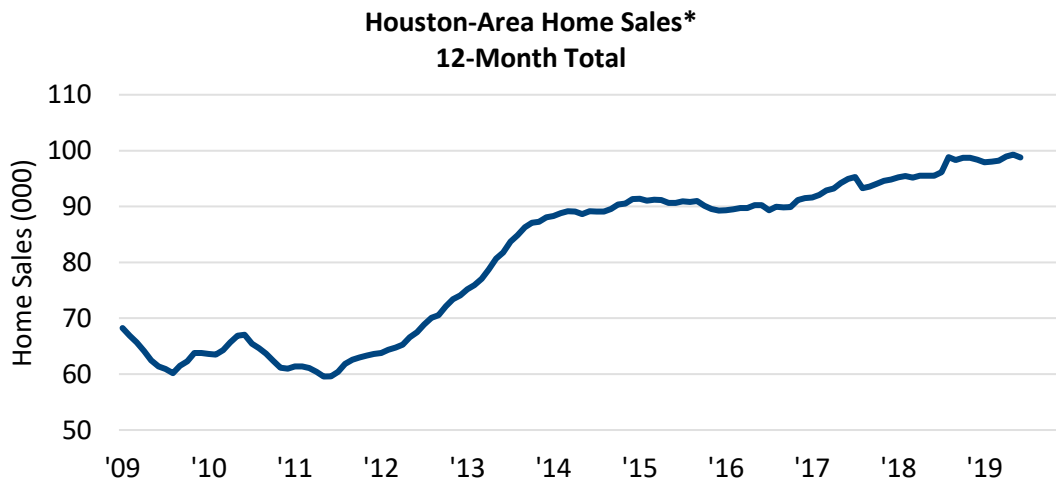


The Partnership sends updates for the most important economic indicators each month. If you would like to opt-in to receive these updates, please click [here](#).

For the latest data, click [here](#).

July 10, 2019

Houston-area realtors sold 8,097 single-family homes in June '19, a 3.4 percent decrease from June '18, according to data from the Houston Association of Realtors (HAR). Year-to-date single-family home sales total 40,554, up 1.4 percent from the same span in '18. The single-family home median sales price increased 2.9 percent from a year ago to \$252,000, a new record-high for the region. Inventory continued to build in June, with active listings growing to 45,262 units, up 11.0 percent from June '18 and the most since October '11.



* Includes single-family homes, townhomes, duplexes, condos and residential lots.
Source: Houston Association of Realtors

“We knew it would be difficult to top last June’s record-breaking sales volume, but the Houston real estate market remains strong and now offers prospective buyers an even greater selection of housing than they’ve had in some time,” said HAR Chair Shannon Cobb Evans with Heritage Texas Properties. “Consumers also continue to show interest in rental properties, which had another impressive performance in June.”

Rentals for single-family homes increased 3.0 percent compared to June '18, while townhome and condominium rentals increased 3.2 percent. The average single-family home lease increased 2.2 percent to \$1,922, while the average townhome/condominium lease fell 3.2 percent to \$1,606.

HOUSTON HOUSING MARKET OVERVIEW

	<i>Jun '19</i>	<i>Jun '18</i>	<i>% Change</i>
<i>All Property Types</i>			
Sales	9,461	9,967	-5.1
Volume (\$ Billions)	2.912	3.005	-3.1
Active Listings	45,262	40,777	11.0
<i>Single-Family Homes</i>			
Sales	8,097	8,385	-3.4
Average Price (\$)	321,973	315,517	2.0
Median Price (\$)	252,000	245,000	2.9
Pending Sales	8,796	7,768	13.2

Source: Houston Association of REALTORS®

Sales of lower-priced homes remains weak. Those priced \$100,000 - \$150,000 plunged 31.9 percent from their year-ago marks, while those below \$100,000 fell 8.1 percent. Broken out by housing segment, year-over-year June single-family sales performed as follows:

- \$1 - \$99,999: decreased 8.1 percent
- \$100,000 - \$149,999: decreased 31.9 percent
- \$150,000 - \$249,999: decreased 4.7 percent
- \$250,000 - \$499,999: increased 0.7 percent
- \$500,000 - \$749,999: increased 4.7 percent
- \$750,000 and above: unchanged

Single-family housing inventory expanded to 4.4 months of supply, up from 4.1 months a year earlier and slightly above the national housing inventory of 4.3 months. Days on Market (DOM), or the number of days it took the average home to sell, was 49 days, up from 48 days last year.

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