

AUGUST 2023

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN-ROUND ROCK HOUSING MARKET SHOWS RESILIENCE IN THE FACE OF HIGH INTEREST RATES.

The Austin - Round Rock Housing Market:

New Home Sales - John Burns Real Estate Consulting Group reported that sales of new single-family housing increased 2.0% year-over-year to 20,206 closings in June 2023 as new home market sales continue to grow in the Austin MSA.

New Home Sales Price - The median sales price of new houses sold in June 2023 was \$439,500, showing an increase of 1.1% year-over-year.

Existing Single-Family Home Sales - The Austin Board of Realtors (ABOR) reports that existing single-family home sales volume increased 0.6% year-over-year to 2,815 home sales across the Austin MSA in July 2023.

Existing Single-Family Home Price - In July 2023, the median sales price for existing single family homes declined 10.3% to \$462,000. On average, existing single-family homes spent 59 days on the market in July 2023, 37 more days when compared to July 2022.

The Austin MSA ended July 2023 with 3.7 months of housing inventory, up by 1.0 months year-over-year.

In the ABoR July 2023 update, ABoR Housing Economist Dr. Clare Losey stated: "With a rise in pending sales and closed sales remaining consistent, this further indicates that buyers are becoming more accustomed to the higher interest rate environment and understand that elevated mortgage rates may continue. We are seeing a year-over-year decline in median sales prices, as buyers cannot afford the same price points with these higher rates. Looking ahead, the odds of Central Texas experiencing a recession continue to decline with each passing month. **Despite mortgage rates rising, Austin's economy which is fueled by a strong labor market-continues to outperform national expectations.**"

The Texas Economy:

In July 2023 the unemployment rate in the Austin-Round Rock MSA was 3.8%, an increase year-over-year by 0.8%.

According to the Texas Workforce Commission, Austin's non-farm payroll job total as of July 2023 was 1,321,500, a 3.1% increase from July 2022. In July 2023, the Leisure and Hospitality sector led the way with a 7.0% increase year-over-year, followed by Mining, Logging, and Construction with a 4.8% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (JUNE 2023)	20,206 (2.0% > 2022)	17,659 (5.0% > 2022)	33,136 (2.0% < 2022)
NEW HOME MEDIAN SALES PRICE (JUNE 2023)	\$439,500 (1.1% > 2022)	\$337,200 (0.1% < 2022)	\$445,300 (6.2% > 2022)
EXISTING HOME TOTAL SALES (JULY 2023)	2,815 (0.6% > 2022)	3,105 (6.0% < 2022)	7,677 (6.3% < 2022)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JULY 2023)	\$462,000 (10.3% < 2022)	\$323,000 (2.0% < 2022)	\$415,000 (1.2% < 2022)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JULY 2023)	3.7 MONTHS	3.8 MONTHS	2.6 MONTHS