

Wednesday, August 30, 2006

## Texas Real Estate Market Reports

The 2006 real estate market report from the Texas Real Estate Center is now available on my website. The report covers census data, employment and unemployment, major industries, business climate, education, transportation and infrastructure issues, growth patterns and much more. Click on the link below to download this report.

[2006 Real Estate Market Report](#)

Some highlights from this report for the San Antonio area are as follows...

**Average Home Prices in San Antonio**The median price for a San Antonio residential home in 2005 was \$131,100. The required income to qualify for this home is \$30,899 while the median family income in San Antonio during 2005 was \$50,500. This means that a residential home is still attainable for the average San Antonio family.

Christina Whipple

[www.ChristinaWhipple.com](http://www.ChristinaWhipple.com)

Posted by Christina Whipple in San Antonio Real Estate at 21:13

Thanks to strong job growth and moderating mortgage rates, Austin's housing market has been healthy all year. In contrast, markets in are cooling rapidly in many other parts of the country. But Austin and San Antonio remain are having stable growth.

It seems to be the rest of the nation is doing poorly, and we tend to go against that," said Mark Sprague, Austin partner with Residential Strategies.

Over the past 12 months, Central Texas builders have cranked out 16,973 homes, up more than 20 percent from a year ago.

The construction pace indicates that builders are confident that there are plenty of buyers either already here or moving in.

The median price in the quarter rose 8.5 percent, to \$196,933, as builders shifted their emphasis to higher-priced homes, in part because of an influx of buyers from more expensive markets.

For example, starts of homes costing more than \$300,000 have risen 64 percent in the past year, triple the overall increase in starts, according to Residential Strategies.

Starts in the \$151,000 to \$200,000 price range rose 14.8 percent. Of course there has been an increase in Construction materials which has caused new home prices to go up. Plus there is an influx of wealthy buyers wanting to invest in homes here in the Austin area which is causing more money to flow to more expensive homes.

The market should continue its steady growth as long as the job market maintains is positive picture which it should but you never know. And the investors don't overhype the market. Anonymous on Oct 27 2006, 14:26

[http://www.exchangeca.com/bin/web/real\\_estate/AR188706/ACTIVATE\\_FRAMES/HOME\\_SEARCH/La+Jolla/1152906128.html](http://www.exchangeca.com/bin/web/real_estate/AR188706/ACTIVATE_FRAMES/HOME_SEARCH/La+Jolla/1152906128.html)

Cold Market -

In a cold market, houses may be listed for more than a year and the prices of houses listed may drop considerably. This market is advantageous to the buyer. As a buyer, you have the time to make an offer that works to your best interest. It is not uncommon to low-ball and to find that sellers are accommodating to meet your needs. Keep in mind that even though this market is a great time for buyers, you do not want to lose your dream home by being unrealistic. Your goal is to get your dream home at the best possible

price....

<http://www.ExchangeCA.com> Anonymous on Nov 1 2006, 00:09