

CENTRAL TEXAS HOUSING MARKET REPORT

February 2019

Provided by Austin Board of REALTORS®

EXECUTIVE SUMMARY | FEBRUARY 2019

Central Texas REALTORS® sold more homes than any February on record last month, indicating the spring selling season may have started early this year. Sales increased by 6 percent from February 2018 to February 2019 to 2,101 sales. This increase was matched with both a rise in active listings and housing inventory, signs that the Austin Metro housing market this year continues to move toward greater balance.

"We've been hearing from our members that buying and selling activity has really picked up over the past month," Kevin P. Scanlan, president of Austin Board of REALTORS®, said. "We're seeing a lot of development in North Austin, as major tech employers are looking for space with ample room for housing development and access to major transportation arterials. Mobility has become such a problem that employees want to live closer to where they work, if they can afford to move."

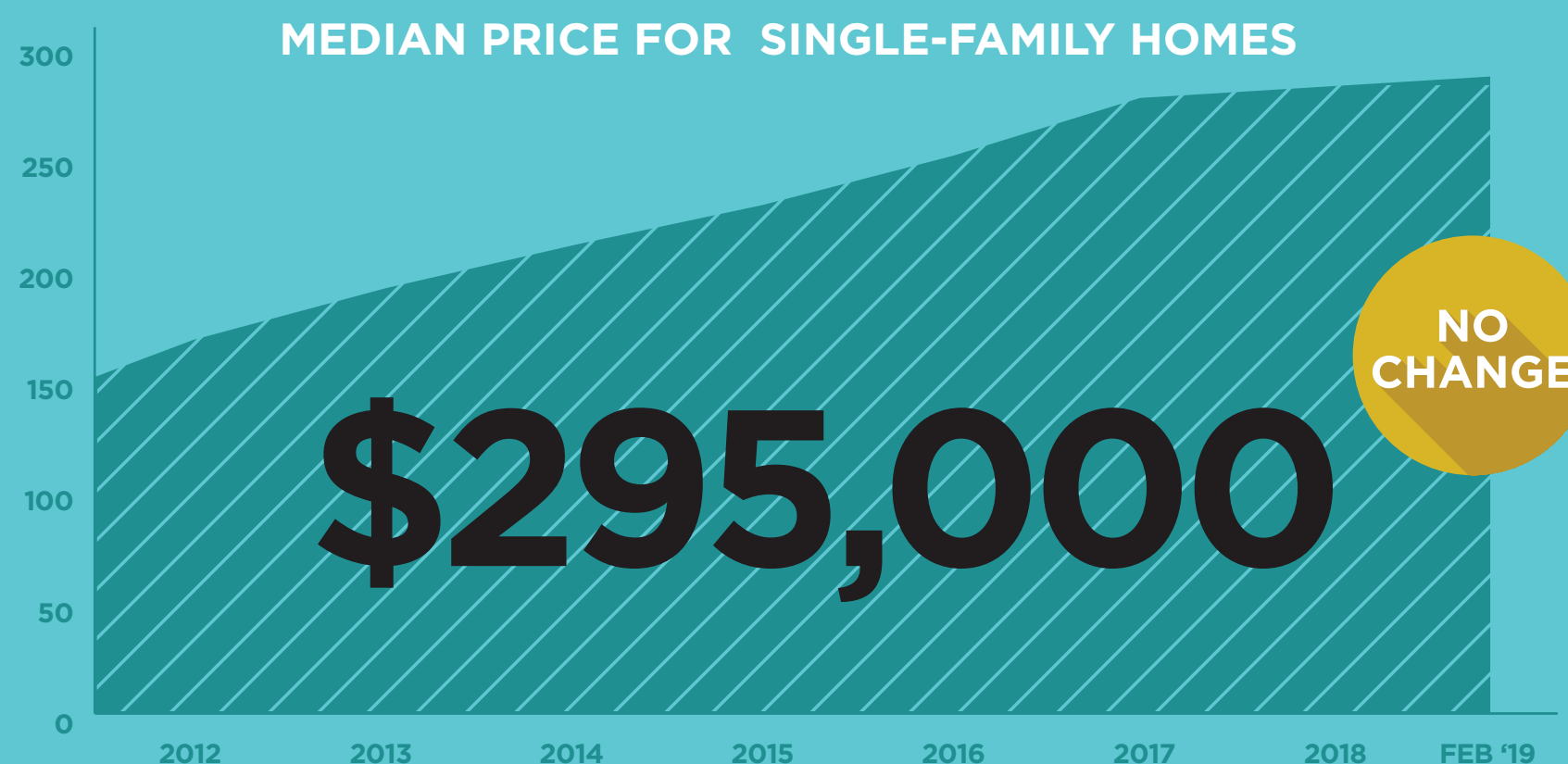
In the Austin-Round Rock MSA, the median home price decreased by 0.3 percent from \$296,000 in February 2018 to \$295,000 in February 2019.

"While demand remains strong due to population growth, this is no longer a market where homes sell significantly above listing price. Housing affordability challenges might be limiting what consumers are able to pay for a home," Scanlan said.

Last month, sales dollar volume within the five-county MSA increased year over year by 4.8 percent to \$773,977,296. During the same period, new listings rose 7.3 percent to 3,015 listings; active listings increased 18.9 percent to 5,858 listings; and pending sales increased 16.6 percent to 2,715 pending sales. Monthly housing inventory increased by 0.3 months to 2.3 months of inventory.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfeb19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

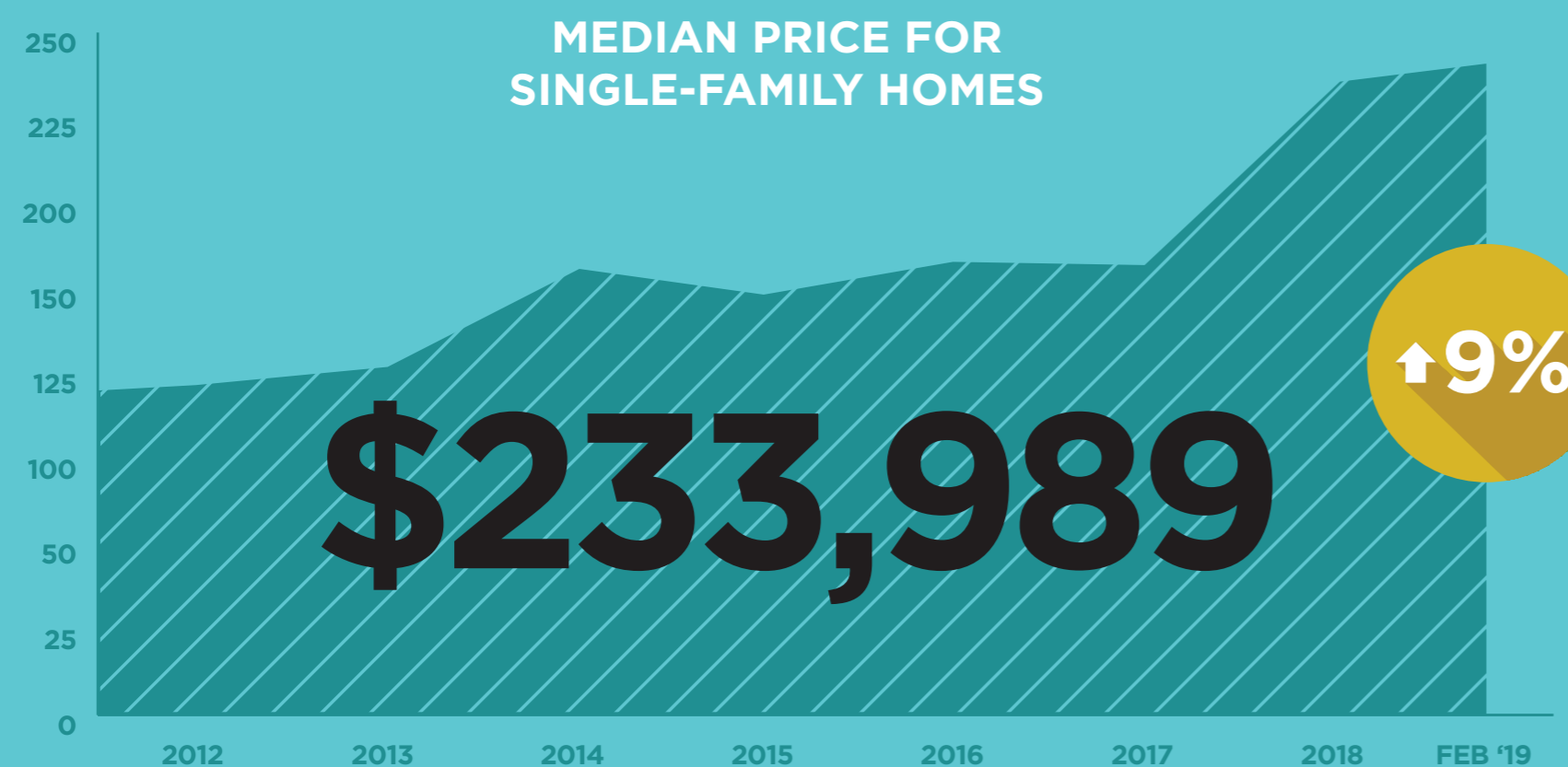


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

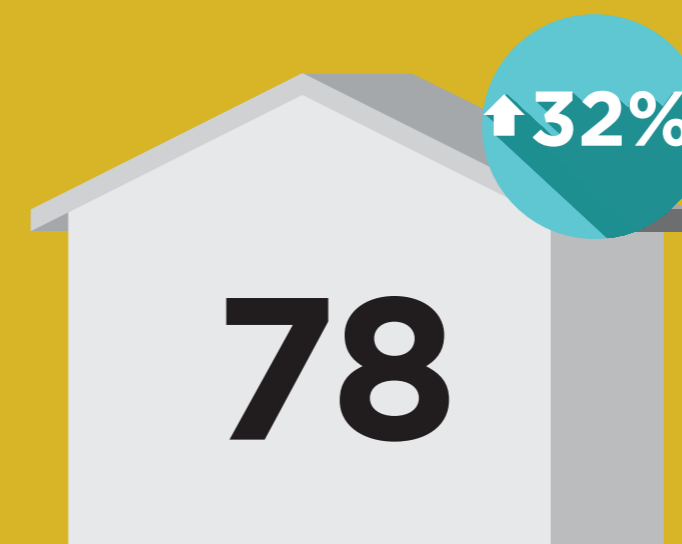
© 2019 Austin Board of REALTORS®. All rights reserved.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfeb19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

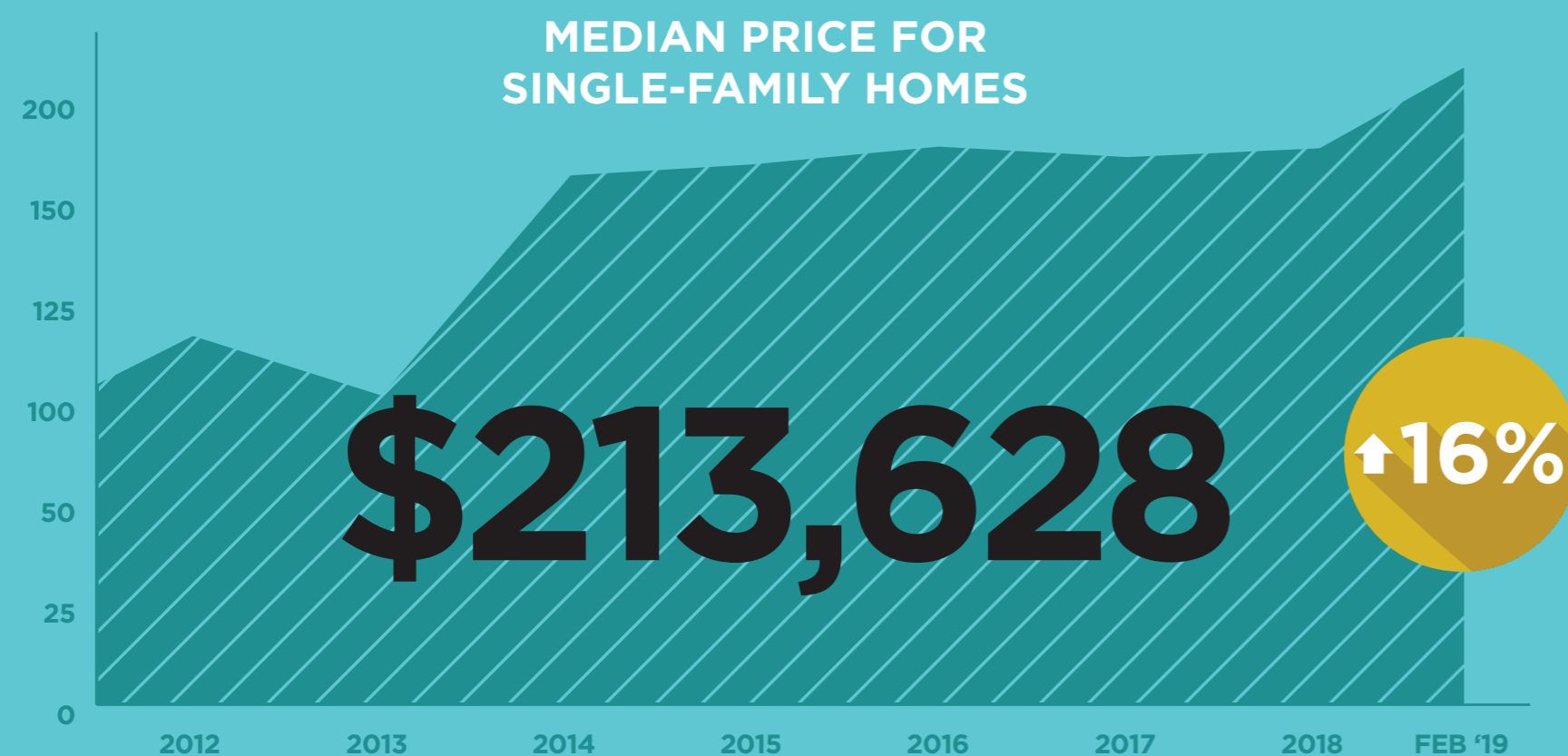


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

© 2019 Austin Board of REALTORS®. All rights reserved.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfeb19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

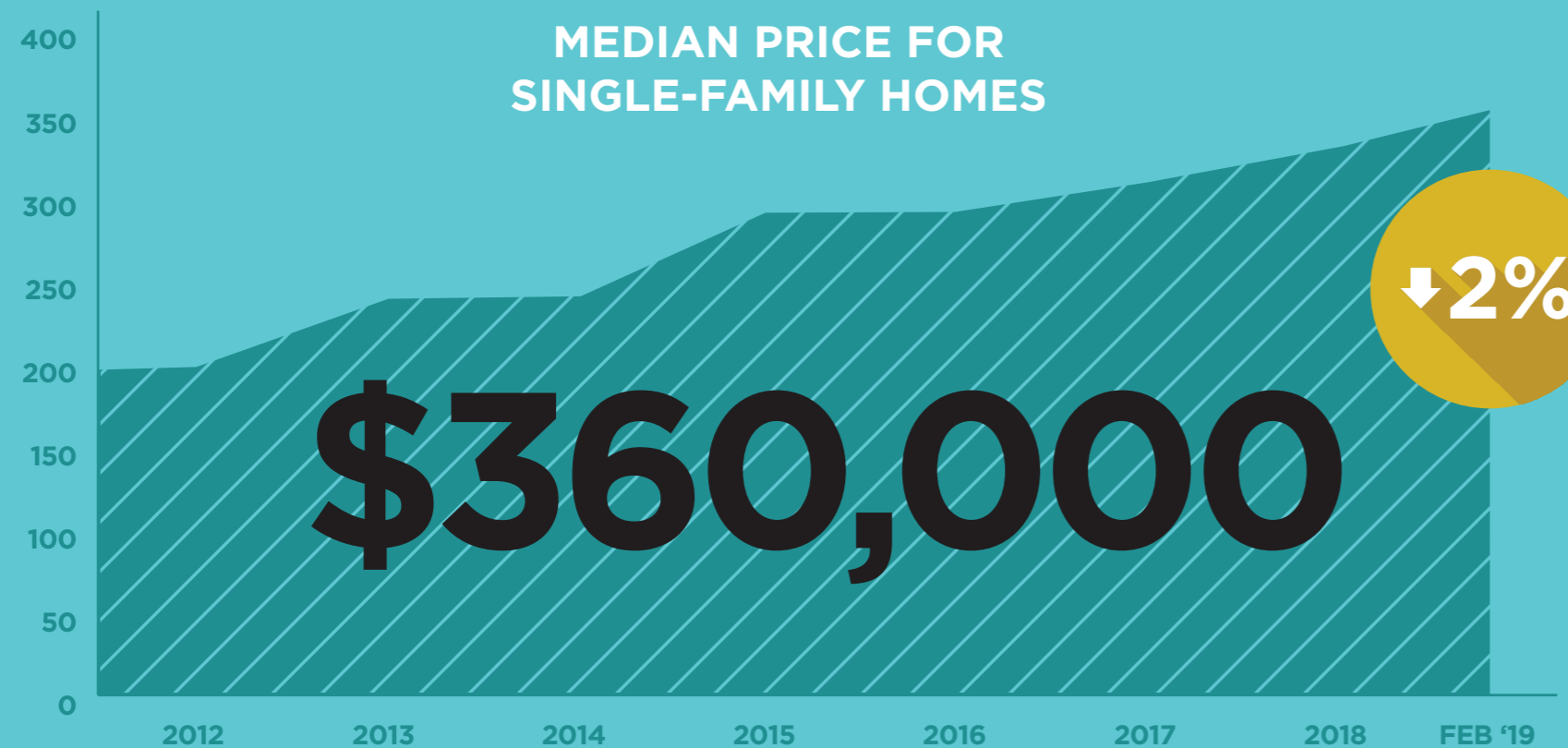


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

© 2019 Austin Board of REALTORS®. All rights reserved.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfeb19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

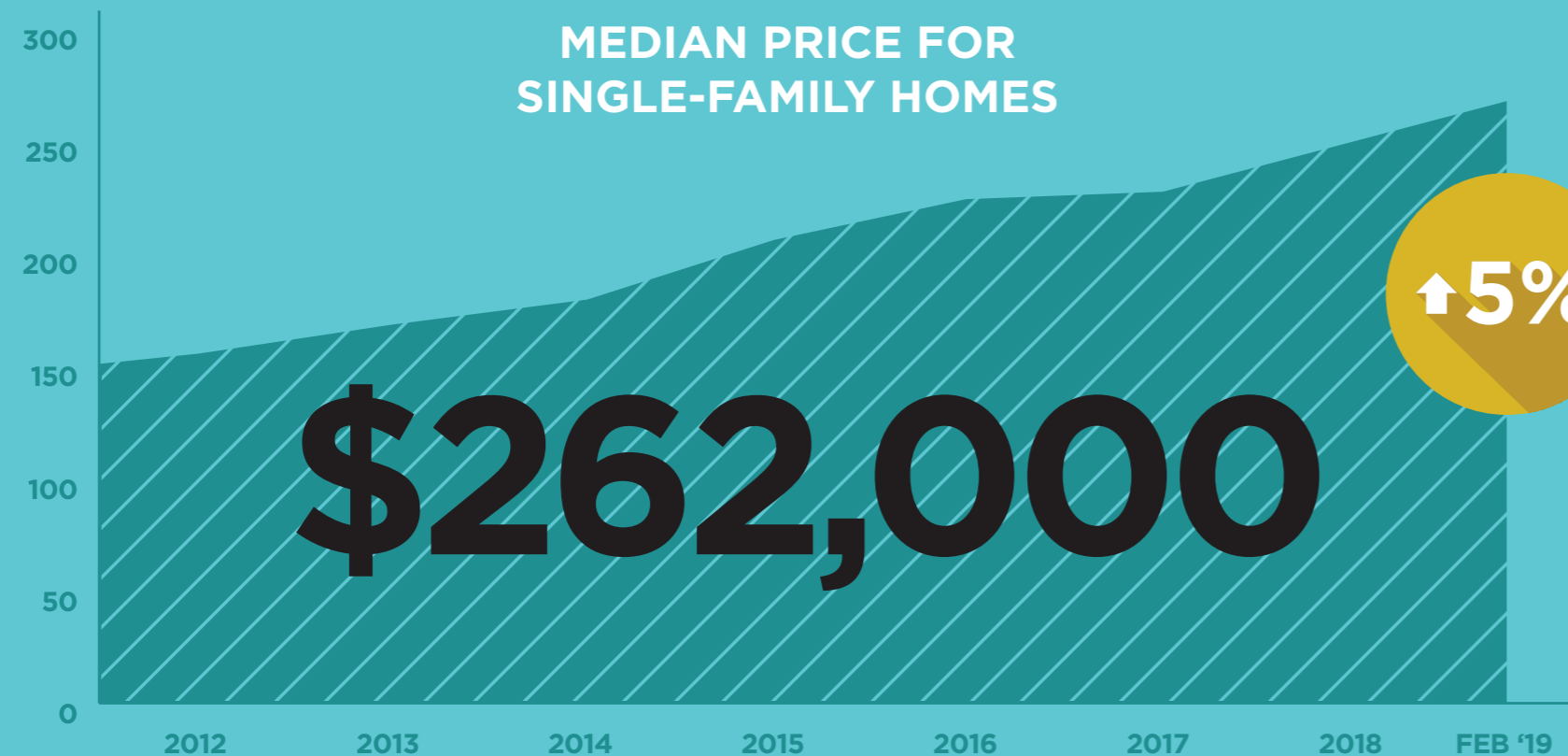


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

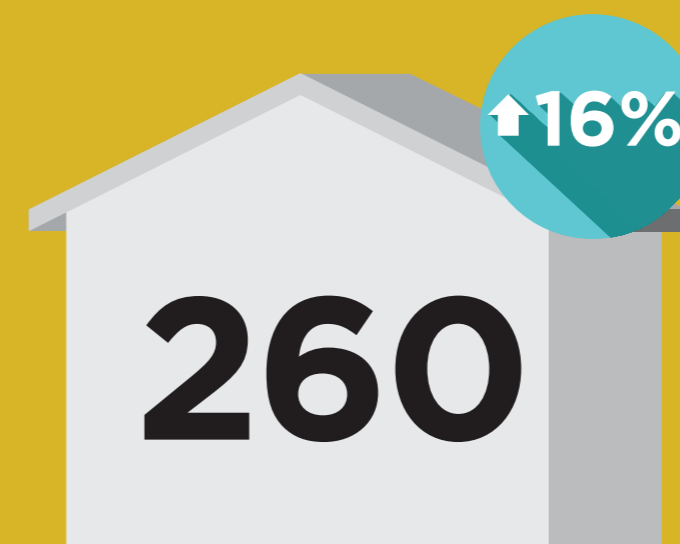
© 2019 Austin Board of REALTORS®. All rights reserved.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfeb19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

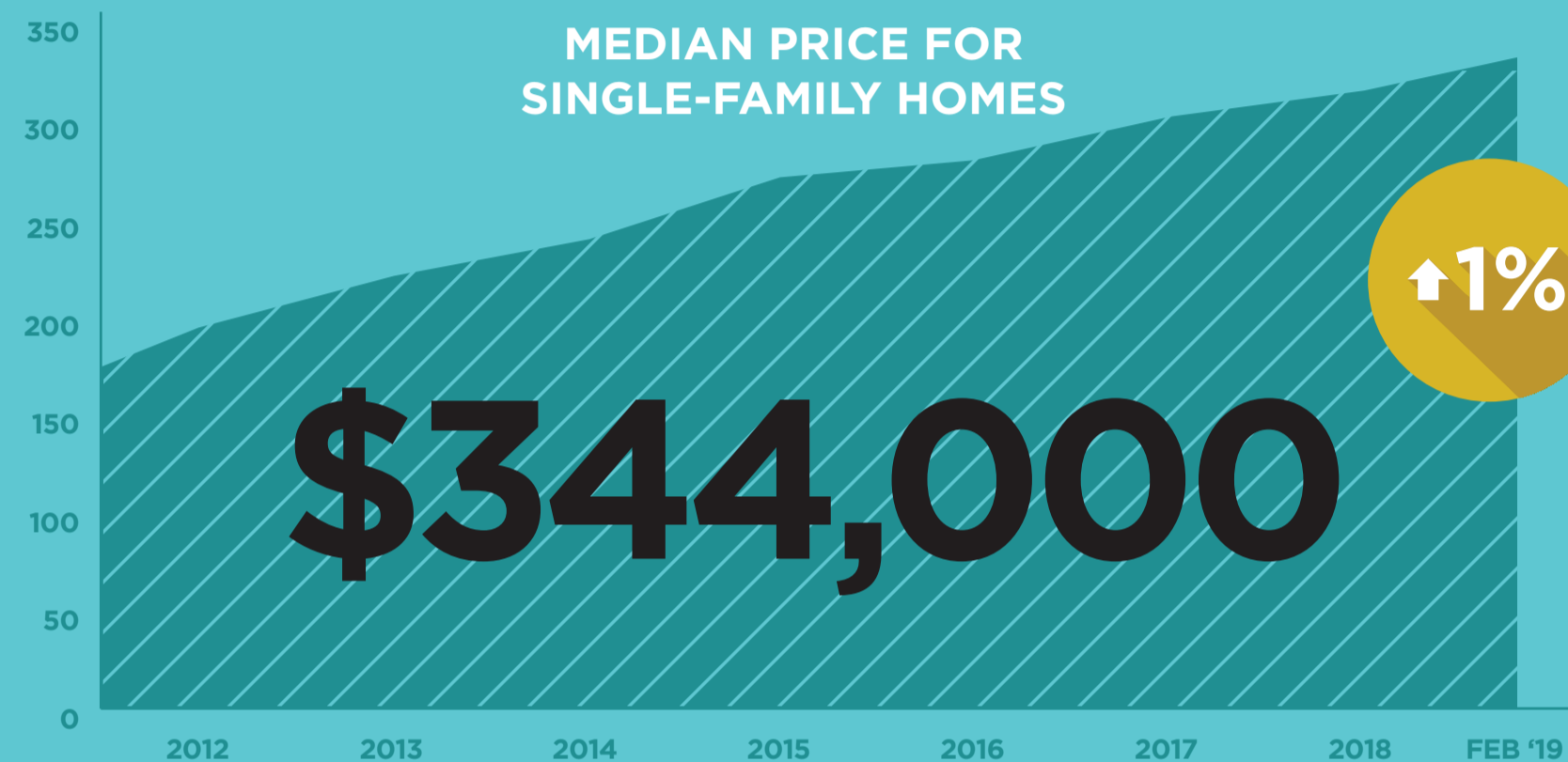


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

© 2019 Austin Board of REALTORS®. All rights reserved.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfebjan19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY

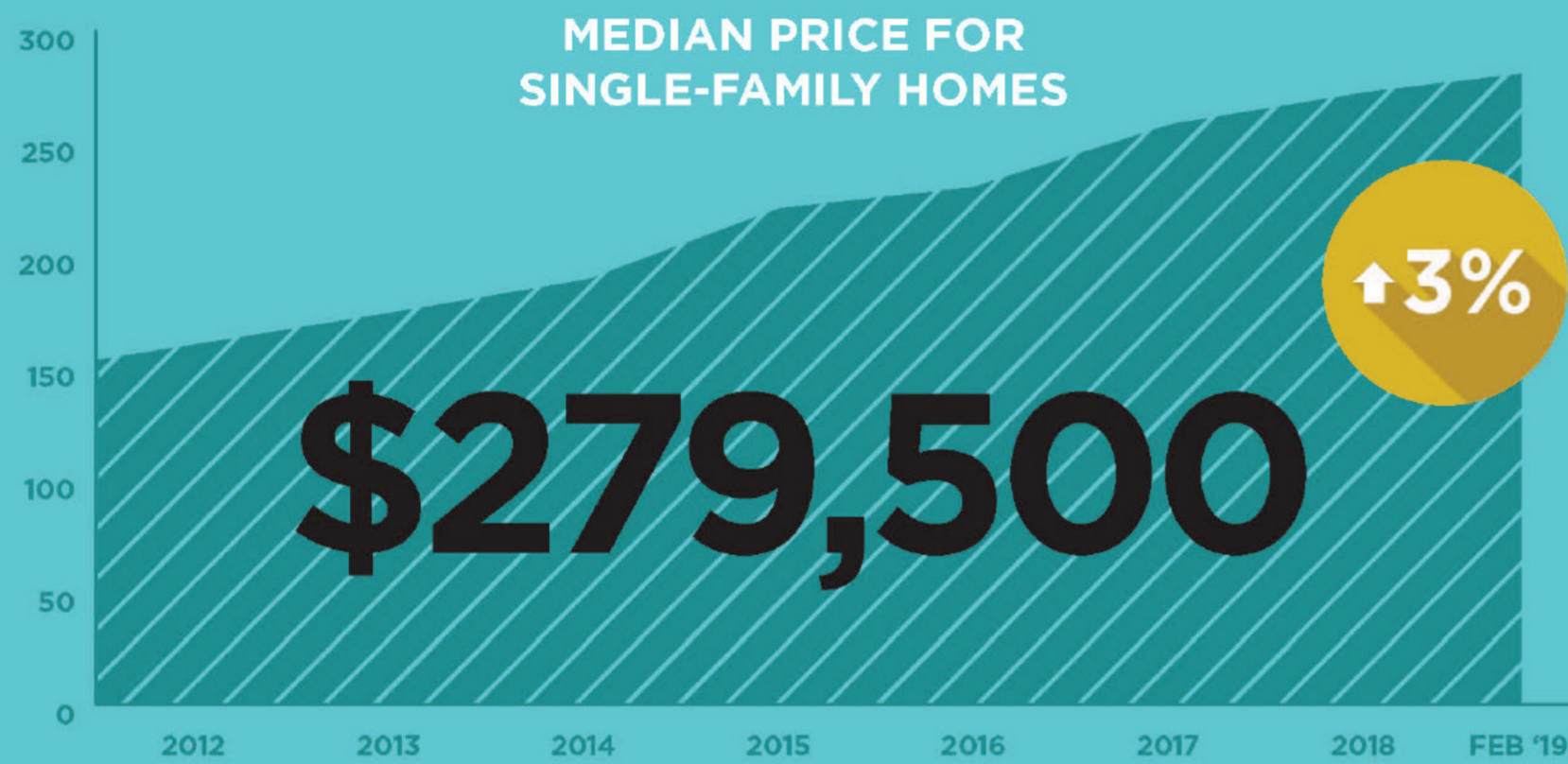


According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

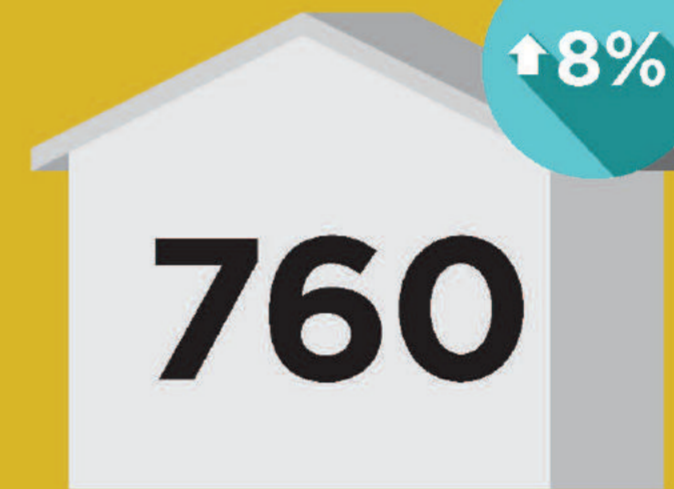
© 2019 Austin Board of REALTORS®. All rights reserved.

FEBRUARY 2019 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsfeb19 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY



According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

© 2019 Austin Board of REALTORS®. All rights reserved.