



Housing Report for Killeen-Temple

Spotlight on November 2023

Economic News

November MSA jobs increased from 154,200 to 157,100, according to the latest figures published by the Texas Workforce Commission. This marks a 1.88% year-over-year (YoY) increase compared with November 2022, a net increase of 2,900 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 1.75%.

In addition, the unemployment rate for November decreased to 3.90% from 4.20% in 2022.

Housing Update

Sales volume for single-unit residential housing decreased 14.74% YoY from 468 to 399 transactions. Year-to-date sales reached a total of 5,919 closed listings. Dollar volume dipped from \$132.24 million to \$116.02 million.

The average sales price rose 2.9% YoY from \$282,566 to \$290,771, while the average price per square foot subsequently rose from \$152.50 to \$155.82. Median price rose 1.99% YoY from \$254,936 to \$260,000, while the median price per square foot also rose from \$147.50 to \$152.55.

Months inventory for single-unit residential housing rose from 2.2 to 3.8 months supply, and days to sell rose from 76 to 89.

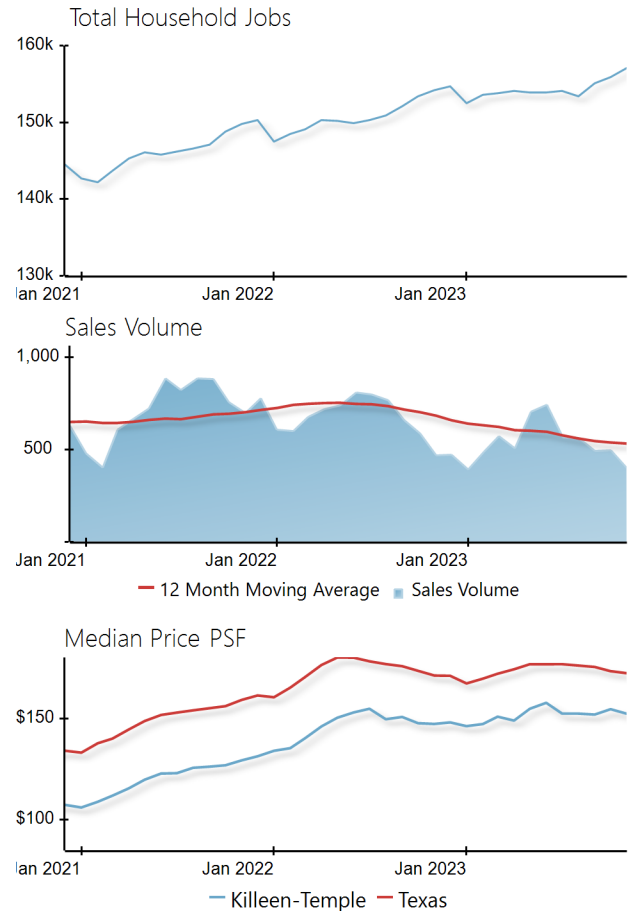


Table 1: Month Activity

	2023				2022	
	November	YoY %	YTD	YoY %	November	YoY %
Sales	399	-14.74%	5,919	-20.27%	468	-32.76%
Dollar Volume	\$116,017,588	-12.27%	\$1,770,026,013	-19.36%	\$132,240,880	-28.50%
Median Close Price	\$260,000	1.99%	\$269,000	1.13%	\$254,936	6.22%
New Listings	612	5.70%	8,099	-12.05%	579	-17.76%
Active Listings	2,015	35.23%	1,573	86.82%	1,490	237.10%
Months Inventory	3.8	73.49%	3.8	73.49%	2.2	246.50%
Days to Sell*	89	17.11%	87	40.32%	76	22.58%
Average Price PSF	\$155.82	2.17%	\$156.68	1.97%	\$152.50	11.06%
Median Price PSF	\$152.55	3.42%	\$152.57	3.88%	\$147.50	13.94%
Median Square Feet	1,733	-0.80%	1,782	-1.00%	1,747	-3.85%
Close to Original List Price	95.26%	-1.39%	96.16%	-4.11%	96.60%	-4.76%

* Days to Sell = Days on Market + Days to Close

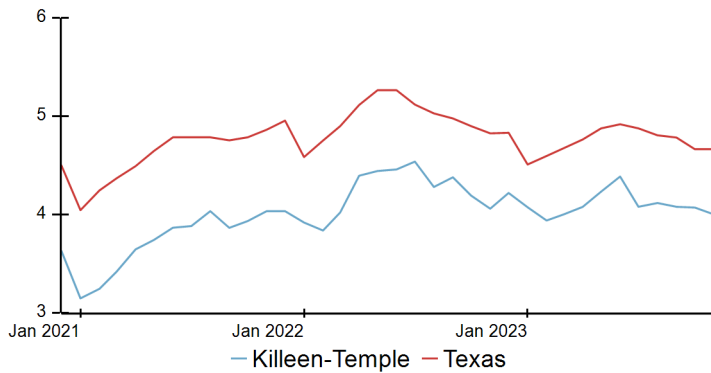
About the data used in this report

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

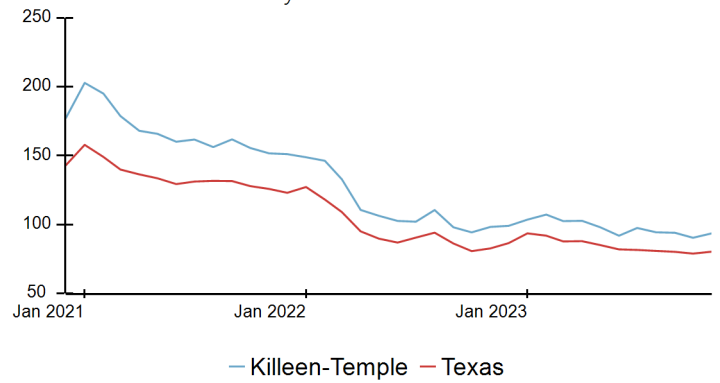




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

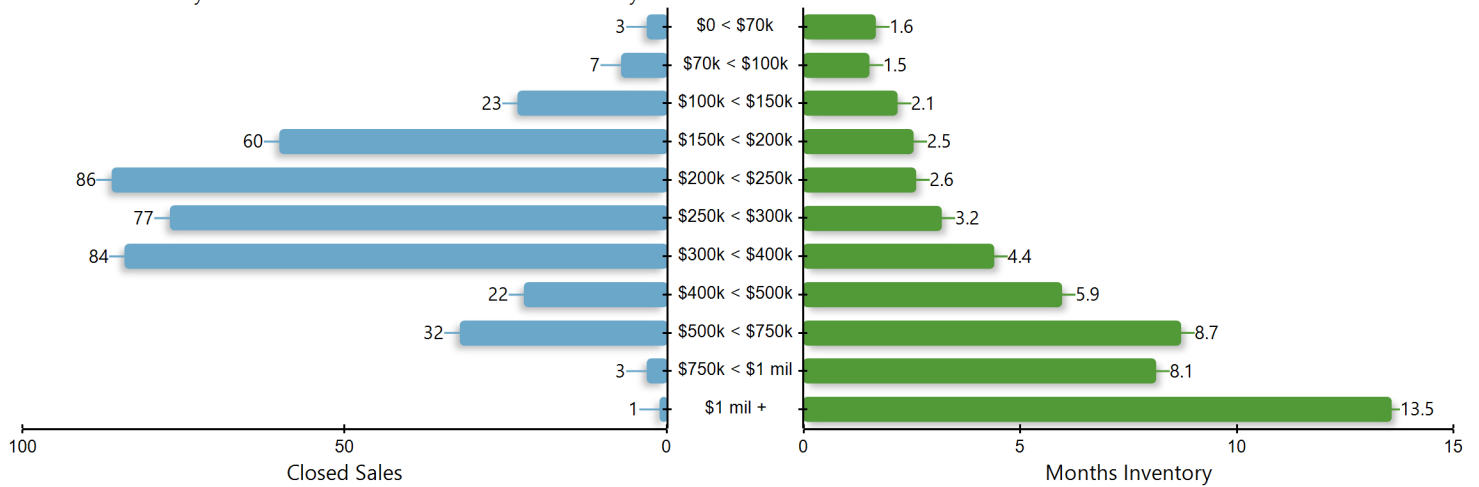


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	50.00%	0.75%	***	***	***	***	7	1.6	768	1955
\$70k < \$100k	7	-12.50%	1.76%	\$80,000	-6.43%	\$70.68	-26.41%	15	1.5	1,344	1960
\$100k < \$150k	23	-11.54%	5.78%	\$133,400	3.41%	\$109.14	13.74%	58	2.2	1,223	1965
\$150k < \$200k	60	-13.04%	15.08%	\$178,000	-1.11%	\$139.23	3.78%	169	2.5	1,282	1981
\$200k < \$250k	86	-29.51%	21.61%	\$230,000	2.22%	\$146.48	4.62%	278	2.6	1,558	2002
\$250k < \$300k	77	-14.44%	19.35%	\$269,198	-1.72%	\$149.50	1.22%	392	3.2	1,793	2014
\$300k < \$400k	84	-10.64%	21.11%	\$325,000	-3.13%	\$161.51	-0.91%	475	4.4	2,035	2016
\$400k < \$500k	22	-21.43%	5.53%	\$460,000	2.31%	\$195.23	1.16%	238	6.0	2,335	2017
\$500k < \$750k	32	39.13%	8.04%	\$583,700	-2.55%	\$212.46	-7.48%	302	8.7	2,693	2020
\$750k < \$1 mil	3	-25.00%	0.75%	***	***	***	***	46	8.1	2,907	2010
\$1 mil +	1	-50.00%	0.25%	***	***	***	***	35	13.5	4,612	2020

*** Not displayed when fewer than 5 sales

About the data used in this report

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





Single-Family Homes

Sales volume for single-family homes decreased 15.37% YoY from 462 to 391 transactions. Year-to-date sales reached a total of 5,846 closed listings. Dollar volume dipped from \$130.98 million to \$114.52 million.

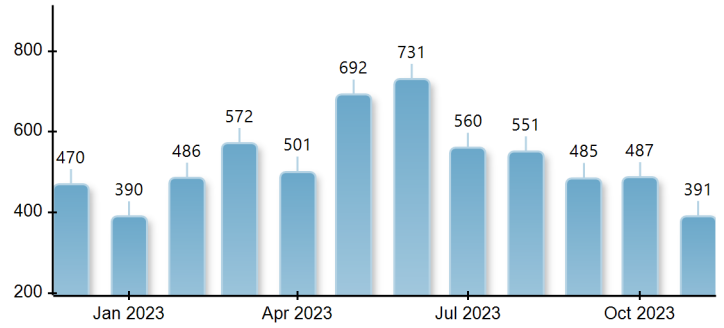
The average sales price rose 3.31% YoY from \$283,513 to \$292,893, while the average price per square foot subsequently rose from \$151.66 to \$154.49. Median price rose 2.57% YoY from \$254,936 to \$261,500, while the median price per square foot also rose from \$147.28 to \$151.99.

Months inventory for single-family homes rose from 2.2 to 3.8 months supply, and days to sell rose from 76 to 88.

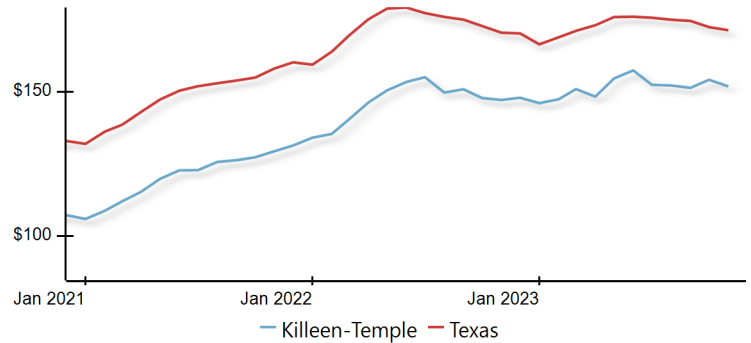
Table 3: Single-Family Activity

	Nov 2023	YoY %
Sales	391	-15.37%
Dollar Volume	\$114,521,198	-12.57%
Median Close Price	\$261,500	2.57%
New Listings	602	4.70%
Active Listings	1,988	34.60%
Months Inventory	3.8	73.66%
Days to Sell	88	15.79%
Average Price PSF	\$154.49	1.86%
Median Price PSF	\$151.99	3.20%
Median Square Feet	1,760	0.28%
Close to Original List Price	95.22%	-1.42%

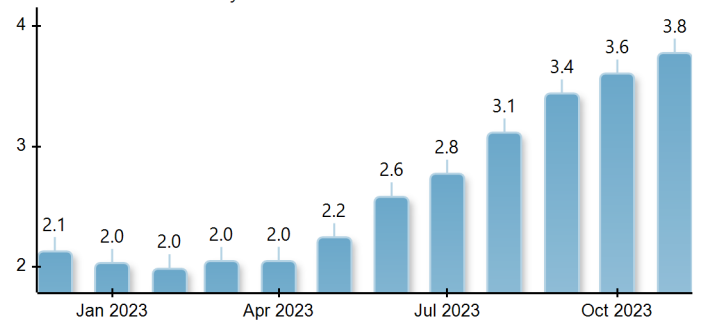
Total Sales Volume



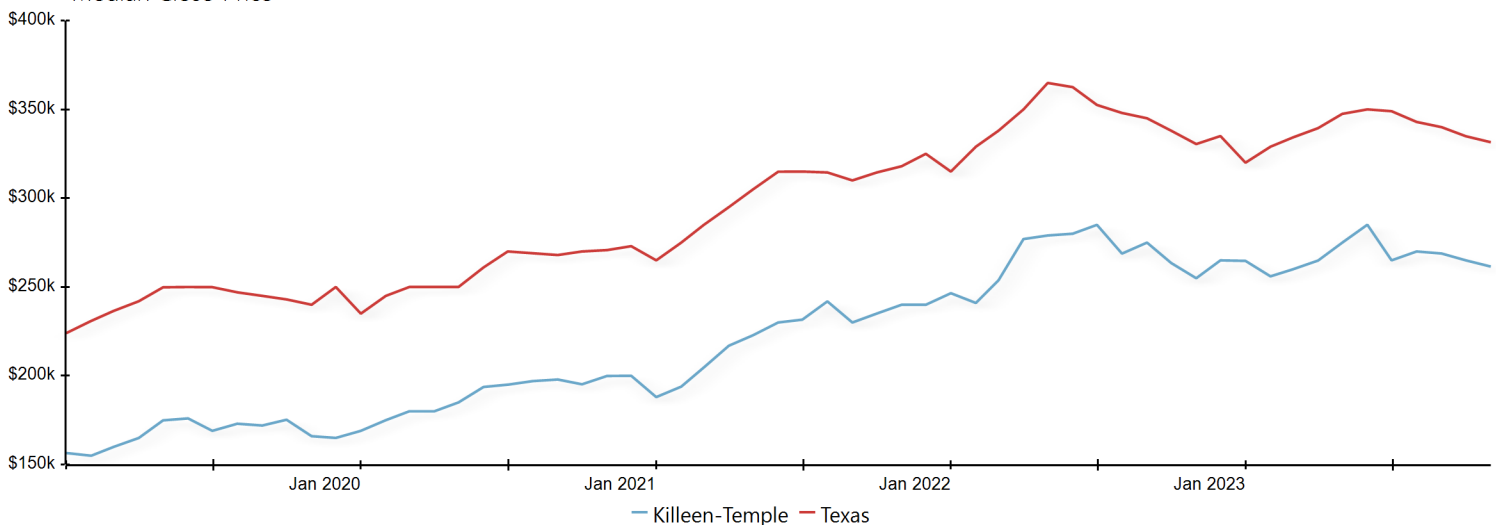
Median Price PSF



Months Inventory



Median Close Price



About the data used in this report

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

