



Residential Property Market Overview

Tax Year 2020



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Houston Economy

Houston's economy and residential market are doing well.



Houston Economy

Key metrics to healthy Houston housing market:

- Home inventory
- Home starts
- Sales volume
- Sales prices



Home Inventory

- According to the Houston Association of Realtors (HAR), the inventory of available homes was 3.6 months in January 2019
- As of January 2020 this number decreased to 3.5 months supply.
- 3.0 months of inventory is the national average



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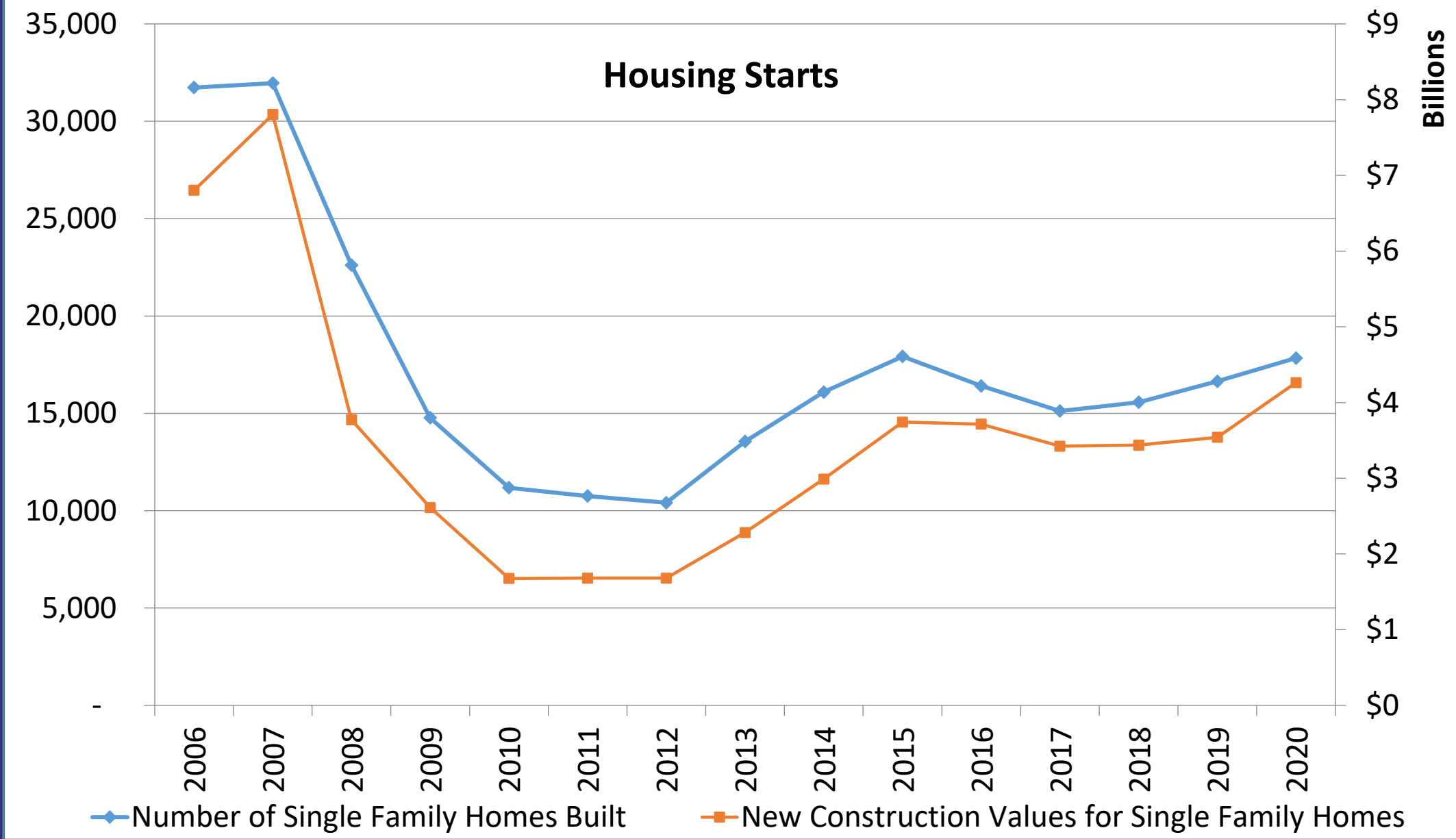
Home Inventory

Single-family home supply (months)*



*Seasonally adjusted.

SOURCES: Real Estate Center at Texas A&M University; Multiple Listing Service.





Single Family Sales Volume

- Full year increase (4.8%)
 - 2018: 82,229
 - 2019: 86,205
- Month-over-month increase (14.3%)
 - January 2019: 4,122 units
 - January 2020: 4,699 units

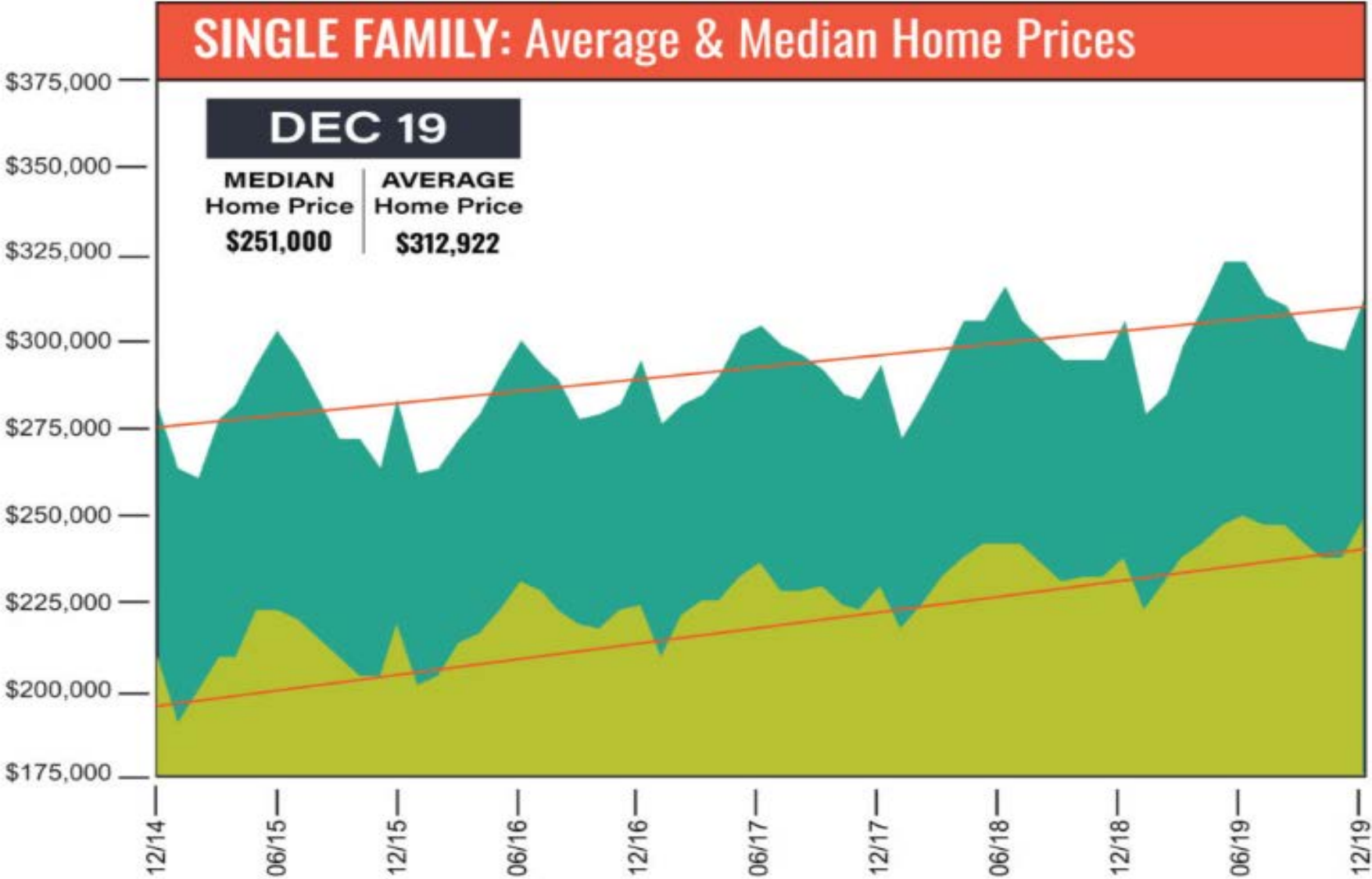


Sales Prices

- Average sales price (4.6%):
 - 2019: \$278,100
 - 2020: \$291,000
- Median sales price (4.5%) :
 - 2019: \$224,000
 - 2020: \$234,000



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2020 Outlook and Insights

Natural Disasters:

- 11,000 flood properties still under review
- Homes affected by explosion to be reviewed for 2021

Interest Rates:

- Increase in interest rates can have a cooling effect on economy and housing market
- Fed funds rate near 0



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2019 Residential Noticing

- Residential noticing began Friday, March 6th
 - Single family homes, including townhomes & condos
 - Real and personal property mobile homes
 - Vacant land
 - Disaster review properties
- Approximately 1,163,441 accounts noticed the first weekend
- Another 19,382 accounts noticed the second weekend



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2020 Single-family Increase, Decrease, No Change (as of March 16)

Market Value	Parcels	Percent of Parcels		
		No Change	Increase	Decrease
Under 80,000	71,309	32.8%	62.6%	4.5%
80,000 - 149,999	237,676	16.2%	78.3%	5.4%
150,000 - 249,999	434,975	13.7%	78.4%	7.9%
250,000 - 499,999	238,425	14.3%	67.7%	18.0%
500,000 - 999,999	57,659	17.1%	65.5%	17.3%
1 million and up	26,055	11.6%	71.4%	17.0%
Total	1,066,099	15.8%	74.0%	10.1%
Tax Year 2019		10.1%	81.6%	8.3%



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2020 Single-family Percent Change

(as of March 16)

Market Value	Average Percent of Change		Overall Percent of Change
	Reappraisal Only	with New Construction	
Under 80,000	12.13%	12.80%	10.32%
80,000 - 149,999	9.18%	10.70%	8.20%
150,000 - 249,999	6.66%	12.92%	6.44%
250,000 - 499,999	5.32%	17.30%	5.72%
500,000 - 999,999	5.00%	11.44%	5.64%
1 million and up	5.22%	9.84%	6.34%
Total	7.16%	13.24%	6.34%