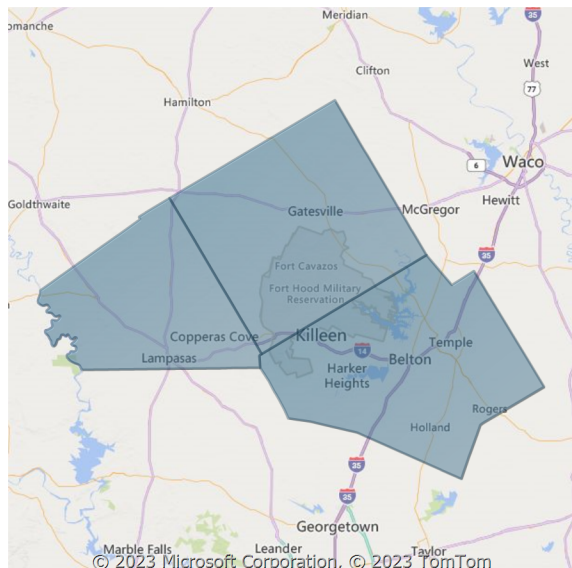


Quarterly Housing Report

KILLEEN TEMPLE MSA

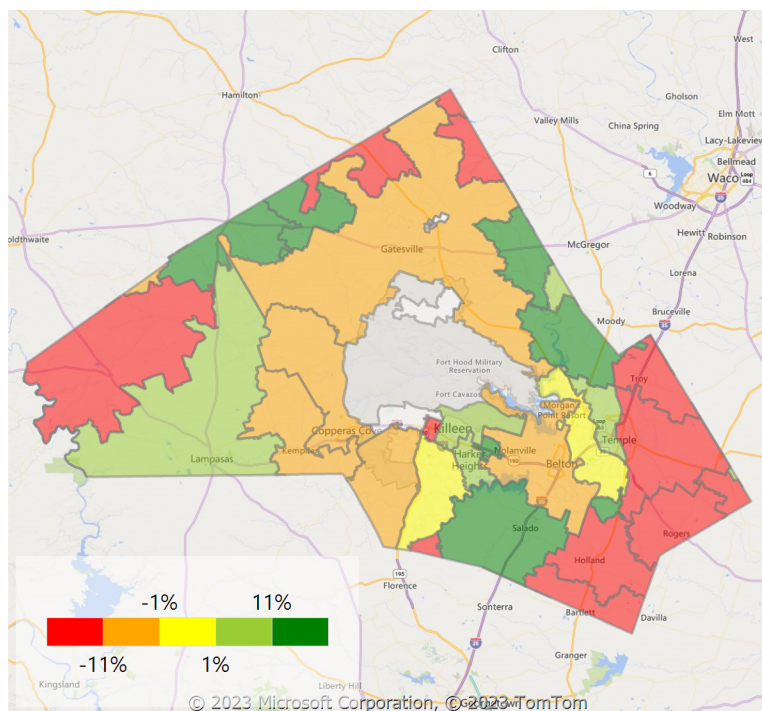
Third Quarter 2023



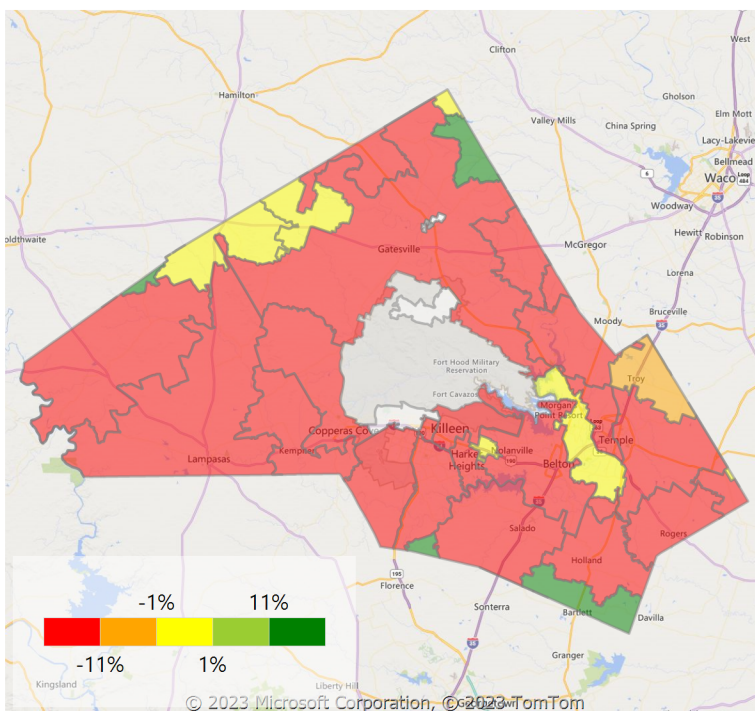
Executive Summary

- Metro area sales volume decreased 26.5% to 1,633 transactions. Median price decreased 3.6% year-over-year to \$265,000.
- 2023 Q3 months inventory for all residential properties rose 87.8% year-over-year to 3.5 months.
- Metro area residential property listings increased 43.3% year-over-year to 1,916 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 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.

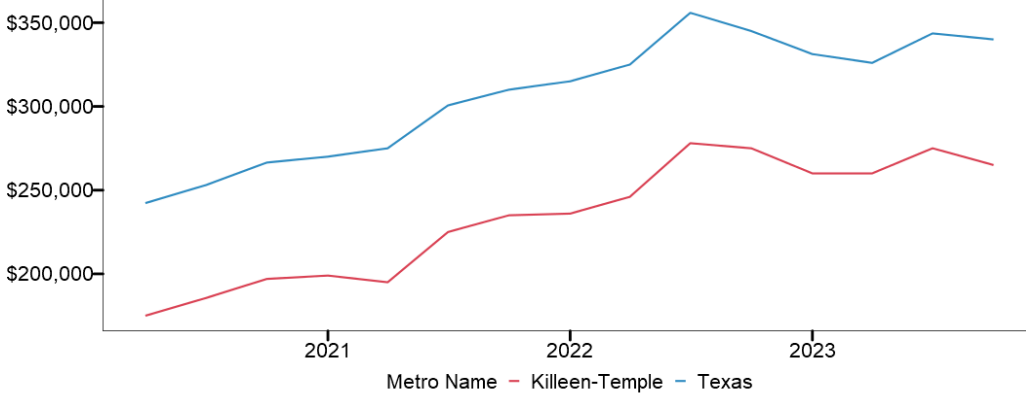


TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

www.recenter.tamu.edu

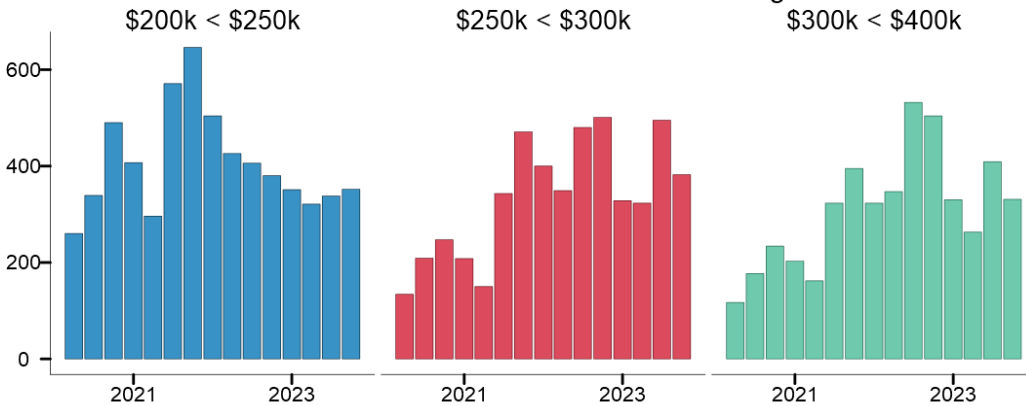
Key Market Metrics

Comparative Metro Area Median Price



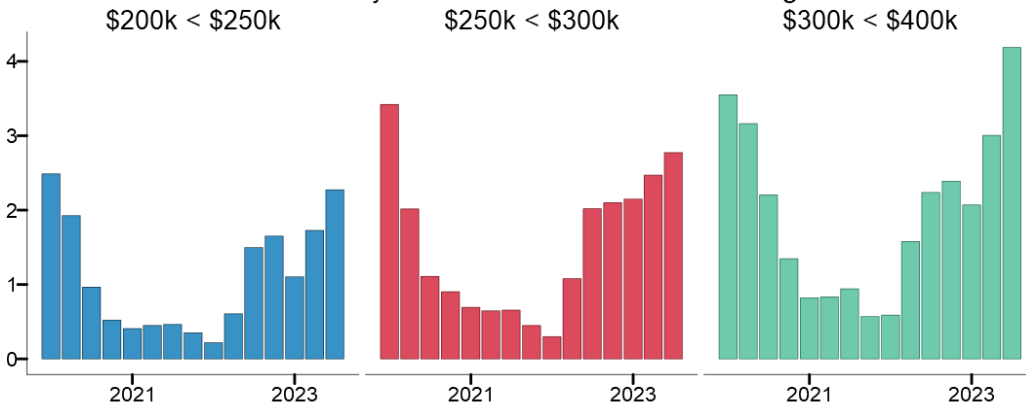
Median price in the Killeen-Temple metro decreased by approximately 3.6% year-over-year, from \$276,000 to \$265,000. Metro area price lagged behind the statewide median price of \$340,000 by \$75,000.

Metro Area Sales Volume in Three Most Active Price Ranges



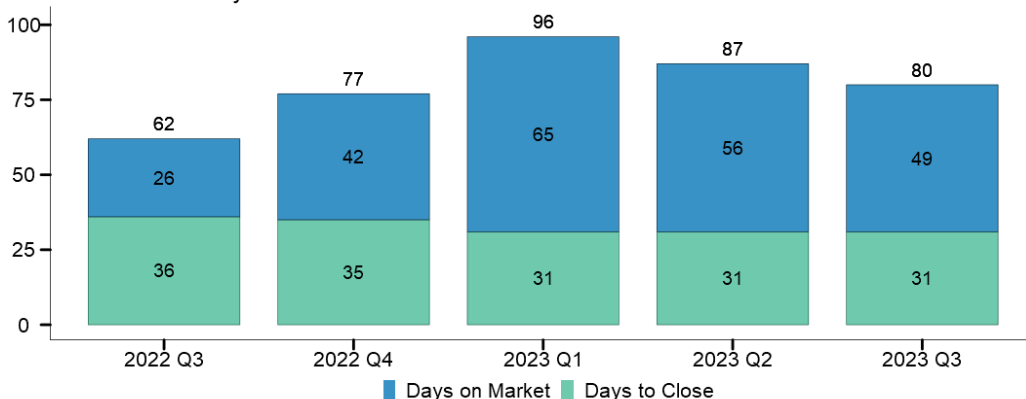
2023 Q3 total sales volume decreased by approximately 26.5% year-over-year, from 2,222 to 1,633. Sales of homes between \$250k and \$300k dipped from 501 to 382, while homes between \$200k and \$250k dipped from 380 to 352, and homes between \$300k and \$400k dipped from 504 to 331.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 1.87 to 3.51 months. Homes between \$250k and \$300k rose year-over-year, from 2.02 to 2.77 months, while homes between \$200k and \$250k rose year-over-year, from 1.5 to 2.27 months and homes between \$300k and \$400k rose year-over-year, from 2.24 to 4.19 months.

Metro Area Days to Sell



Average days to sell throughout the metro area increased from 62 to 80 days, an increase of 29% year-over-year. Average days to sell for homes between \$250k and \$300k increased from 62 to 81 days, a 30.7% increase year-over-year.



Housing Metrics by County

Bell 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	9	29%	1%	\$45,000	-22%	\$49.02	-16%	3	1.2	816	1960
\$70k < \$100k	30	30%	2%	\$80,200	-6%	\$80.10	-4%	16	2.3	1,038	1955
\$100k < \$150k	58	-38%	4%	\$130,000	0%	\$102.55	-4%	34	1.8	1,245	1961
\$150k < \$200k	151	-24%	11%	\$181,000	1%	\$135.45	-2%	110	2.1	1,347	1983
\$200k < \$250k	277	-9%	21%	\$225,000	0%	\$147.06	2%	196	2.1	1,537	2000
\$250k < \$300k	316	-23%	24%	\$275,000	1%	\$153.56	-1%	284	2.7	1,794	2013
\$300k < \$400k	280	-36%	21%	\$338,000	2%	\$160.54	1%	389	4.2	2,132	2015
\$400k < \$500k	102	-38%	8%	\$447,000	3%	\$181.20	-1%	164	4.9	2,426	2018
\$500k < \$750k	83	-33%	6%	\$587,000	1%	\$224.04	2%	257	8.7	2,704	2021
\$750k < \$1M	24	60%	2%	\$838,950	-5%	\$264.04	2%	46	7.9	3,262	2015
\$1M+	8	-47%	1%	\$1,175,000	-4%	\$304.88	-13%	35	15.0	4,076	2016

*** Not displayed when fewer than five sales

Coryell 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	4	-20%	2%	***	***	***	***	3	2.6	***	***
\$70k < \$100k	4	-43%	2%	***	***	***	***	3	1.2	***	***
\$100k < \$150k	16	-56%	7%	\$125,900	1%	\$110.31	-1%	12	1.5	1,064	1971
\$150k < \$200k	42	-37%	18%	\$179,000	2%	\$142.42	3%	42	2.9	1,271	1981
\$200k < \$250k	65	3%	29%	\$222,111	1%	\$148.15	6%	52	2.8	1,517	1995
\$250k < \$300k	52	-27%	23%	\$270,000	-1%	\$155.77	5%	58	3.3	1,767	2016
\$300k < \$400k	34	-32%	15%	\$323,000	0%	\$156.74	4%	50	4.3	2,130	2018
\$400k < \$500k	5	-74%	2%	\$434,900	0%	\$187.92	2%	20	8.6	2,378	2022
\$500k < \$750k	6	-33%	3%	\$562,250	-6%	\$231.74	2%	20	7.3	2,649	2017
\$750k < \$1M	0	-100%	0%	-	-	-	-	2	24.0	-	-
\$1M+	0	0%	0%	-	-	-	-	7	14.0	-	-

*** Not displayed when fewer than five sales

Lampasas 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	0	-100%	0%	-	-	-	-	1	3.0	-	-
\$70k < \$100k	3	50%	4%	***	***	***	***	1	2.0	***	***
\$100k < \$150k	2	-50%	3%	***	***	***	***	5	6.7	***	***
\$150k < \$200k	6	-54%	9%	\$176,000	5%	\$174.36	16%	7	2.9	992	1968
\$200k < \$250k	10	-9%	15%	\$239,000	14%	\$161.51	32%	10	4.0	1,494	1992
\$250k < \$300k	14	-26%	21%	\$282,650	3%	\$195.43	20%	11	2.5	1,471	1997
\$300k < \$400k	17	6%	25%	\$330,000	0%	\$191.14	-5%	26	4.0	1,744	2003
\$400k < \$500k	9	-57%	13%	\$470,000	5%	\$208.80	2%	23	5.5	2,122	2008
\$500k < \$750k	6	-33%	9%	\$562,495	-1%	\$208.84	-3%	24	8.2	2,974	2019
\$750k < \$1M	0	-100%	0%	-	-	-	-	3	0.0	-	-
\$1M+	0	0%	0%	-	-	-	-	2	8.0	-	-

*** Not displayed when fewer than five sales

