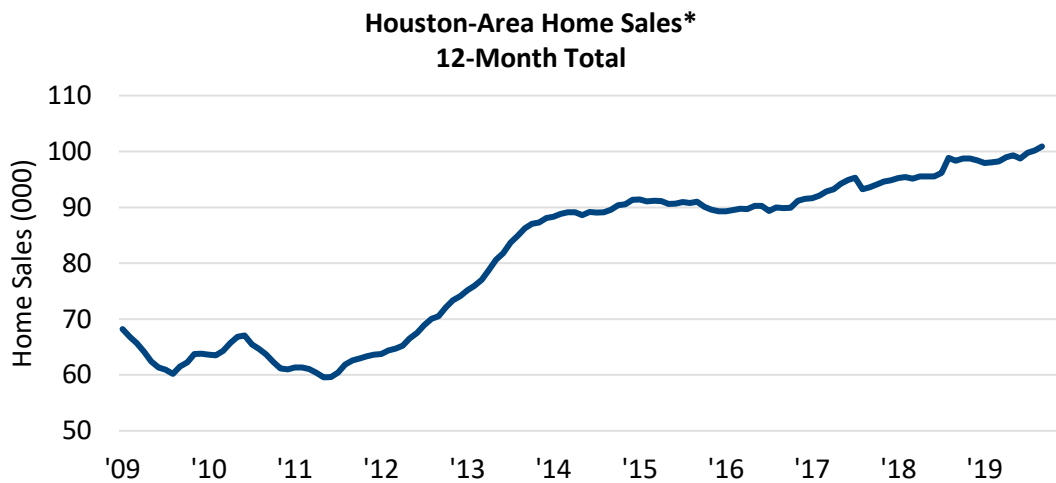


The Partnership sends updates for the most important economic indicators each month. If you would like to opt-in to receive these updates, please click [here](#).

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

October 9, 2019

Houston-area realtors sold 7,035 single-family homes in September '19, up 9.5 percent from last September, according to data from the Houston Association of Realtors (HAR). The strong monthly tally improves a 12-month running total that was already at an all-time high. Realtors sold 100,895 homes in the 12 months ending in September '19, up 2.6 percent from the same span ending in September '18. Year-to-date sales total 77,653 homes, up 3.3 percent from the year-ago level.



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

"I cannot recall a fall in Houston when home sales and rentals were quite this brisk," said HAR Chair Shannon Cobb Evans with Better Homes and Gardens Real Estate Gary Greene. "Historically low interest rates and a strong overall local economy have drawn more buyers than usual to the market and kept realtors like myself extremely busy. We remain on track for another record year."

Leasing activity remained strong in September, with home rentals increasing 6.9 percent while rentals of townhomes and condominiums rose 1.7 percent. The average rental rate for a single-family home increased 1.5 percent to \$1,838, while the rate for townhomes and condominiums was flat at \$1,589.

HOUSTON HOUSING MARKET OVERVIEW

	<i>Sep '19</i>	<i>Sep '18</i>	<i>% Change</i>
<i>All Property Types</i>			
Sales	8,430	7,697	9.5
Volume (\$ Billions)	2.391	2.159	10.8
Active Listings	44,172	41,174	7.3
<i>Single-Family Homes</i>			
Sales	7,035	6,427	9.5
Average Price (\$)	298,947	294,656	1.5
Median Price (\$)	244,000	232,990	4.7
Pending Sales	7,285	6,127	18.9

Source: Houston Association of REALTORS®

Longstanding trends continued among the various pricing segments. Sales of lower-priced homes remained weak, while mid-tier home sales continued to grow. Broken out by segment, year-over-year September single-family sales performed as follows:

- \$1 - \$99,999: decreased 9.7 percent
- \$100,000 - \$149,999: decreased 14.6 percent
- \$150,000 - \$249,999: increased 4.6 percent
- \$250,000 - \$499,999: increased 18.7 percent
- \$500,000 - \$749,999: increased 12.6 percent
- \$750,000 and above: decreased 2.6 percent

Single-family housing inventory was 4.1 months of supply, up from from 4.0 months a year earlier and on par with the national housing inventory. Days on Market (DOM), or the number of days it took the average home to sell, was 55 days, up from 53 days last year.

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