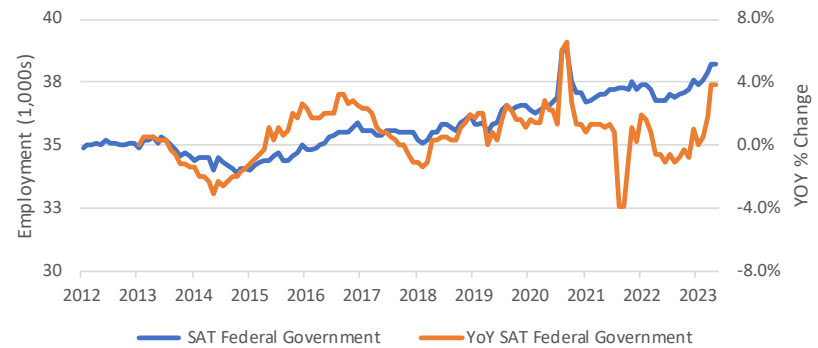
Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

San Antonio Economy *key employment trends*



SAT Federal Government

May-23	May-22	Change YoY
38,200	36,800	1,400 3.80%



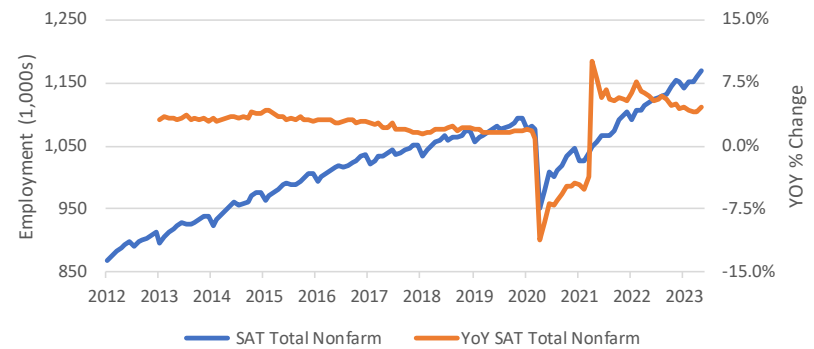
San Antonio Apartment Market

key employment trends



SAT Total Nonfarm

May-23	May-22	Change YoY	4.62%
1,170,000	1,118,300	51,700	

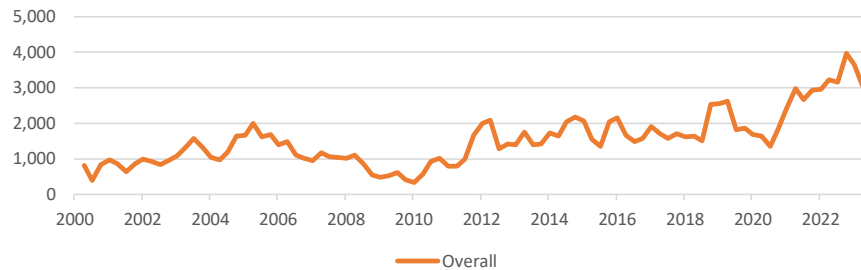


San Antonio Apartment Market *absorption/construction*

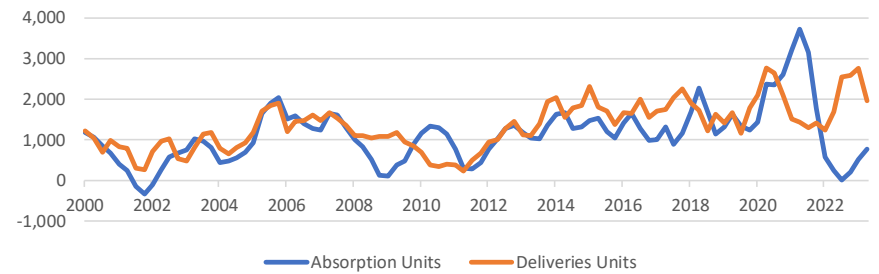
	Current	Previous Quarter	Previous Year
Starts Units	Overall 3,016	3,657	3,219
Absorption Units	Overall 781	525	238
Deliveries Units	Overall 1,968	2,755	1,693
Under Construction Units	Overall 21,051	20,003	17,107

Larger Than Current (Green)
Smaller Than Current (Orange)

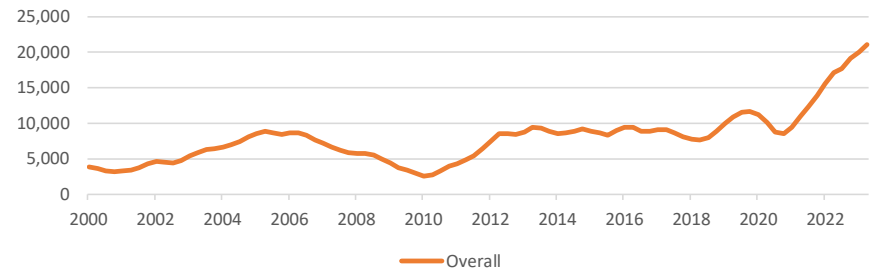
Starts Units



Absorption and Delivery Units



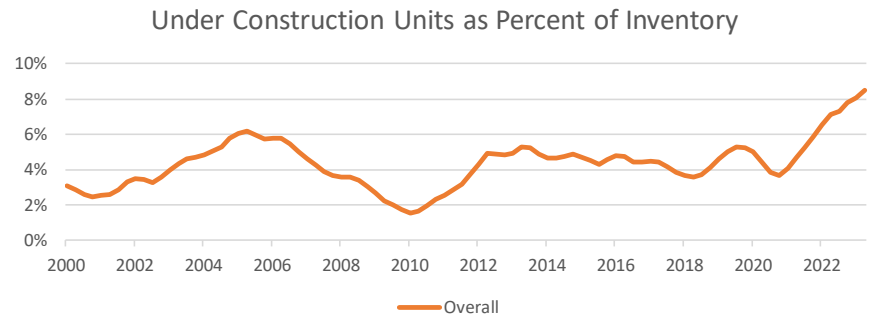
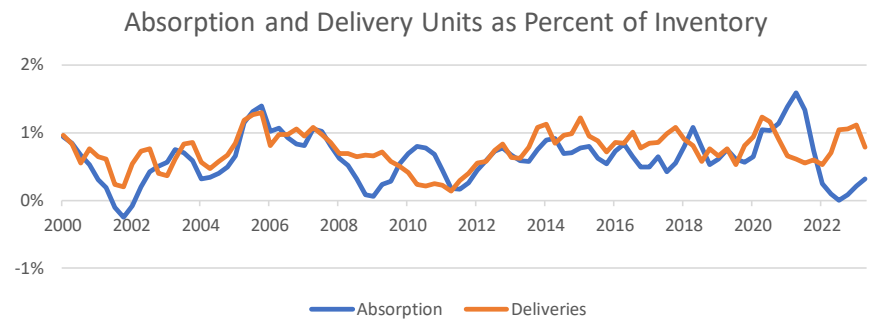
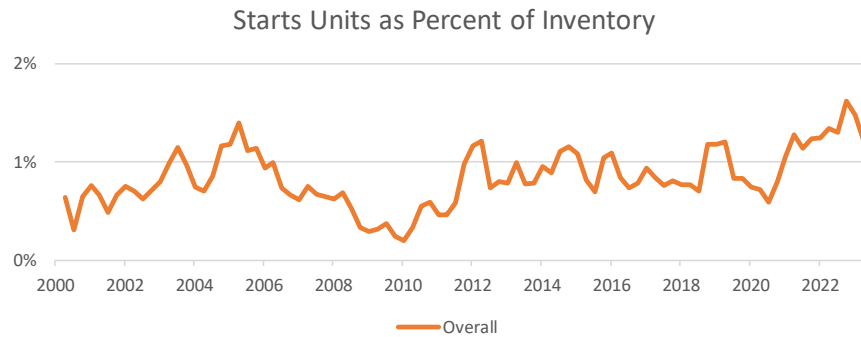
Under Construction Units



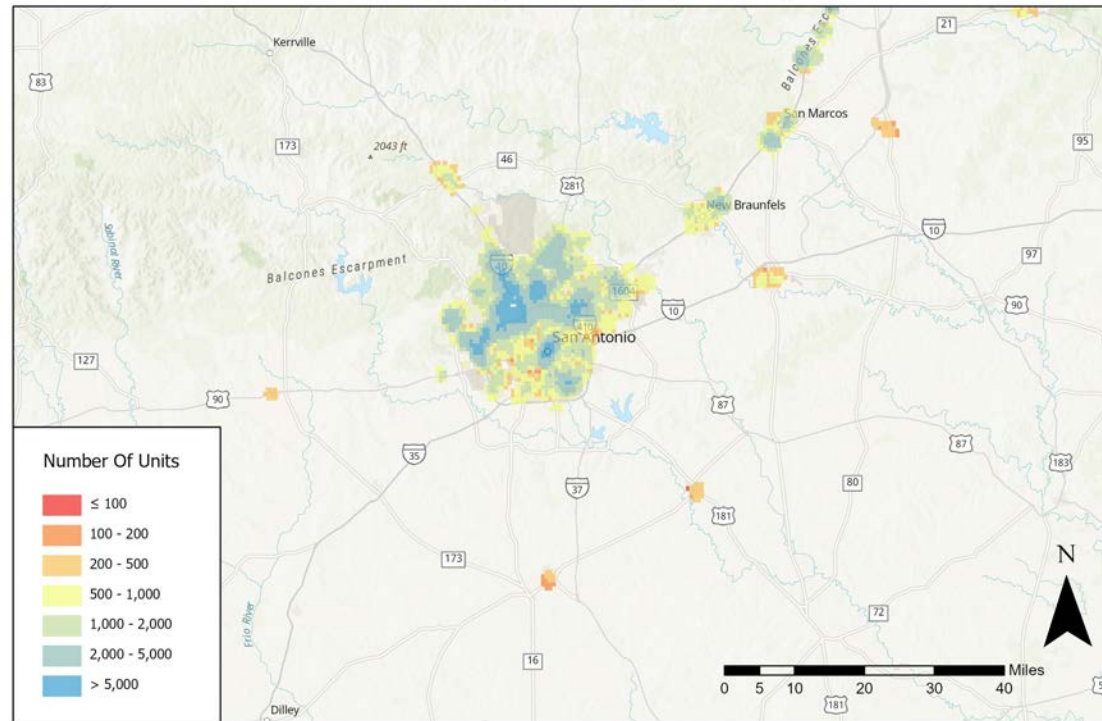
San Antonio Apartment Market *absorption/construction*

	Current	Previous Quarter	Previous Year
Starts Percent	1.21%	1.48%	1.34%
Absorption Percent	0.31%	0.21%	0.10%
Deliveries Percent	0.79%	1.11%	0.71%
Under Construction Percent	8.47%	8.08%	7.14%

Larger
Smaller
 Than Current



San Antonio Metro Number of Units Multifamily LMAs (Q1 2023)



Source: Costar, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

San Antonio Apartment Market *inventory*



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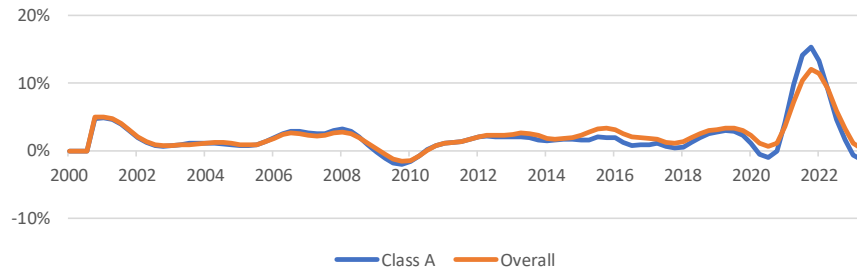
San Antonio Apartment Market *rent*



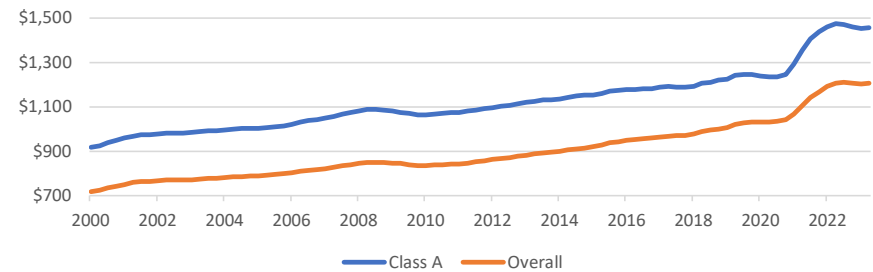
		Current	Previous Quarter	Previous Year
Effective Rent Per Unit	Class A	\$1,455	\$1,452	\$1,474
Effective Rent Per Unit	Overall	\$1,205	\$1,202	\$1,206
Effective Rent Per SF	Class A	\$1.59	1.59	1.61
Effective Rent Per SF	Overall	\$1.40	1.40	1.40

Larger
Smaller
 Than Current

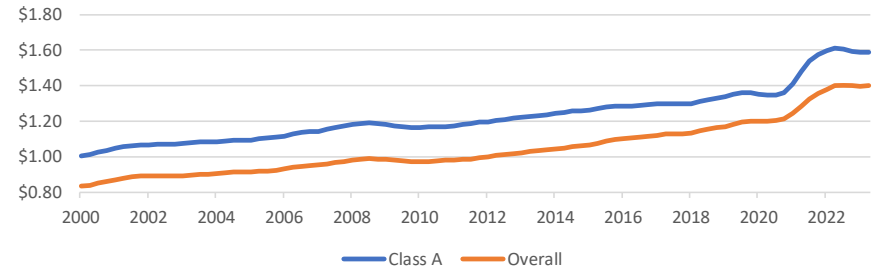
Year over Year Growth in Effective Rent



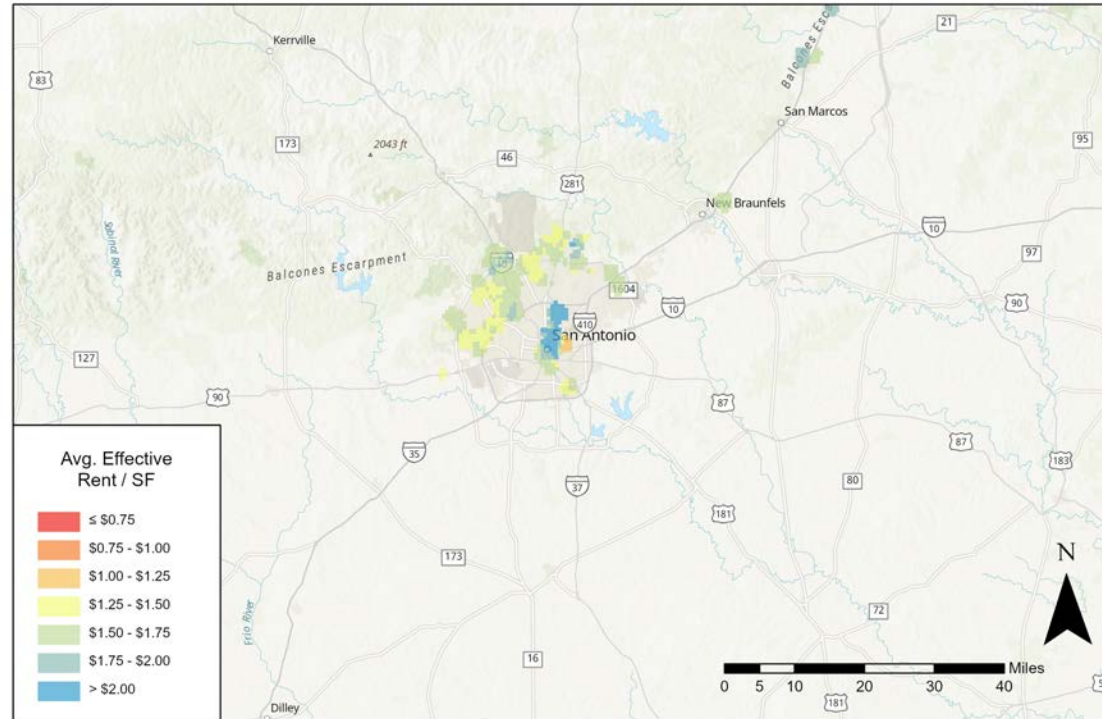
Effective Rent Per Unit



Effective Rent Per Square Foot



San Antonio Metro Average Effective Rent / SF Class A Multifamily LMAs (Q1 2023)



Source: Costar, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

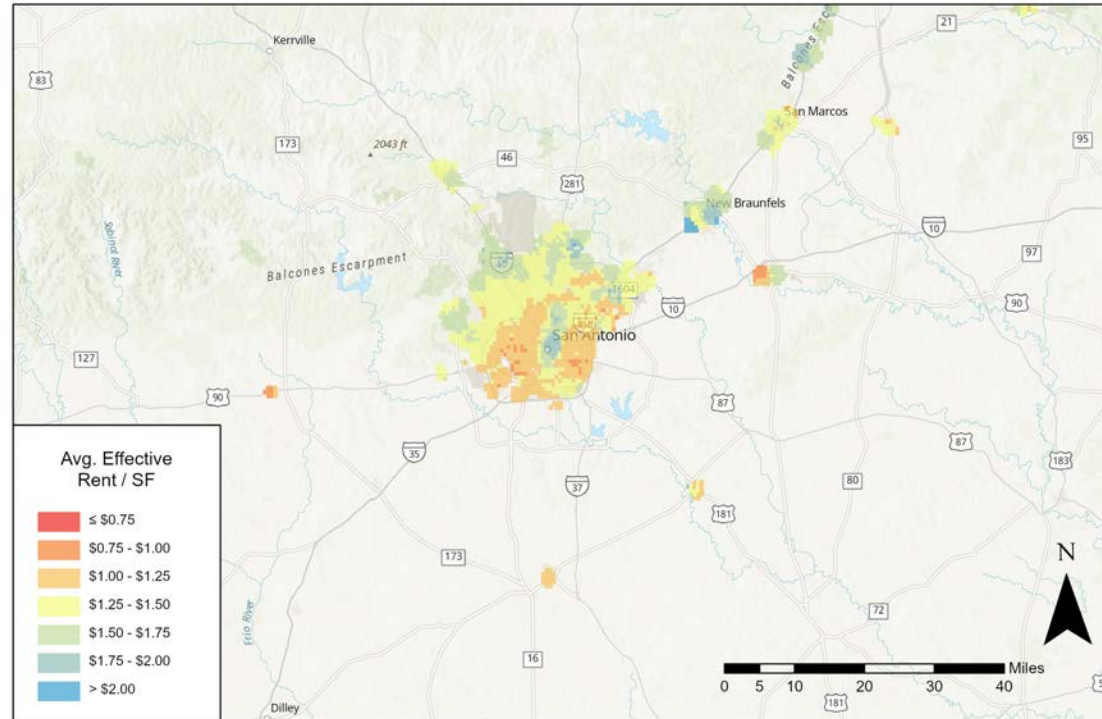
Local Market Area (LMA) Definitions

San Antonio Apartment Market *rent*



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

San Antonio Metro Average Effective Rent / SF Multifamily LMAs (Q1 2023)



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

Local Market Area (LMA) Definitions

San Antonio Apartment Market *rent*

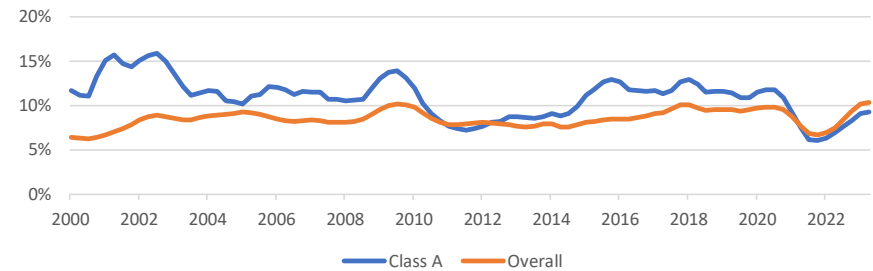


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San Antonio Apartment Market *vacancy*



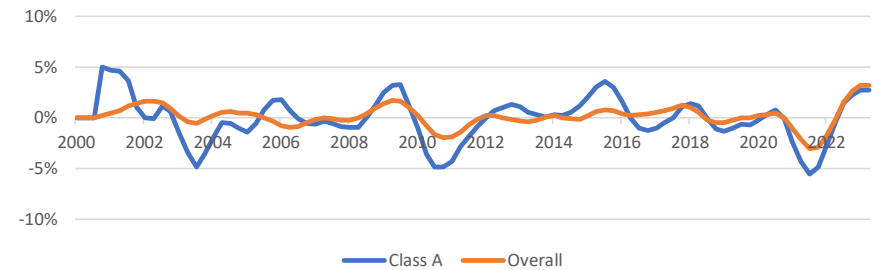
Vacancy



		Current	Previous Quarter	Previous Year
Vacancy Percent	Class A	9.30%	9.07%	6.90%
Vacancy Percent	Overall	10.30%	10.13%	7.50%

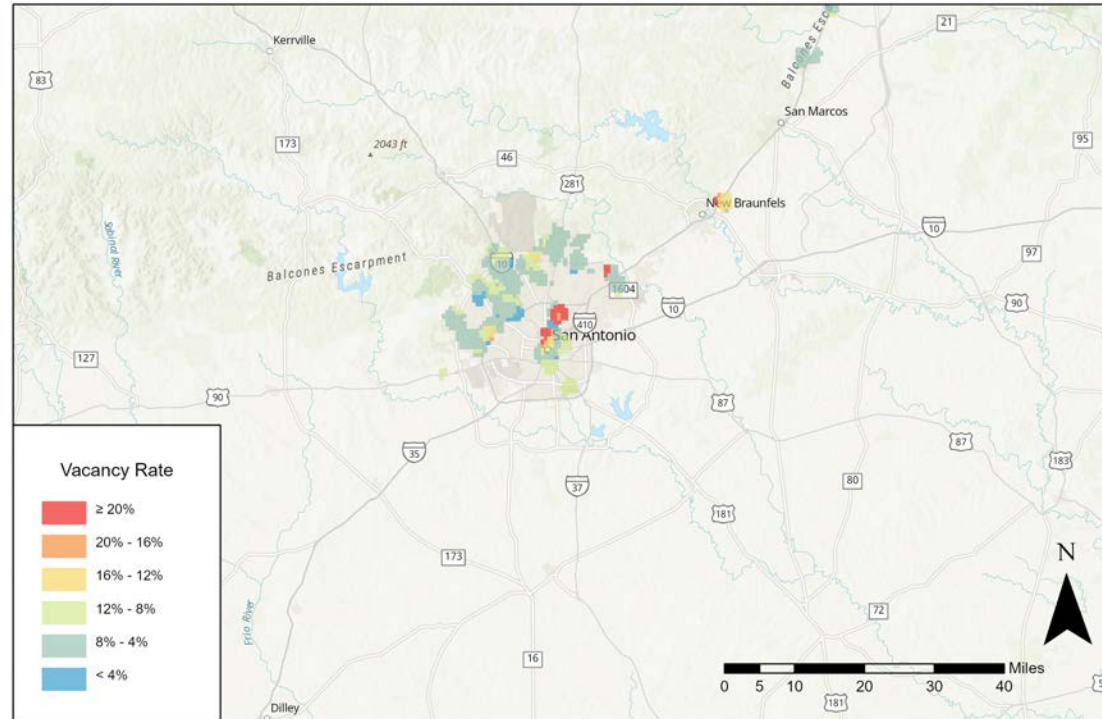
Larger
Smaller
 Than Current

Vacancy Change from Previous Year



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

San Antonio Metro Vacancy Class A Multifamily LMAs (Q1 2023)



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

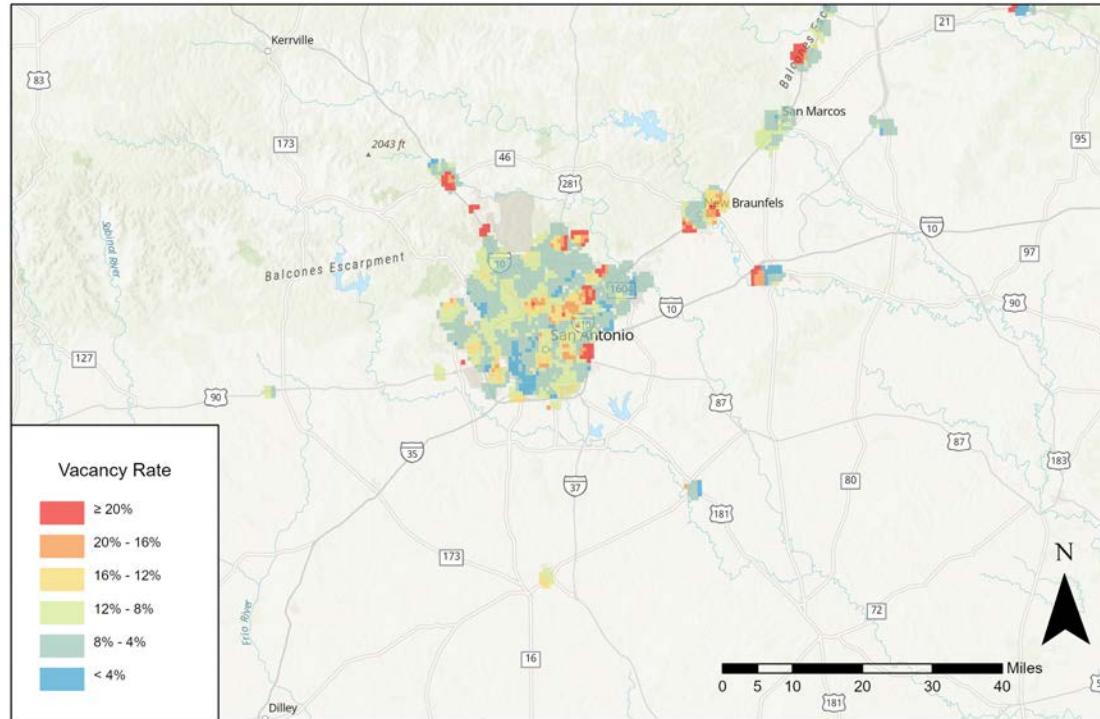
Local Market Area (LMA) Definitions

San Antonio Apartment Market *vacancy*



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San Antonio Metro Vacancy Multifamily LMAs (Q1 2023)



Source: Costar, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

San Antonio Apartment Market *vacancy*



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Texas Real Estate Research Center

San Antonio Office Market

key employment trends

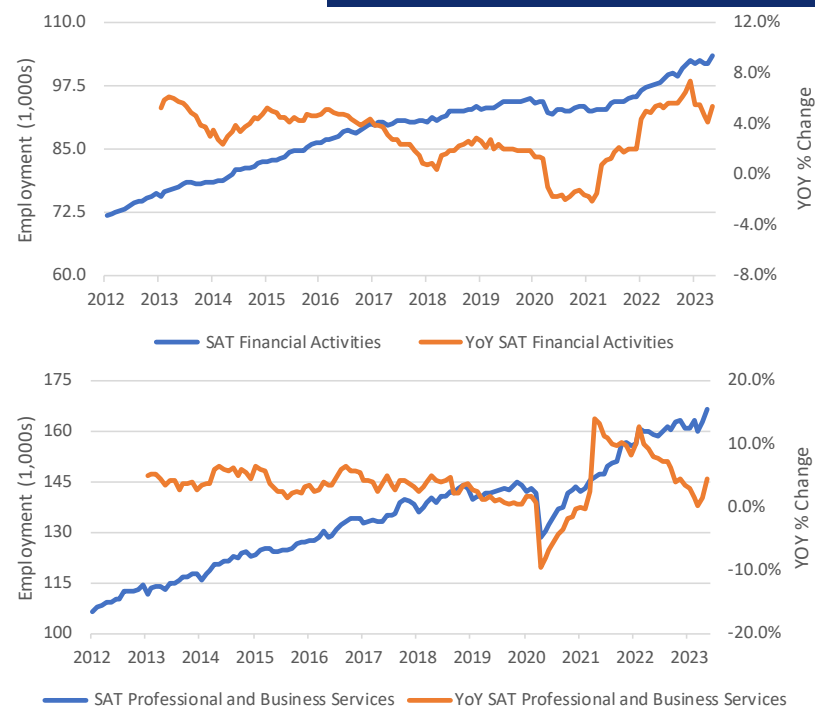


SAT Financial Activities

May-23	May-22	Change YoY
103,500	98,200	5,300 5.40%

SAT Professional and Business Services

May-23	May-22	Change YoY
166,500	159,300	7,200 4.52%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

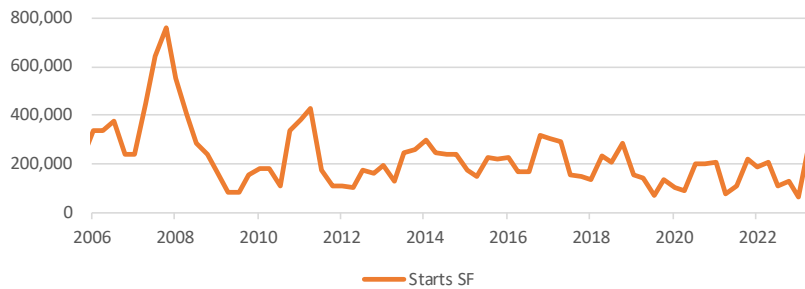


San Antonio Office Market *absorption/construction*

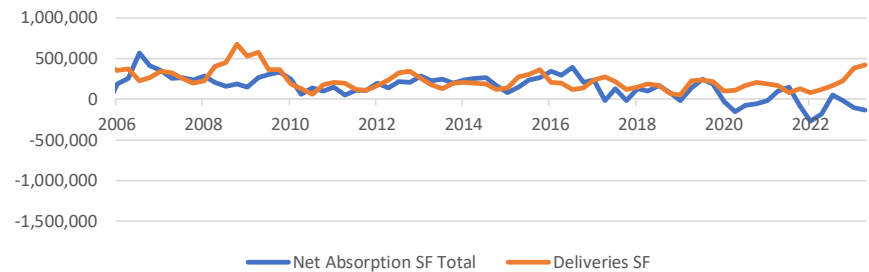
		Current	Previous Quarter	Previous Year
Starts SF	Overall	289,818	67,099	210,235
Net Absorption SF Total	Overall	-135,759	-102,092	-180,108
Deliveries SF	Overall	424,703	380,121	125,149
Under Construction SF	Overall	766,693	901,578	1,374,403

Larger
Smaller
 Than Current

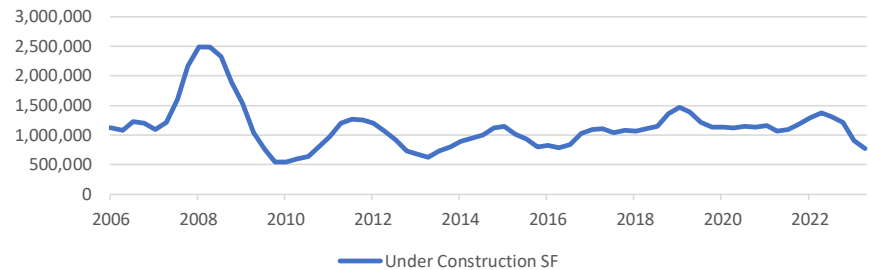
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage

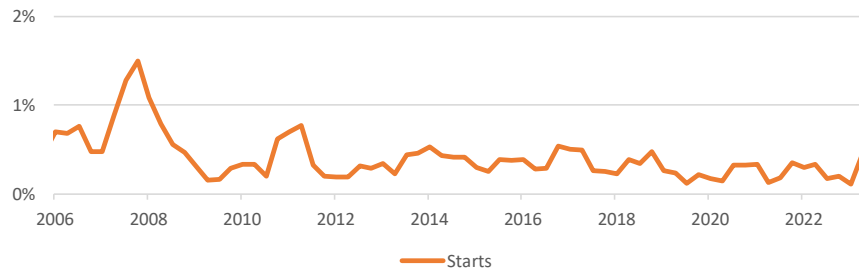


San Antonio Office Market *absorption/construction*

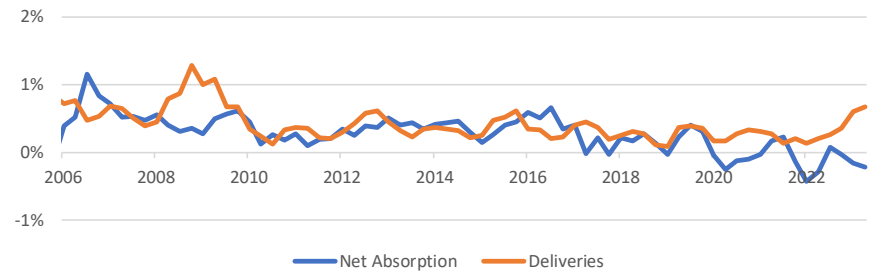
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.46%	0.11%	0.34%
Under Construction Percent	Overall	1.21%	1.43%	2.20%
Absorption Percent	Overall	-0.21%	-0.16%	-0.29%
Deliveries Percent	Overall	0.67%	0.60%	0.20%

Larger
Smaller
 Than Current

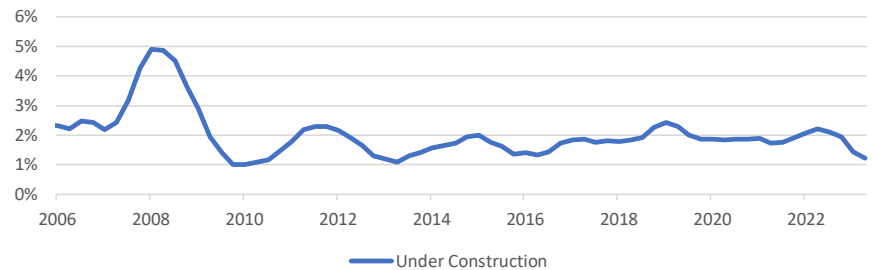
Starts as Percent of Inventory



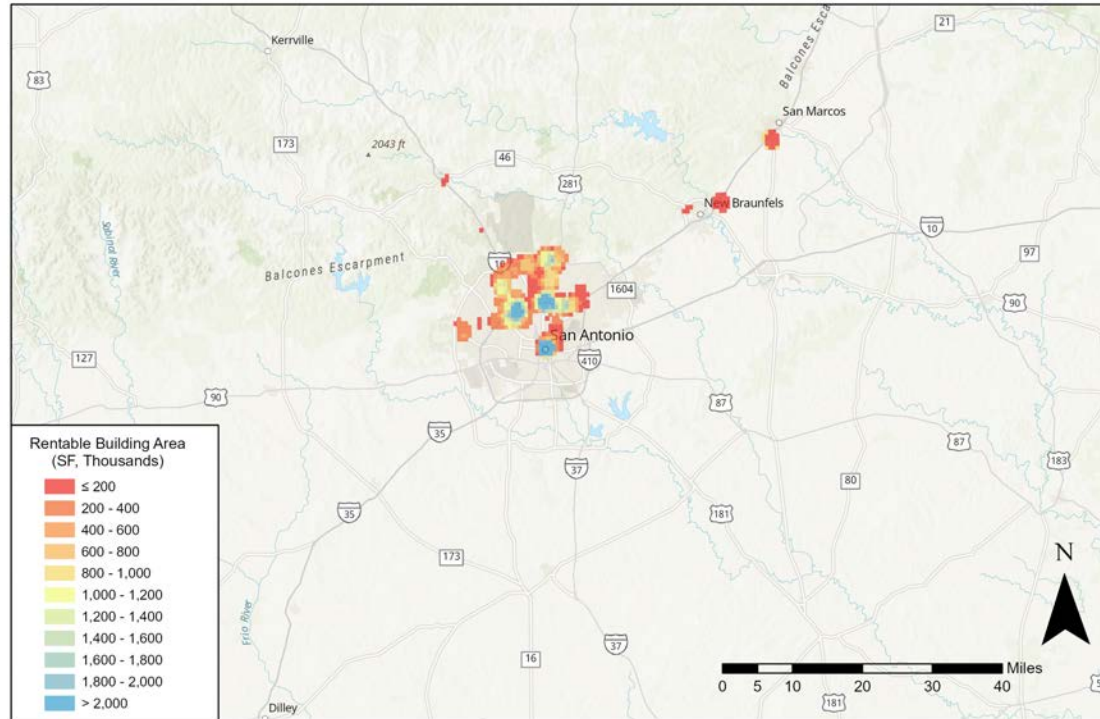
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



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 *inventory*



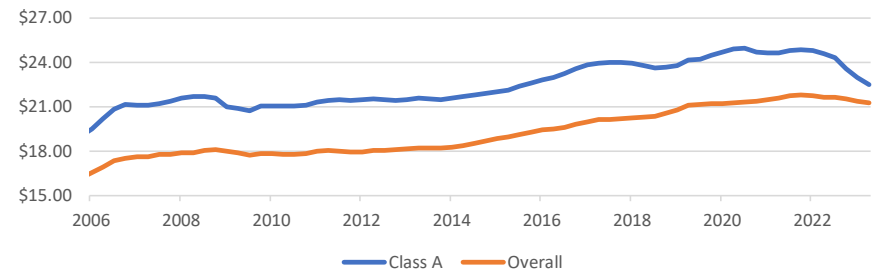
San Antonio Office Market *rent*



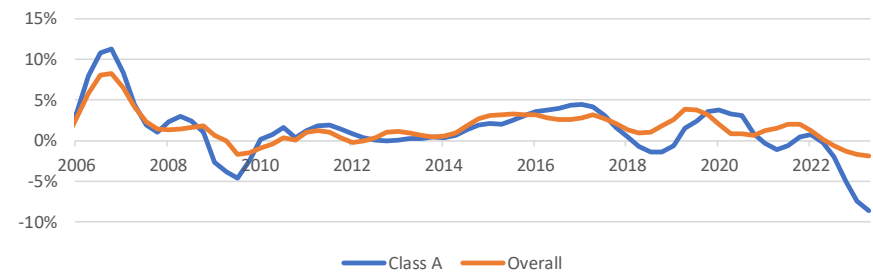
		Current	Previous Quarter	Previous Year
Base Rent	Class A	\$22.48	\$22.96	\$24.58
Base Rent	Overall	\$21.24	\$21.37	\$21.64

Larger
Smaller
 Than Current

Office Base Rent

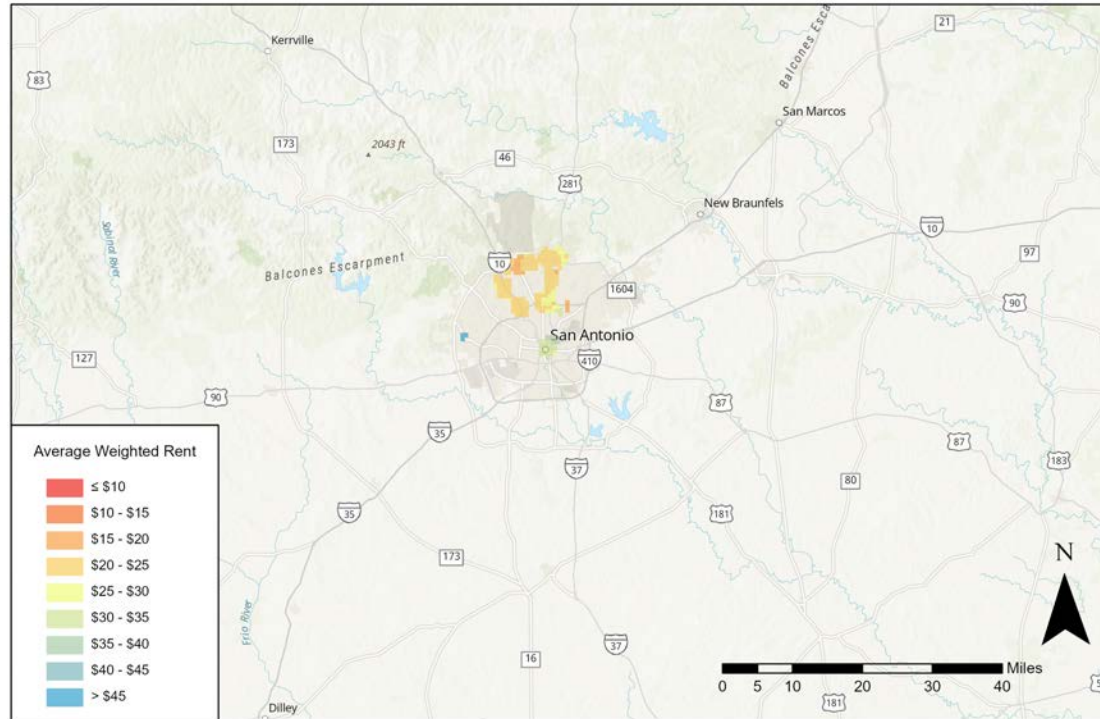


Office Base Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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



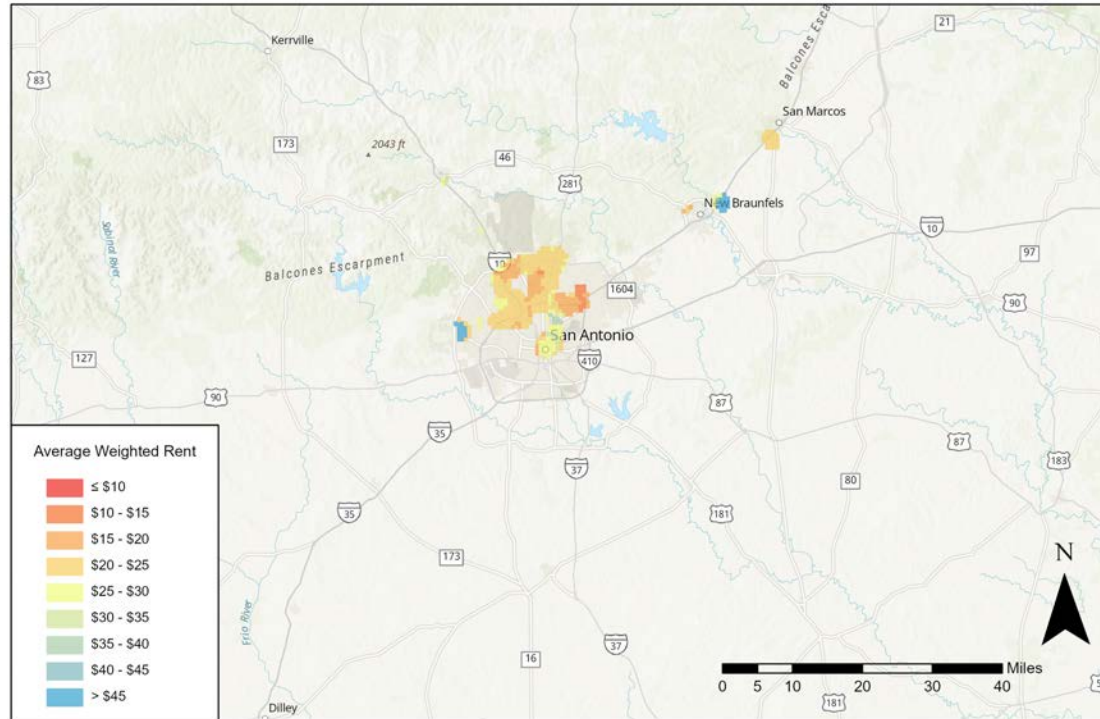
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

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*



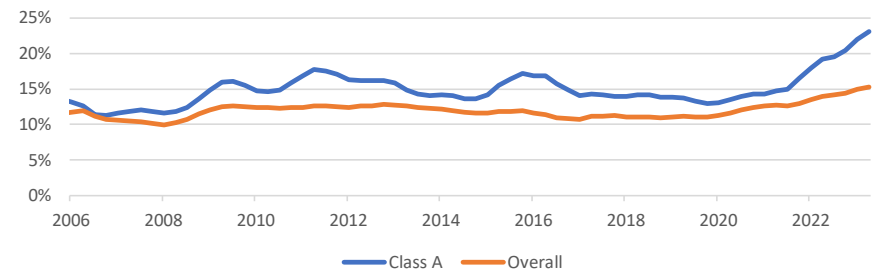
San Antonio Office Market *vacancy*



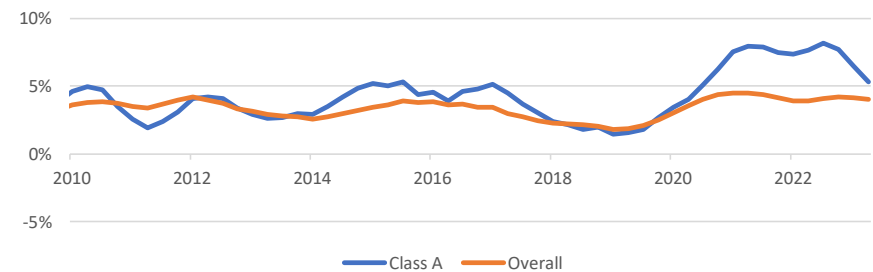
		Current	Previous Quarter	Previous Year
Vacant Percent % Total	Class A	23.05%	22.00%	19.20%
Vacant Percent % Total	Overall	15.25%	14.93%	14.00%
Availability less Vacancy	Class A	5.30%	6.47%	7.67%
Availability less Vacancy	Overall	4.05%	4.17%	3.90%

Larger
Smaller
 Than Current

Vacancy

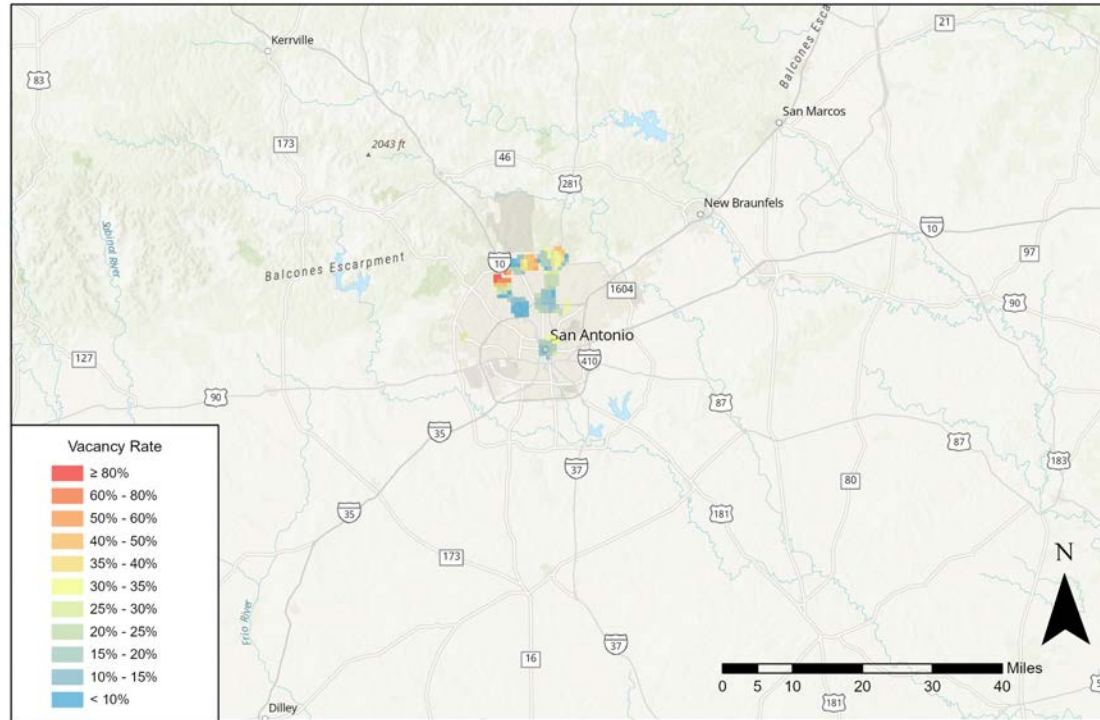


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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



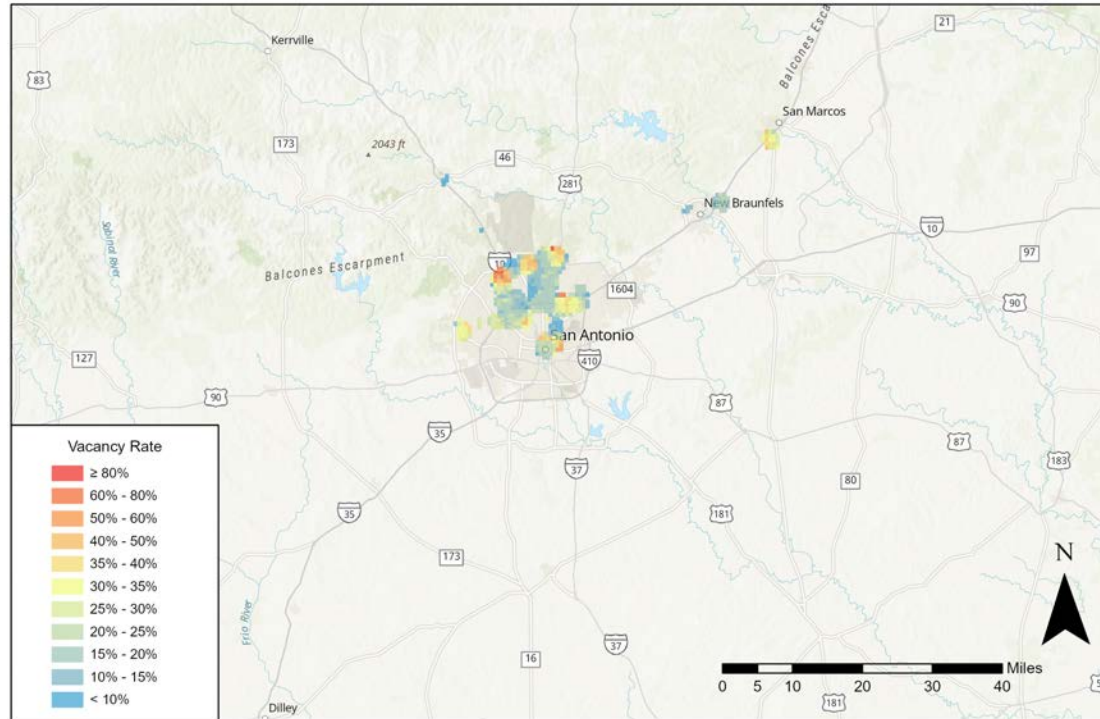
Sources: Costar, Esri, CGIAR, USGS, Austin Community College, City of Austin, Texas Parks & Wildlife, CONANP, Garmin, SafeGraph, FAO, METI/NASA, EPS, NPS

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*



San Antonio Retail Market

key employment trends

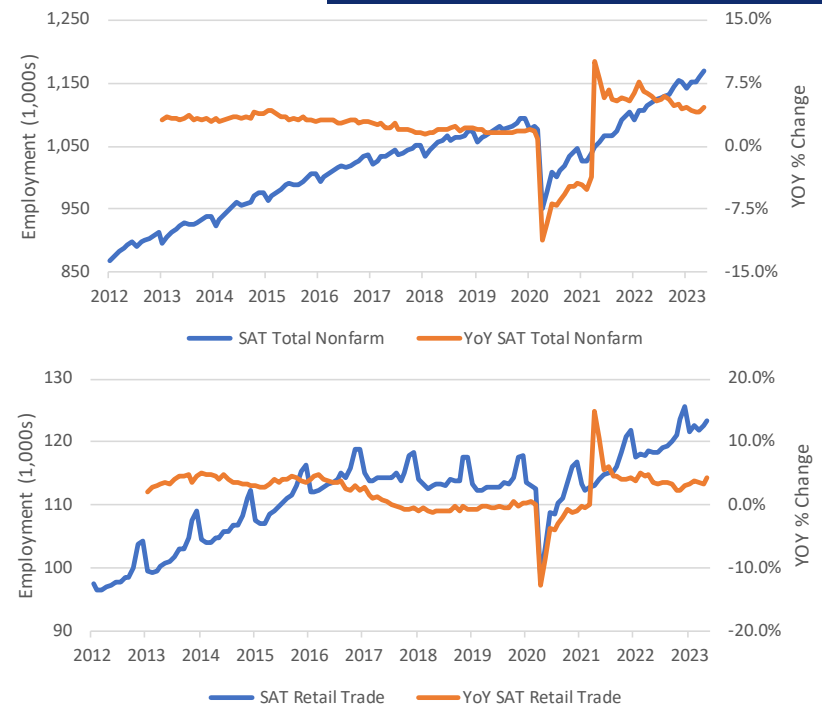


SAT Total Nonfarm

May-23	May-22	Change YoY
1,170,000	1,118,300	51,700 4.62%

SAT Retail Trade

May-23	May-22	Change YoY
123,300	118,300	5,000 4.23%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University

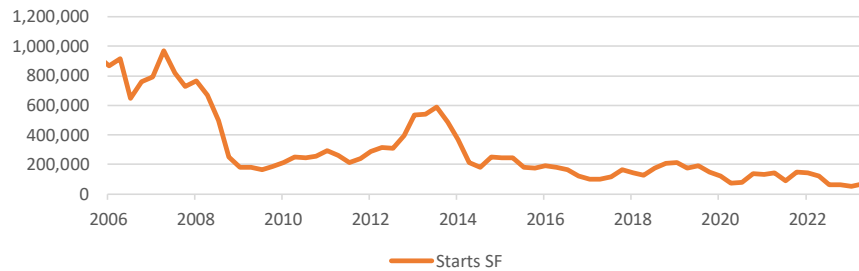


San Antonio Retail Market *absorption/construction*

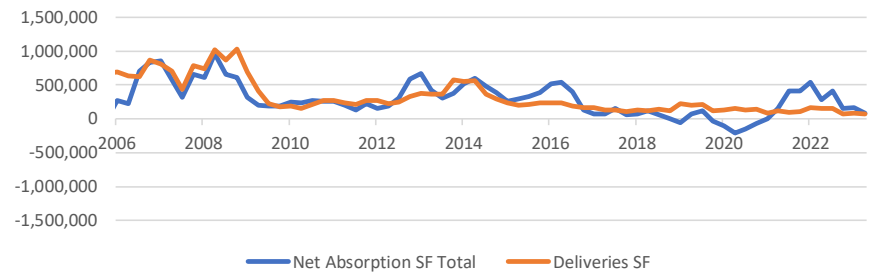
		Current	Previous Quarter	Previous Year
Starts SF	Overall	67,146	54,088	121,697
Net Absorption SF Total	Overall	87,442	163,785	287,854
Deliveries SF	Overall	77,662	82,430	150,731
Under Construction SF	Overall	271,625	282,141	404,172

Larger
Smaller
 Than Current

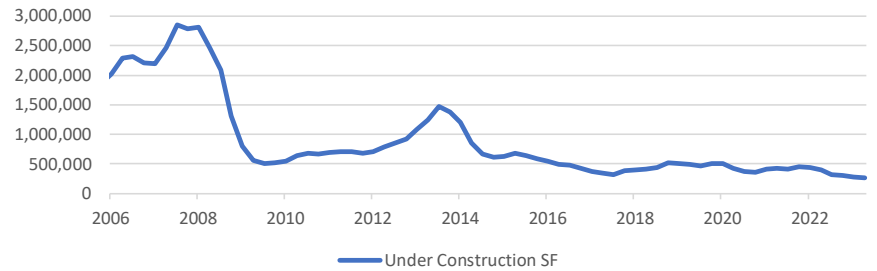
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



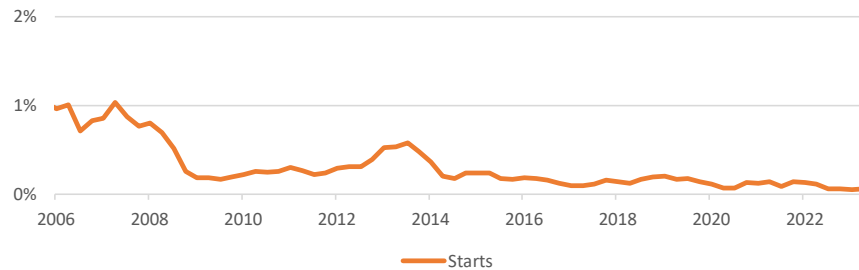
San Antonio Retail Market *absorption/construction*



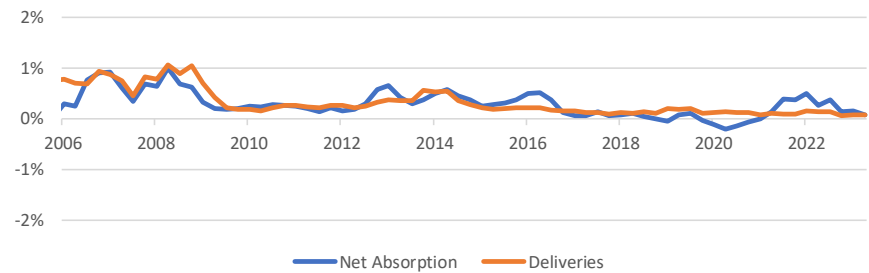
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.06%	0.05%	0.11%
Under Construction Percent	Overall	0.25%	0.26%	0.37%
Absorption Percent	Overall	0.08%	0.15%	0.27%
Deliveries Percent	Overall	0.07%	0.08%	0.14%

Larger
Smaller
 Than Current

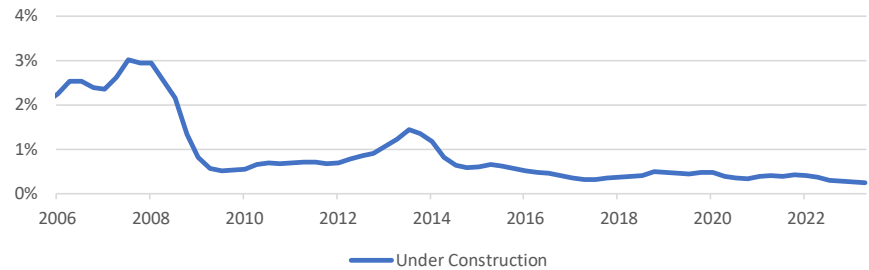
Starts as Percent of Inventory



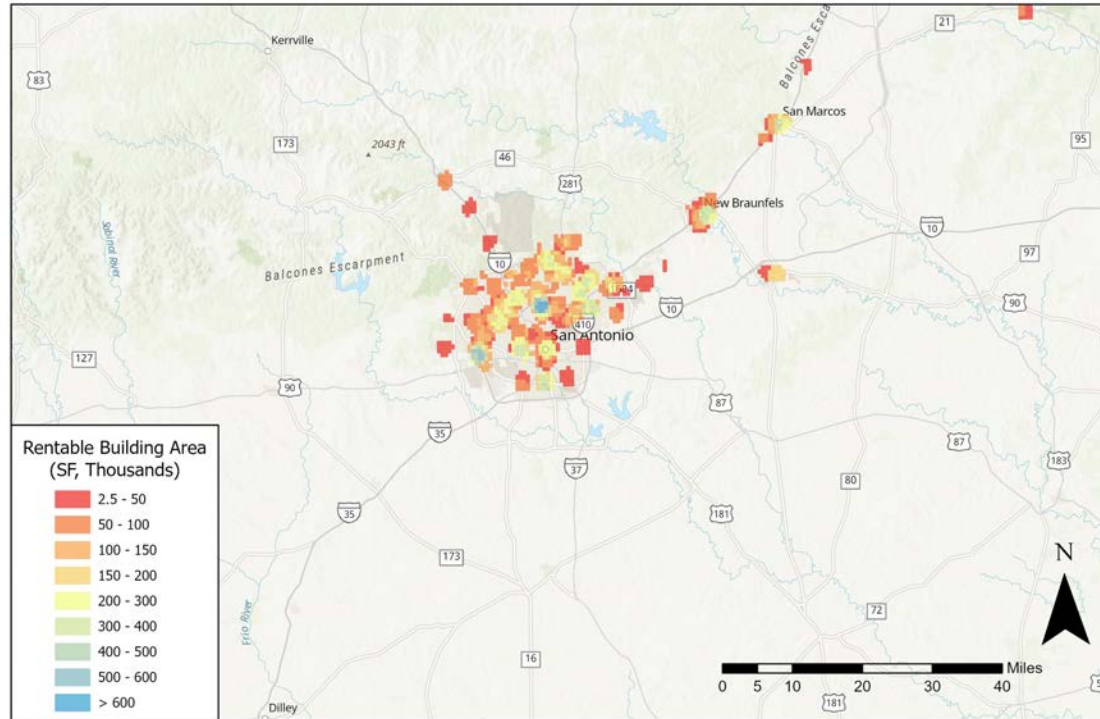
Absorption and Deliveries as Percent of Inventory



Under Construction as Percent of Inventory



San Antonio Metro Rentable Building Area Retail LMAs (Q2 2023)



Source: Costar, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

Local Market Area (LMA) Definitions

San Antonio Retail Market *inventory*

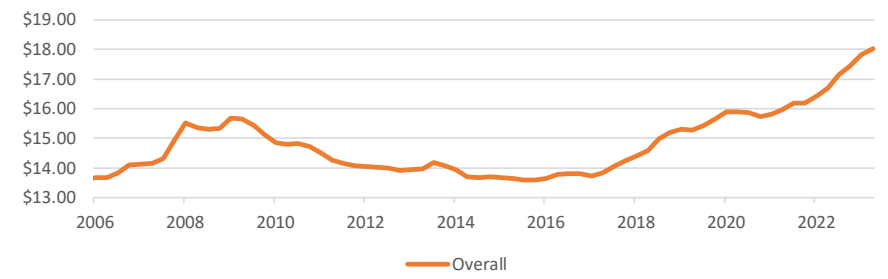


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San Antonio Retail Market *rent*



NNN Rent

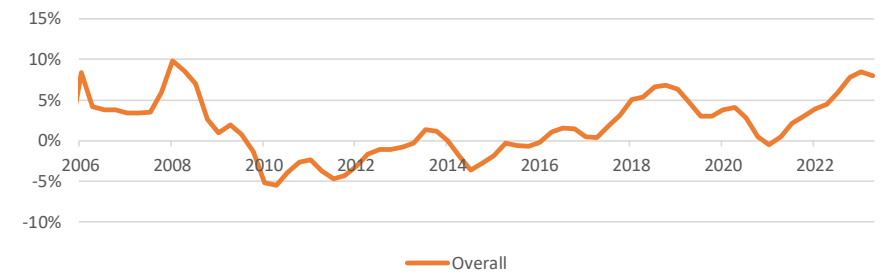


Current	Previous Quarter	Previous Year
\$18.03	\$17.83	\$16.70

NNN Rent Overall Overall

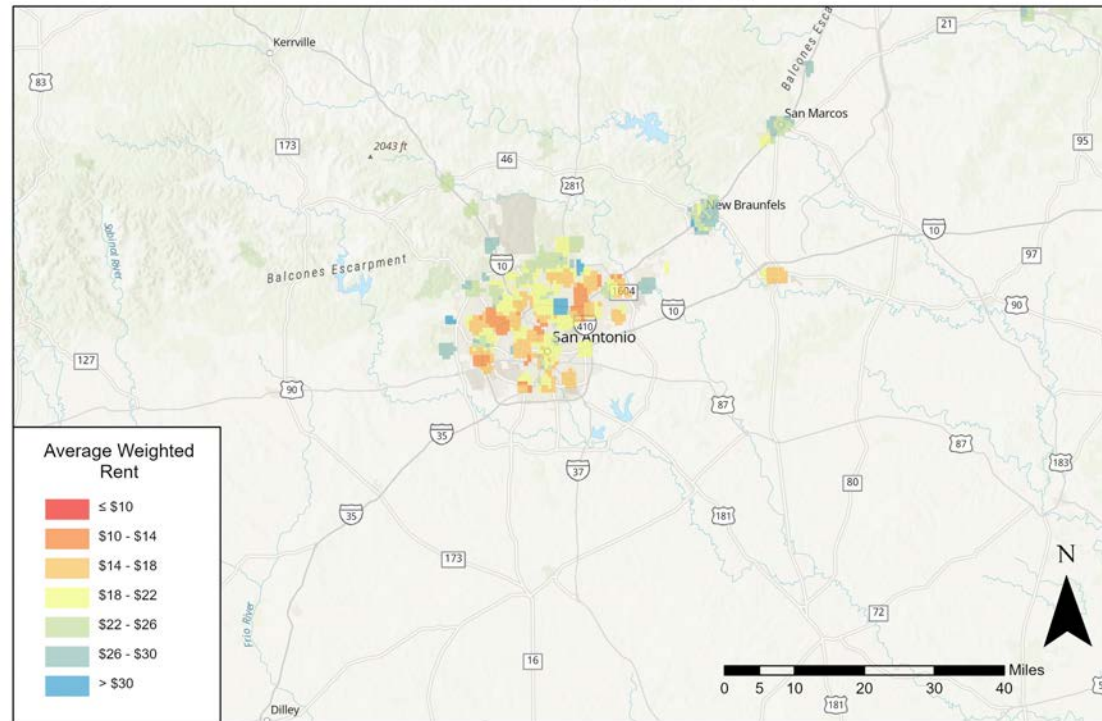
Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

San Antonio Metro Average Weighted Rent Retail LMAs (Q2 2023)



Source: Costar, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, USGS

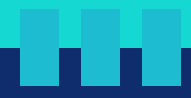
Local Market Area (LMA) Definitions

San Antonio Retail Market *rent*

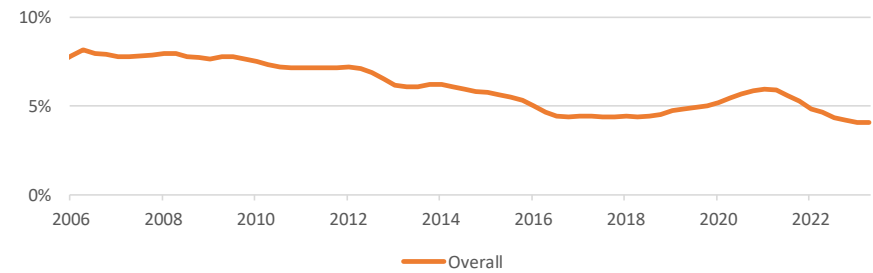


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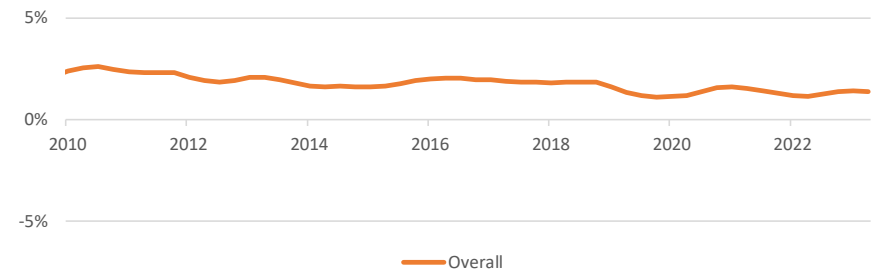
San Antonio Retail Market *vacancy*



Vacancy



Availability less Vacancy



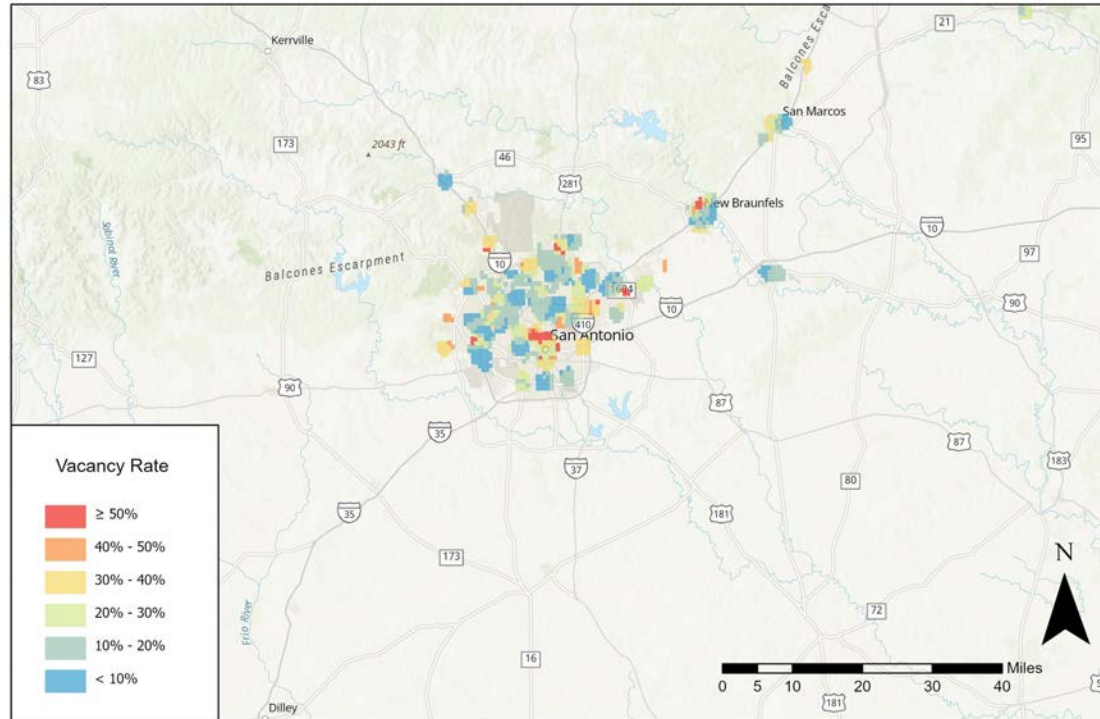
Vacant Percent % Total
Availability less Vacancy

	Current	Previous Quarter	Previous Year
Overall	4.05%	4.07%	4.63%
Overall	1.40%	1.43%	1.13%

Larger Than Current
Smaller Than Current

Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

San Antonio Metro Vacancy Retail LMAs (Q2 2023)



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

Local Market Area (LMA) Definitions

San Antonio Retail Market *vacancy*



San Antonio Warehouse Market

key employment trends

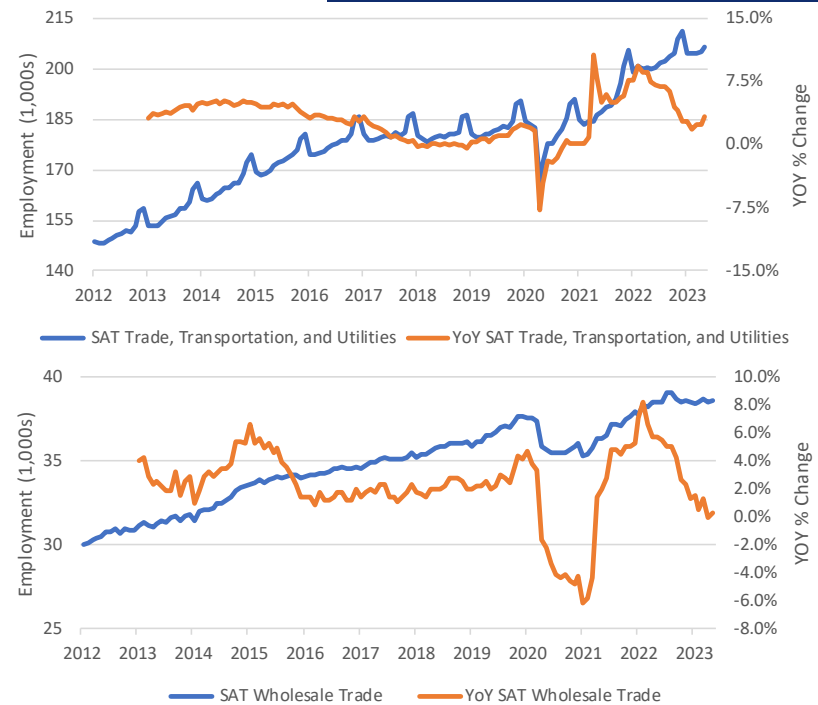


SAT Trade, Transportation, and Utilities

May-23	May-22	Change YoY
206,700	200,100	6,600 3.30%

SAT Wholesale Trade

May-23	May-22	Change YoY
38,600	38,500	100 0.26%



Sources: Texas Workforce Commission, Texas Real Estate Research Center at Texas A&M University



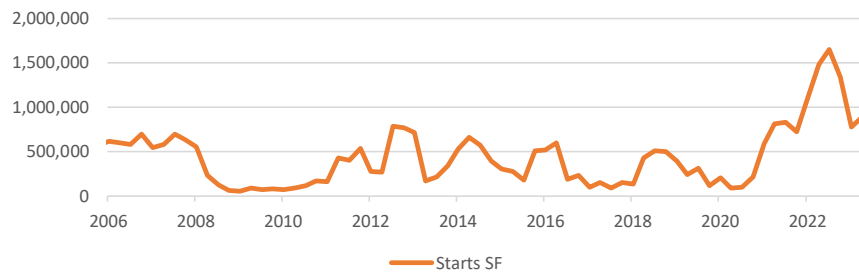
San Antonio Warehouse Market

absorption/construction

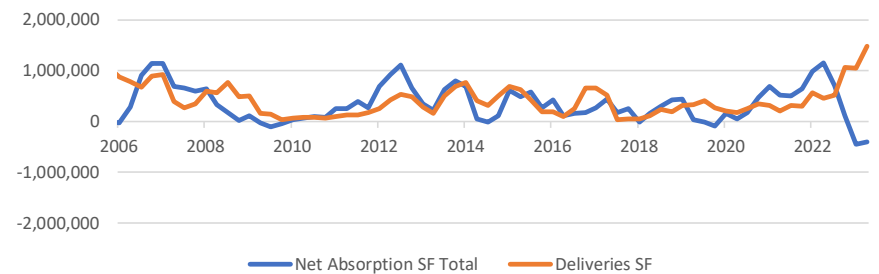
		Current	Previous Quarter	Previous Year
Starts SF	Overall	894,540	780,698	1,484,235
Net Absorption SF Total	Overall	-406,876	-454,139	1,161,665
Deliveries SF	Overall	1,476,849	1,051,216	464,982
Under Construction SF	Overall	4,682,961	5,265,269	4,139,326

Larger
Smaller
 Than Current

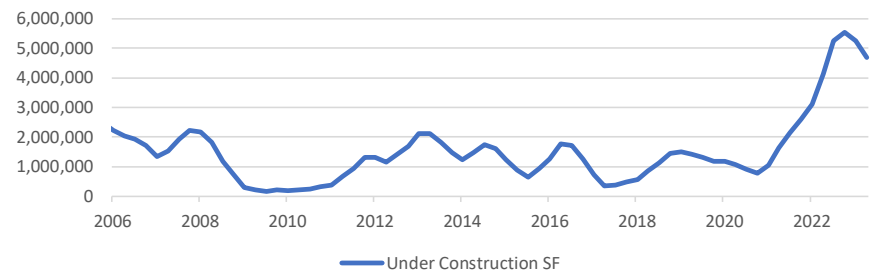
Starts Square Footage



Absorption and Delivery Square Footage



Under Construction Square Footage



San Antonio Warehouse Market

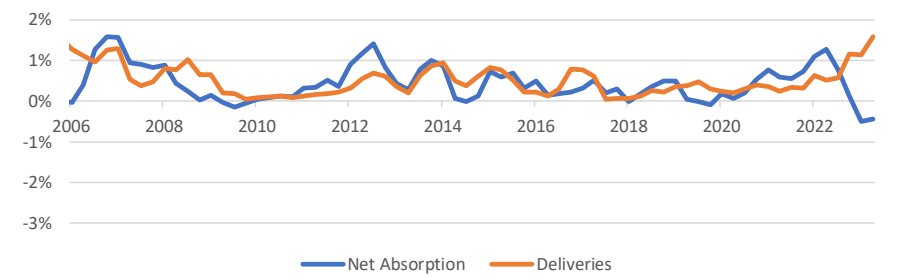
absorption/construction



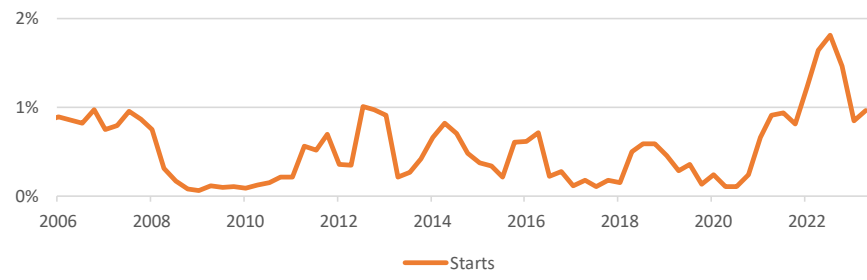
		Current	Previous Quarter	Previous Year
Starts Percent	Overall	0.96%	0.84%	1.64%
Under Construction Percent	Overall	5.03%	5.69%	4.58%
Absorption Percent	Overall	-0.44%	-0.49%	1.29%
Deliveries Percent	Overall	1.59%	1.14%	0.51%

Larger
Smaller
 Than Current

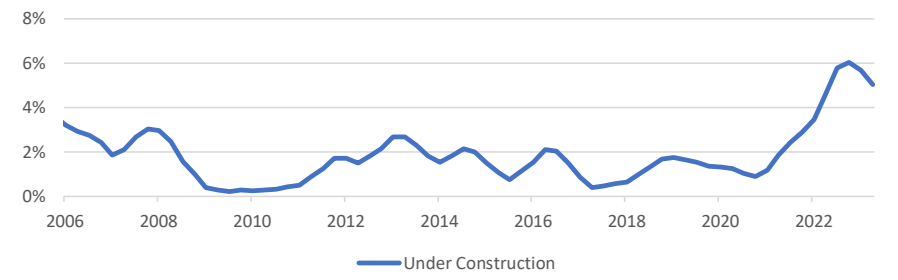
Absorption and Deliveries as Percent of Inventory



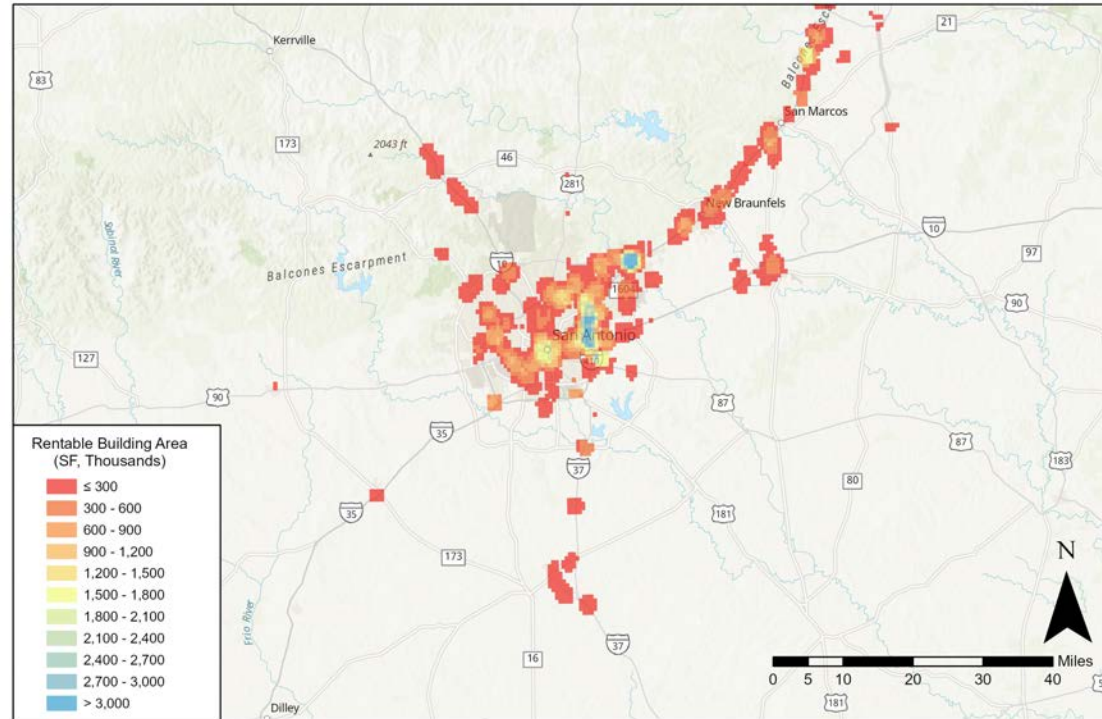
Starts as Percent of Inventory



Under Construction as Percent of Inventory



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 *inventory*

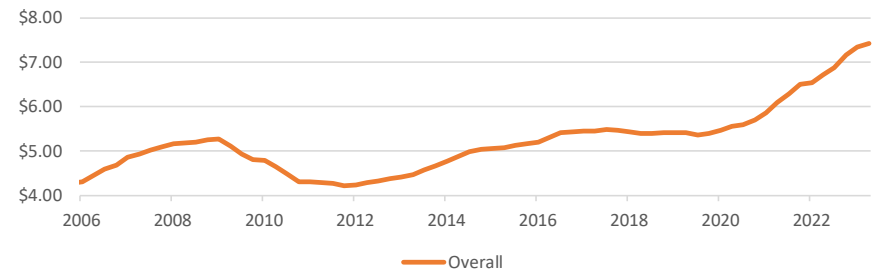


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San Antonio Warehouse Market *rent*



NNN Rent



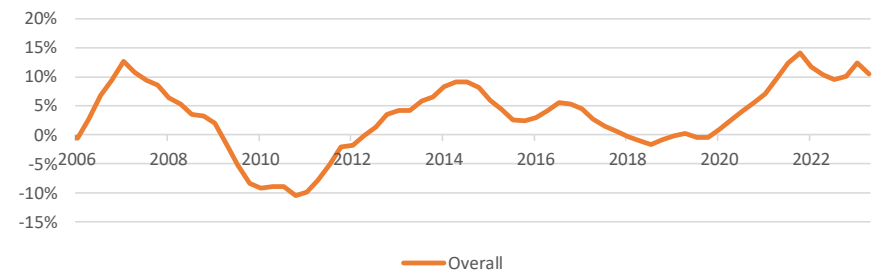
NNN Rent Overall

Overall

Current	Previous Quarter	Previous Year
\$7.44	\$7.35	\$6.73

Larger Than Current
Smaller Than Current

NNN Rent YoY Growth



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

San Antonio Warehouse Market *vacancy*



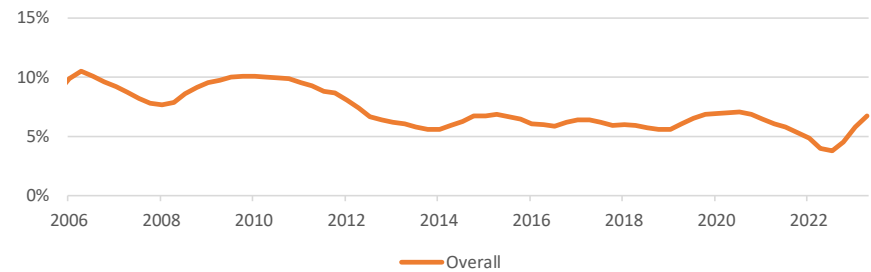
Vacant Percent % Total
Availability less Vacancy

Overall
Overall

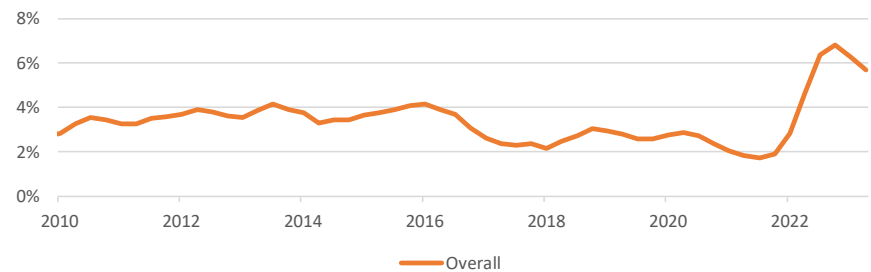
Current	Previous Quarter	Previous Year
6.75%	5.80%	4.00%
5.70%	6.27%	4.67%

Larger Than Current
Smaller Than Current

Vacancy

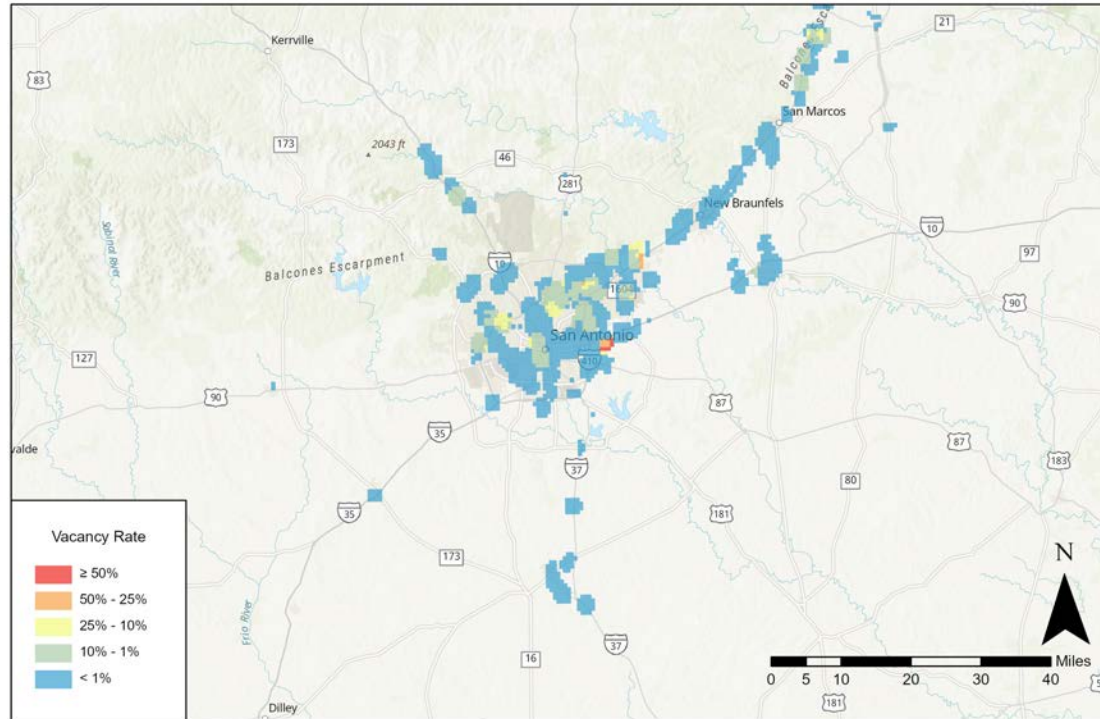


Availability less Vacancy



Sources: CoStar, Texas Real Estate Research Center at Texas A&M University

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*



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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.





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