



# Residential Property Market Trends & Reappraisal

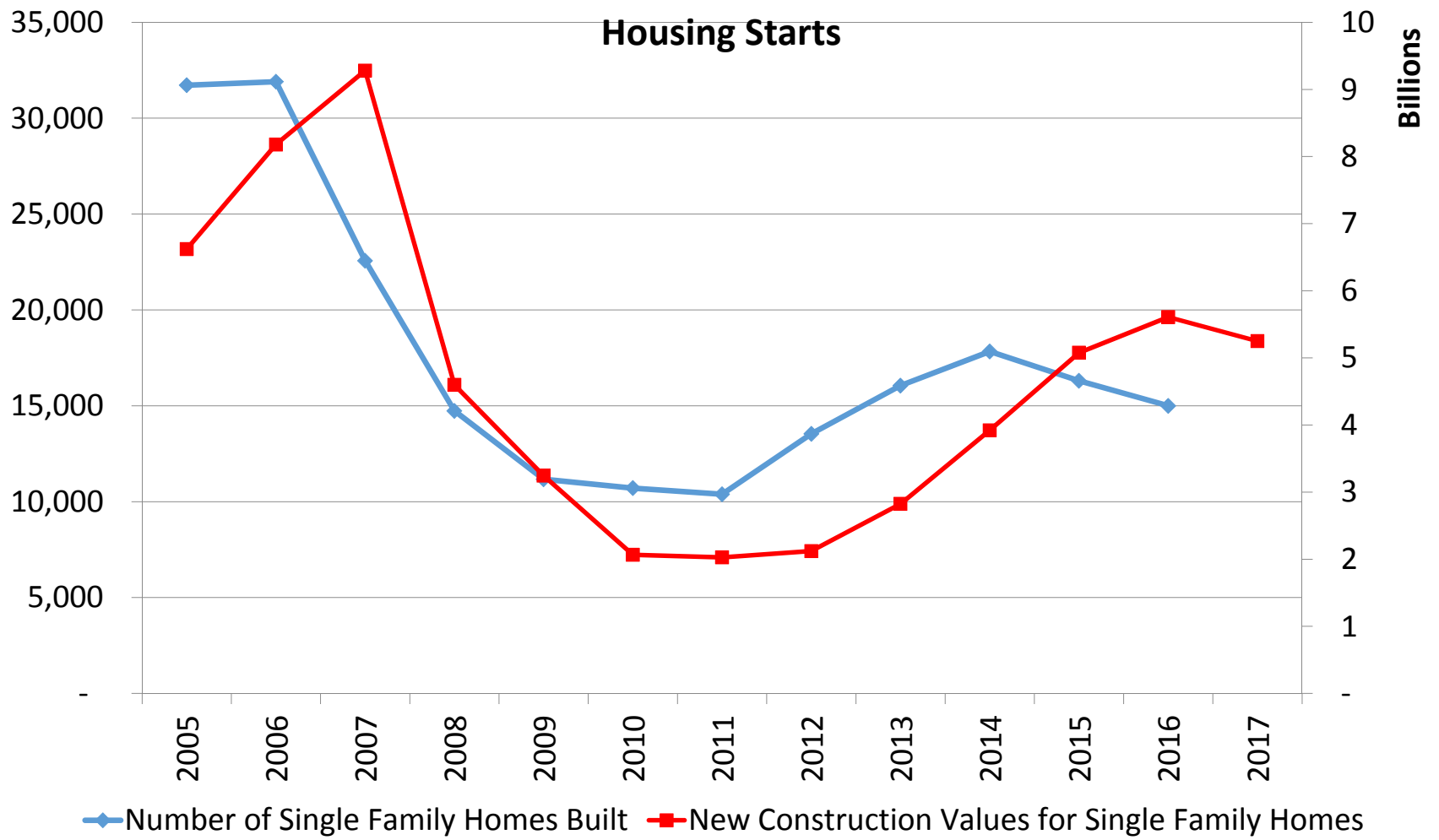
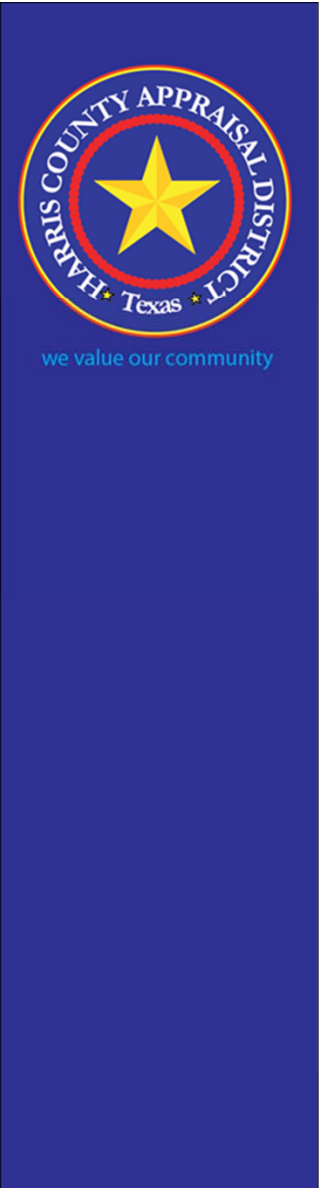
Tax Year 2017





# Houston Economy

- Supply of homes improved only slightly over the last year increasing from 3.2 to 3.5 months
- Current inventory of 3.5 months is below equilibrium
  - Below the national average (3.6 months)
- Annual “new starts” below pre-recession levels





## Sales Volume

- According to HAR, sales volume for single family residential properties increased 3 percent from 2015 to 2016
  - 2016: 76,449 units
  - 2015: 74,174 units
- There were 6 months in 2016 where sales volume increased versus the same month in 2015



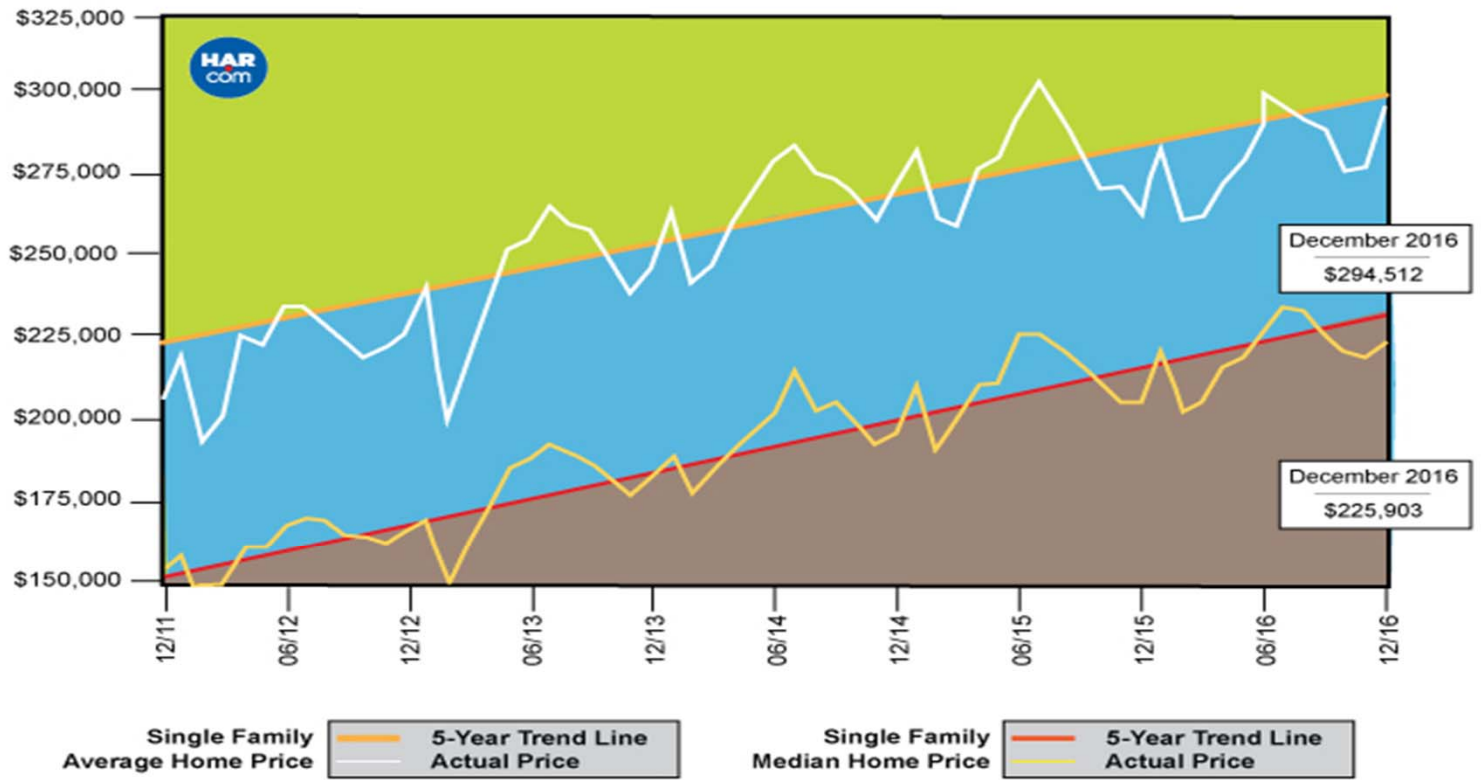
## Sales Prices

- Average and median sales prices continued to rise
- Average sales price increased 5.1 percent
  - Dec. 2016: \$294,512
  - Dec. 2015: \$280,290
- Median sales price increased 6.5 percent
  - Dec. 2016: \$225,903
  - Dec. 2015: \$212,000



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### Single Family Average Home Price & Single Family Median Home Price





# Foreclosures

- Number of foreclosures in Houston continues to fall
  - Demonstrates stability in the market
- HCAD recorded foreclosures:
  - 2013: 4,946
  - 2014: 2,636
  - 2015: 1,882 (4.4 % of residential sales)
  - 2016: 1,198 (2.5 % of residential sales)



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## 2017 Single-family Increase, Decrease, No Change (as of March 13)

Market Value	Parcels	Percent of Parcels		
		No Change	Increase	Decrease
Under 80,000	117,541	50.7%	48.2%	1.1%
80,000 - 149,999	283,038	24.9%	74.2%	0.9%
150,000 - 249,999	317,007	31.0%	66.7%	2.3%
250,000 - 499,999	168,408	61.0%	32.2%	6.9%
500,000 - 999,999	44,501	67.9%	26.5%	5.6%
1 million and up	20,378	66.8%	28.4%	4.8%
<b>Tax Year 2017 Total</b>	<b>950,873</b>	<b>39.4%</b>	<b>57.8%</b>	<b>2.7%</b>
<b>Tax Year 2016</b>		<b>35.4%</b>	<b>62.6%</b>	<b>2.1%</b>





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## 2017 Single-family Percent Change (as of March 13)

Market Value	Overall Percent of Change	Average Percent of Change	
		with New Construction	Reappraisal Only
Under 80,000	6.0%	6.95%	6.42%
80,000 - 149,999	8.1%	10.39%	8.55%
150,000 - 249,999	6.6%	17.72%	6.48%
250,000 - 499,999	4.1%	18.40%	3.08%
500,000 - 999,999	3.2%	9.45%	2.55%
1 million and up	3.7%	6.09%	2.63%
<b>Total</b>	<b>5.2%</b>	<b>13.69%</b>	<b>6.22%</b>