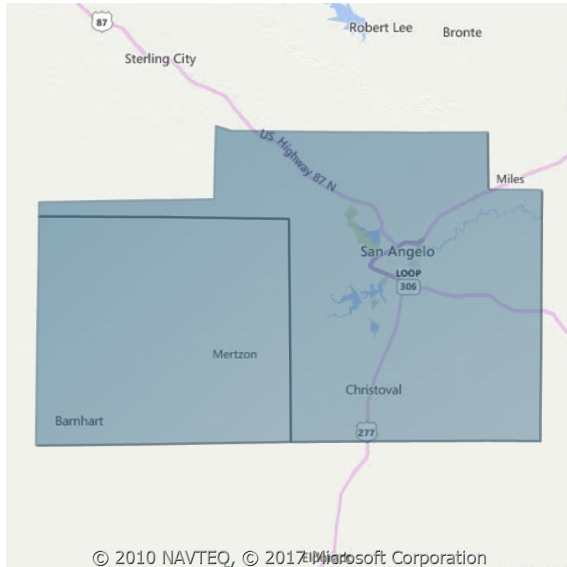


Quarterly Housing Report

SAN ANGELO MSA

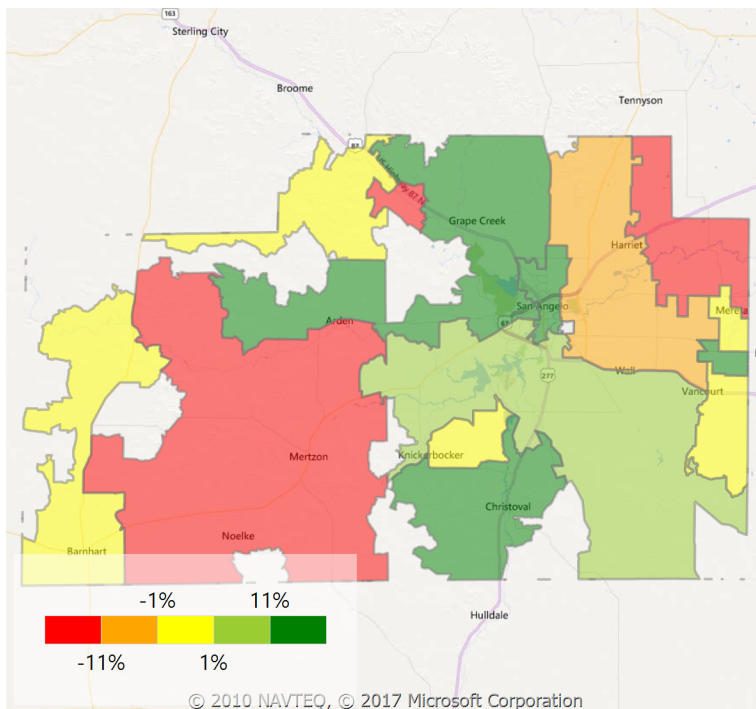
Third Quarter 2017



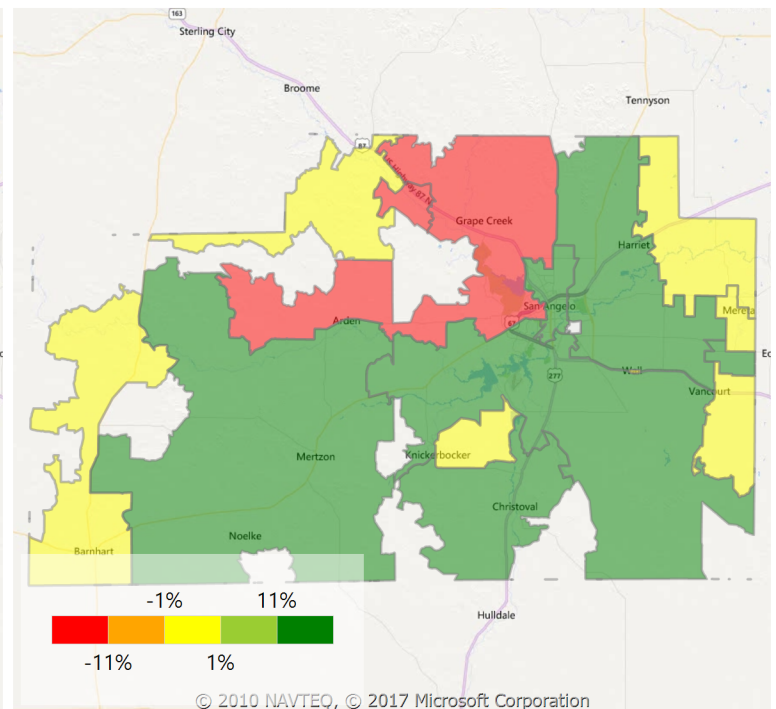
Executive Summary

- Metro area sales volume increased 10% to 417 transactions. Median price increased 5.5% year-over-year to \$168,000.
- 2017 Q3 months inventory for all residential properties fell 6.8% year-over-year to 4.5 months.
- Metro area residential property listings decreased 3.2% year-over-year to 538 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)

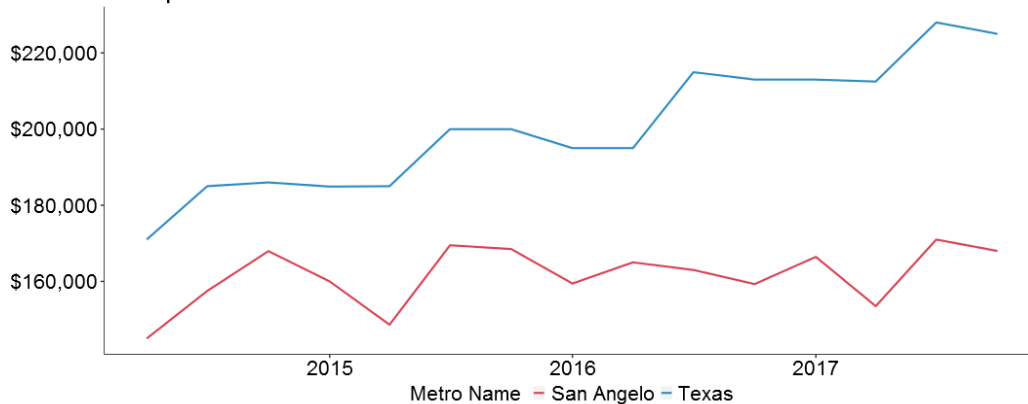


About this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

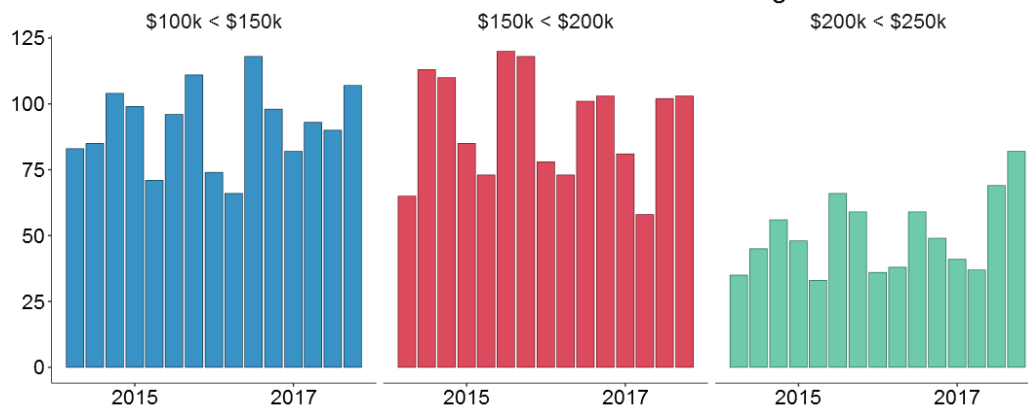
Key Market Metrics

Comparative Metro Area Median Price



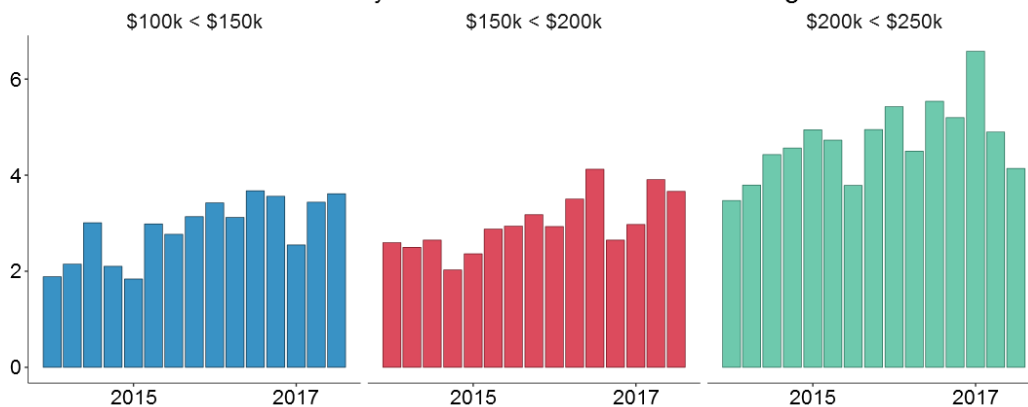
Median price in the San Angelo metro increased by approximately 5.5% year-over-year, from \$160,000 to \$168,000. Metro area price lagged behind the statewide median price of \$225,000 by \$57,000.

Metro Area Sales Volume in Three Most Active Price Ranges



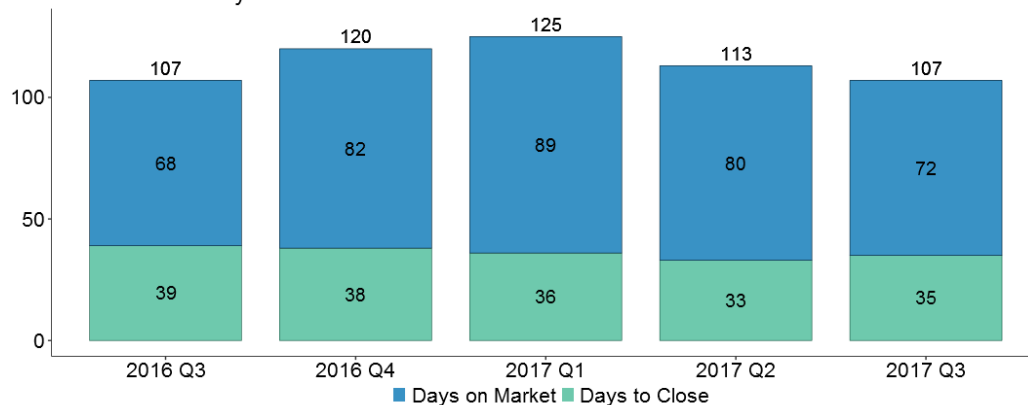
2017 Q3 total sales volume increased by approximately 10% year-over-year, from 379 to 417. Sales of homes between \$100k and \$150k rose from 98 to 107, while homes between \$150k and \$200k did not change, and homes between \$200k and \$250k rose from 49 to 82.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory decreased year-over-year from 4.85 to 4.52 months. Homes between \$100k and \$150k fell year-over-year, from 3.67 to 3.61 months, while homes between \$150k and \$200k fell year-over-year, from 4.12 to 3.66 months and homes between \$200k and \$250k fell year-over-year, from 5.54 to 4.14 months.

Metro Area Days to Sell



Average days to sell throughout the metro area remained stagnant compared with the same quarter last year. Average days to sell for homes between \$100k and \$150k increased from 82 to 93 days, a 13.4% increase year-over-year.

Housing Metrics by County

Irion County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	1	100%	20%	***	***	***	***	1	6.0	***	***
\$70k < \$100k	1	100%	20%	***	***	***	***	1	4.0	***	***
\$100k < \$150k	2	100%	40%	***	***	***	***	2	2.7	***	***
\$150k < \$200k	0	0%	0%	-	-	-	-	2	12.0	-	-
\$200k < \$250k	1	100%	20%	***	***	***	***	0	0.0	***	***
\$250k < \$300k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$300k < \$400k	0	0%	0%	-	-	-	-	3	12.0	-	-
\$400k < \$500k	0	-100%	0%	-	-	-	-	1	0.0	-	-
\$500k < \$750k	0	0%	0%	-	-	-	-	1	6.0	-	-
\$750k < \$1M	0	0%	0%	-	-	-	-	0	0.0	-	-
\$1M+	0	0%	0%	-	-	-	-	0	0.0	-	-

*** Not displayed when fewer than five sales

Tom Green County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	29	-9%	7%	\$55,100	9%	\$42	-14%	24	3.0	1,137	1959
\$70k < \$100k	33	-20%	8%	\$89,950	6%	\$68	-2%	49	4.9	1,212	1959
\$100k < \$150k	105	7%	25%	\$128,500	3%	\$88	0%	110	3.6	1,464	1979
\$150k < \$200k	103	0%	25%	\$170,000	-3%	\$100	3%	103	3.6	1,705	1995
\$200k < \$250k	81	65%	20%	\$219,875	0%	\$115	1%	79	4.2	1,917	2006
\$250k < \$300k	23	-12%	6%	\$267,350	-1%	\$122	0%	50	5.6	2,225	2001
\$300k < \$400k	26	86%	6%	\$339,999	-2%	\$137	17%	51	6.8	2,446	1996
\$400k < \$500k	6	-33%	1%	\$427,500	-7%	\$148	-7%	25	10.0	2,835	1993
\$500k < \$750k	2	-60%	0%	***	***	***	***	17	10.7	***	***
\$750k < \$1M	3	100%	1%	***	***	***	***	8	16.0	***	***
\$1M+	1	0%	0%	***	***	***	***	11	33.0	***	***

*** Not displayed when fewer than five sales

