



HOUSING IN
SAN ANGELO
2022

2021 Perfect Storm for Housing



INCREASED DEMAND FOR
HOUSING
LOW INTEREST RATES

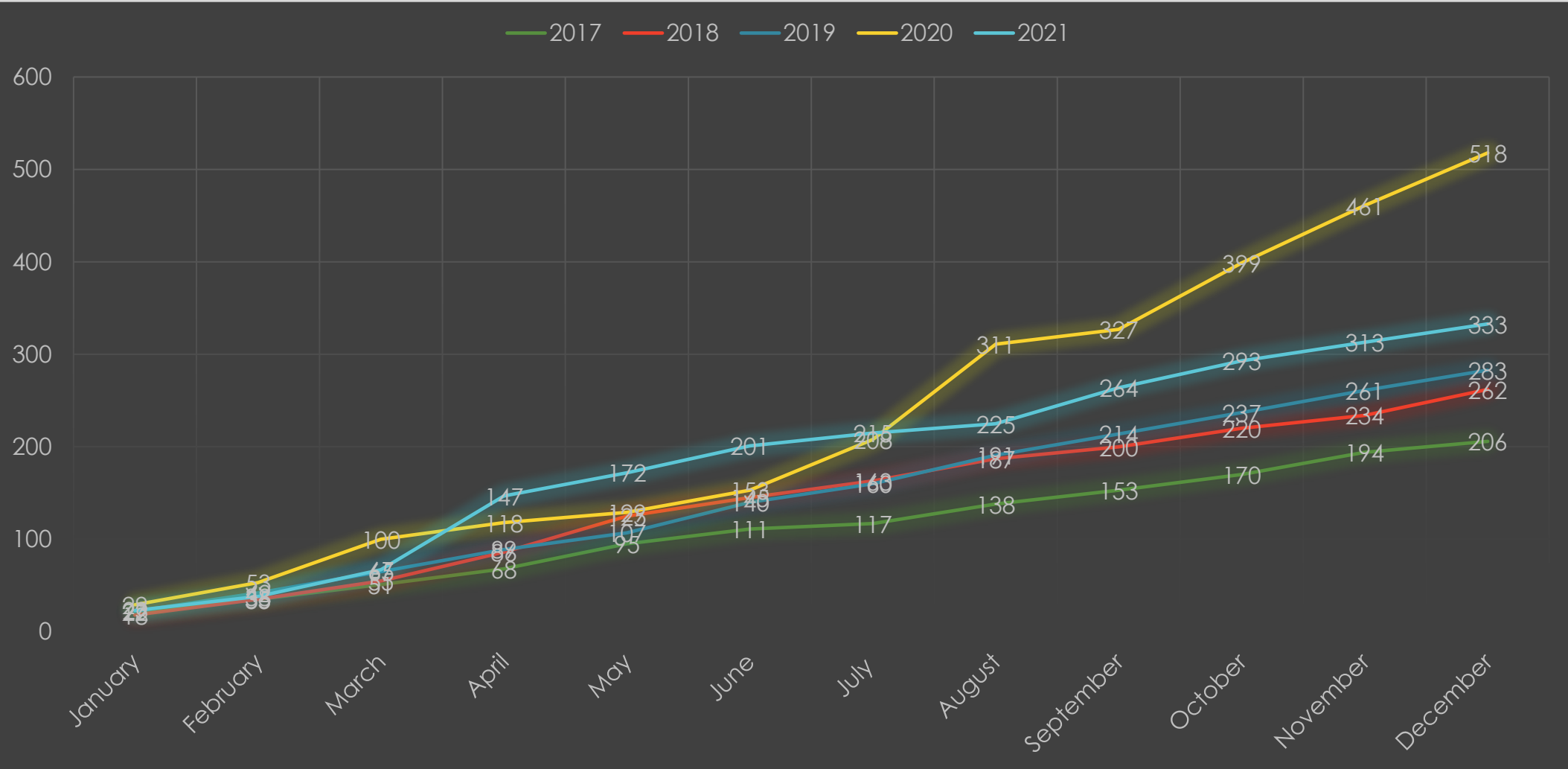


INCREASE MATERIAL COSTS
HOME VALUES SKYROCKET



SUPPLY CHAIN DISRUPTIONS
LABOR SHORTAGES

Single Family Permits



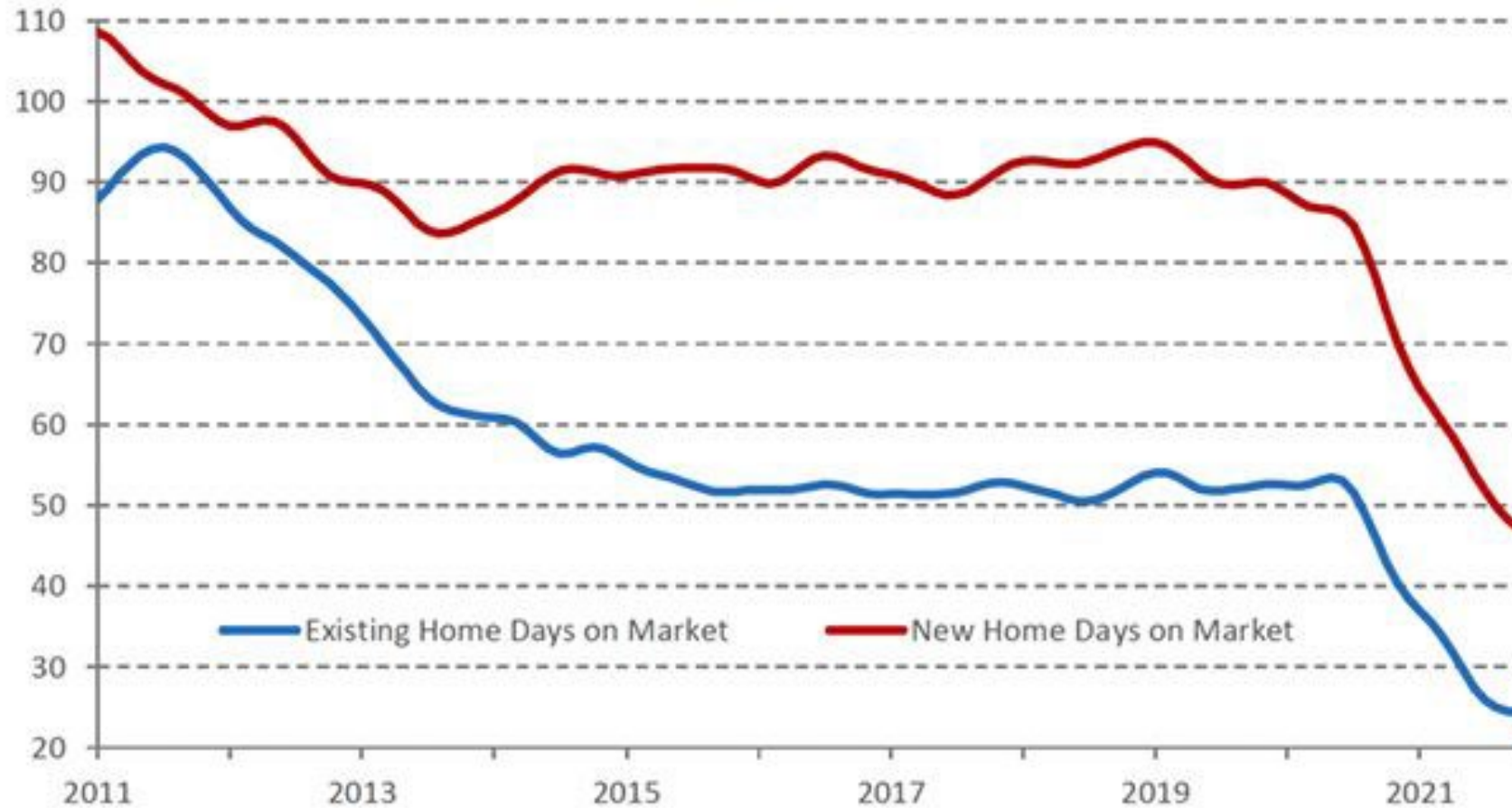
Single-Family Housing Construction Permits (Index Jan 2000 = 100)



Note: Trend-cycle component.

Sources: U.S. Census Bureau and Texas Real Estate Research Center at Texas A&M University

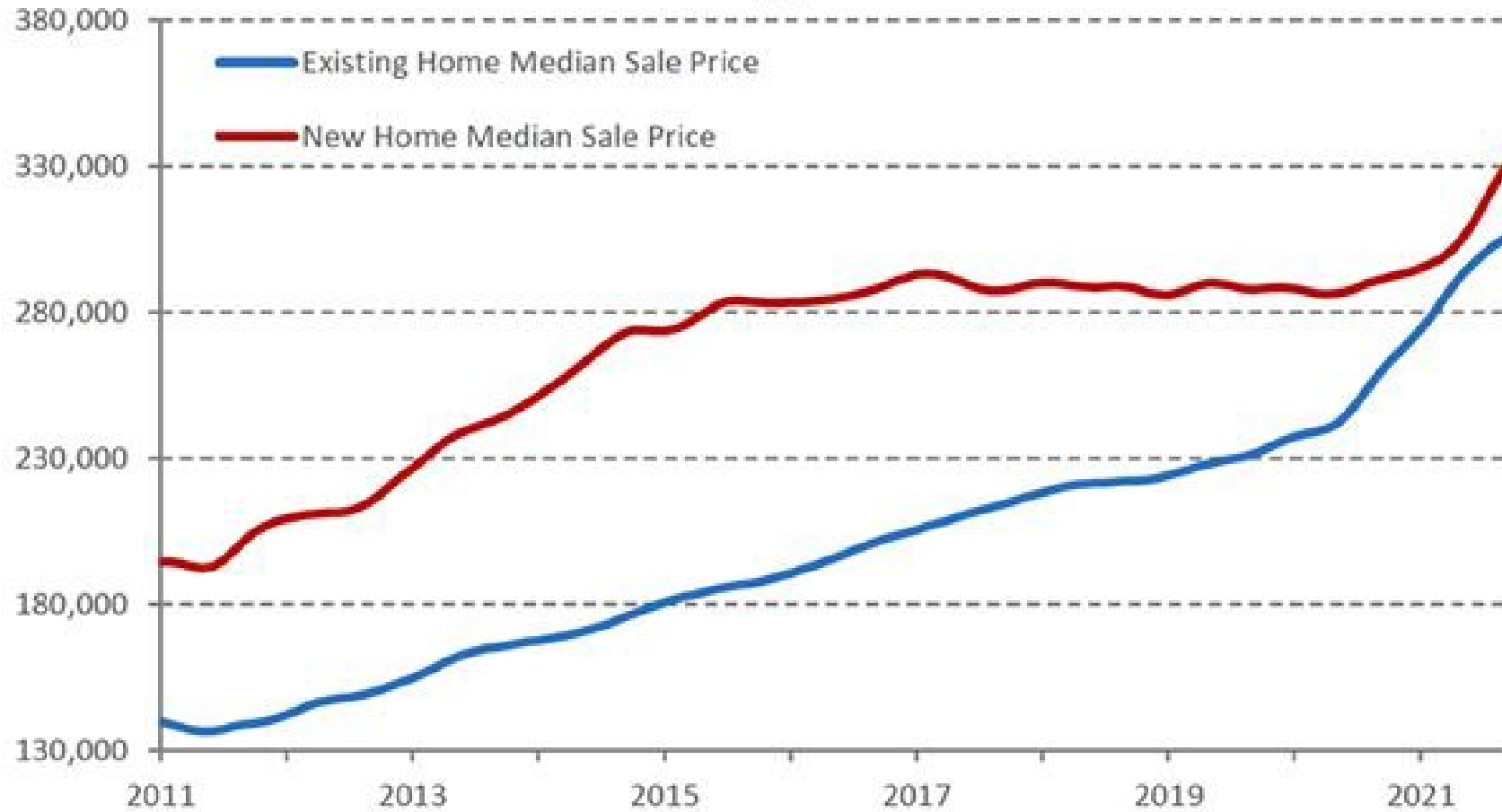
Texas Homes Days on Market (Days)



Note: Trend-cycle component. For single-family homes.

Source: Texas Real Estate Research Center at Texas A&M University

Texas Existing and New Home Median Sales Price (\$)



Note: Trend-cycle component. For single-family homes.

Source: Texas Real Estate Research Center at Texas A&M University



NEW BUILD HOME
SALES IN LAST 6 MO.



SOUTHLAND/BLUFFS

19 Total Sales, all 100% asking price, some higher Median Price \$354,900

Median PPSQ: \$180.49

Median Days on Market: 51

Median SQ: 1946

2 Saddleclub, PPSQ \$207





BENTWOOD

4 Total Sales, all 100% asking price, some higher

Median PPSQ: \$205.78

Median Sold Price: \$490,770

7 active, Median PPSQ \$217.55





NORTHSIDE

26 Total Sales, all 100% asking price, Median Price \$205,000

Median PPSQ: \$154.04

Median Days on Market: 66

Median SQ: 1281

6 Current Listings, PPSQ \$162.10





GRAPE CREEK/BUFFALO HEIGHTS

30 Total Sales, all 100% asking price or above

Median PPSQ: \$178.00

Median Days on Market: 153

Median SQ: 1778

22 Active listings, \$179/1730





WALL/CHRISTOVAL

4 Total Sales, Median 105% asking price, high 125%

Median PPSQ: \$186.84, High \$255.67

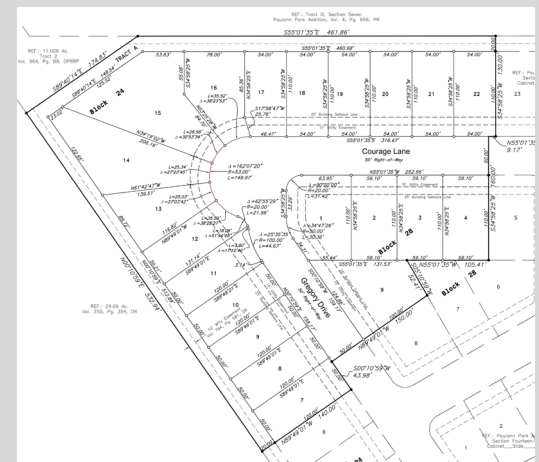
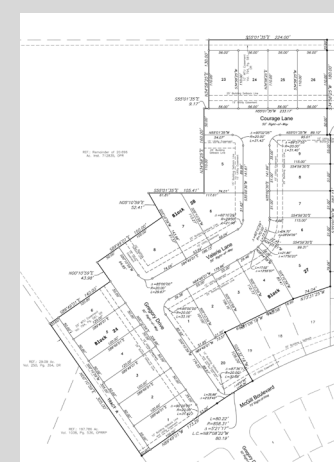
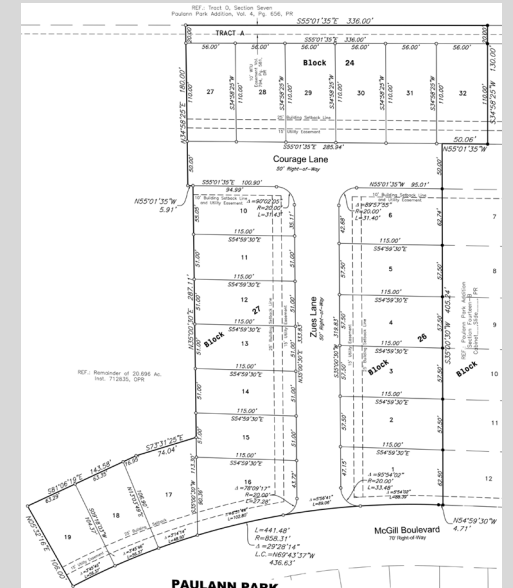
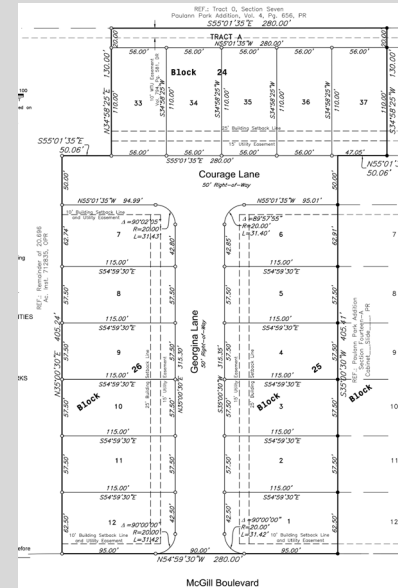
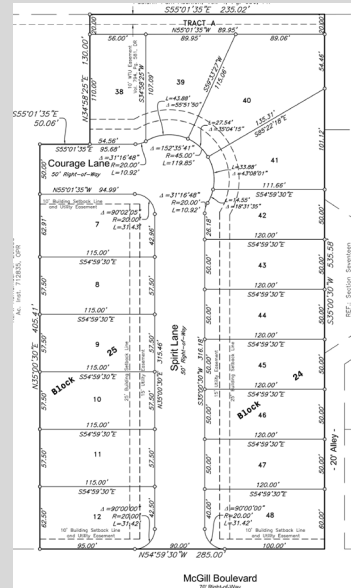
Median Days on Market: 170

Median SQ: 1975

No available homes Median \$334,450



Paulann Park



20.5 acres off McGill Street by Jorge Luna – 100 SFL

Lakeview



Off Armstrong by Mission Land Company– Multifamily & 50-70 SFL

RiverView Estates



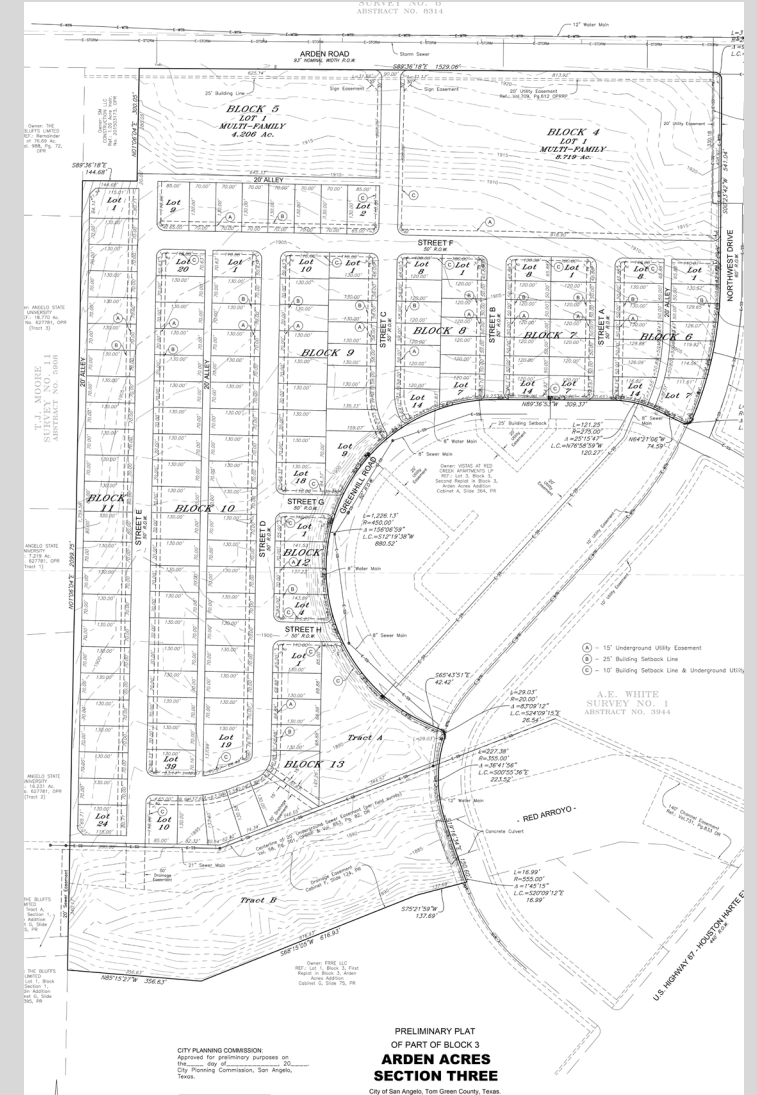
Scott Allison & CV Construction off S. Concho Park Dr.
Zero lot lines, patio homes 70 SFL

The Bluffs



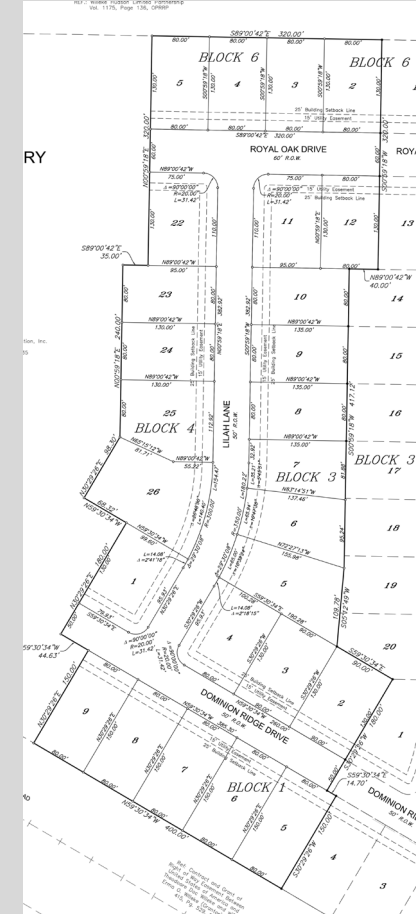
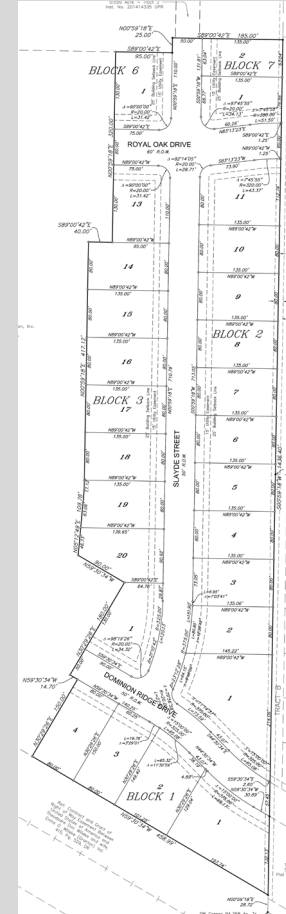
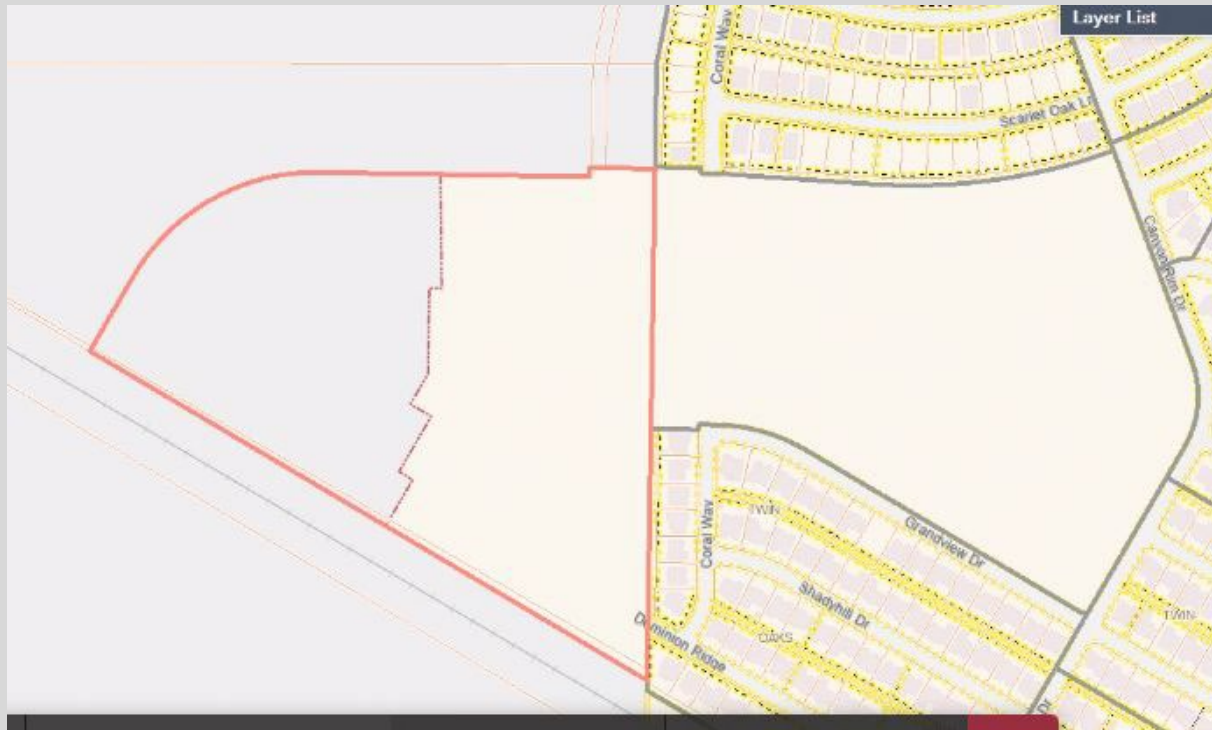
Section 21; an extension of Amberton Parkway – 15 SFL

Arden Acres



East of SAY baseball by SJWK LLC – 2 Multifamily units & 144 SFL

The Meridian

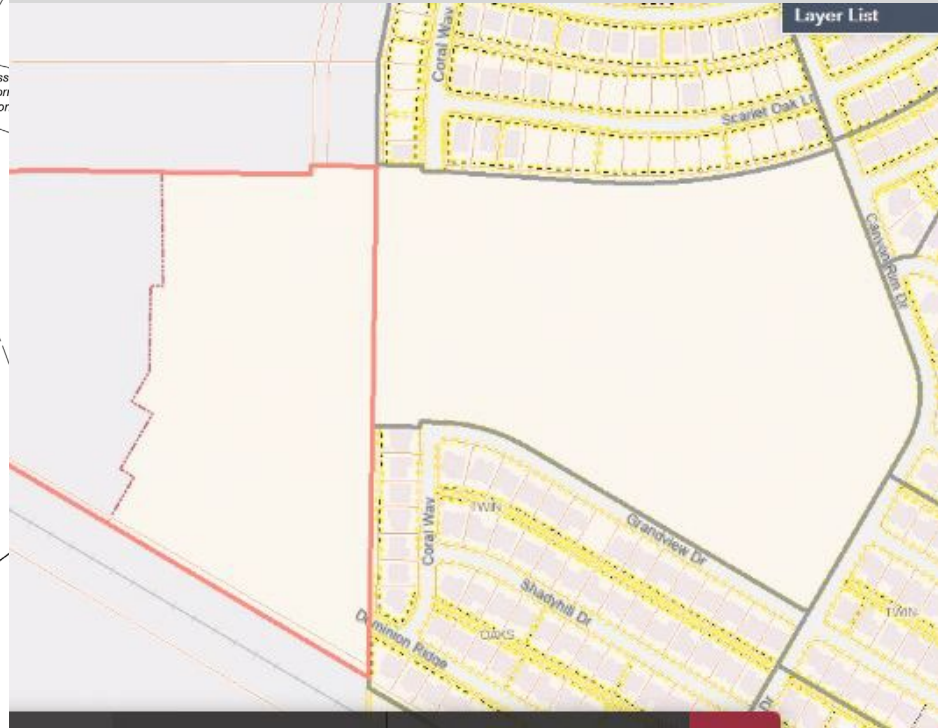
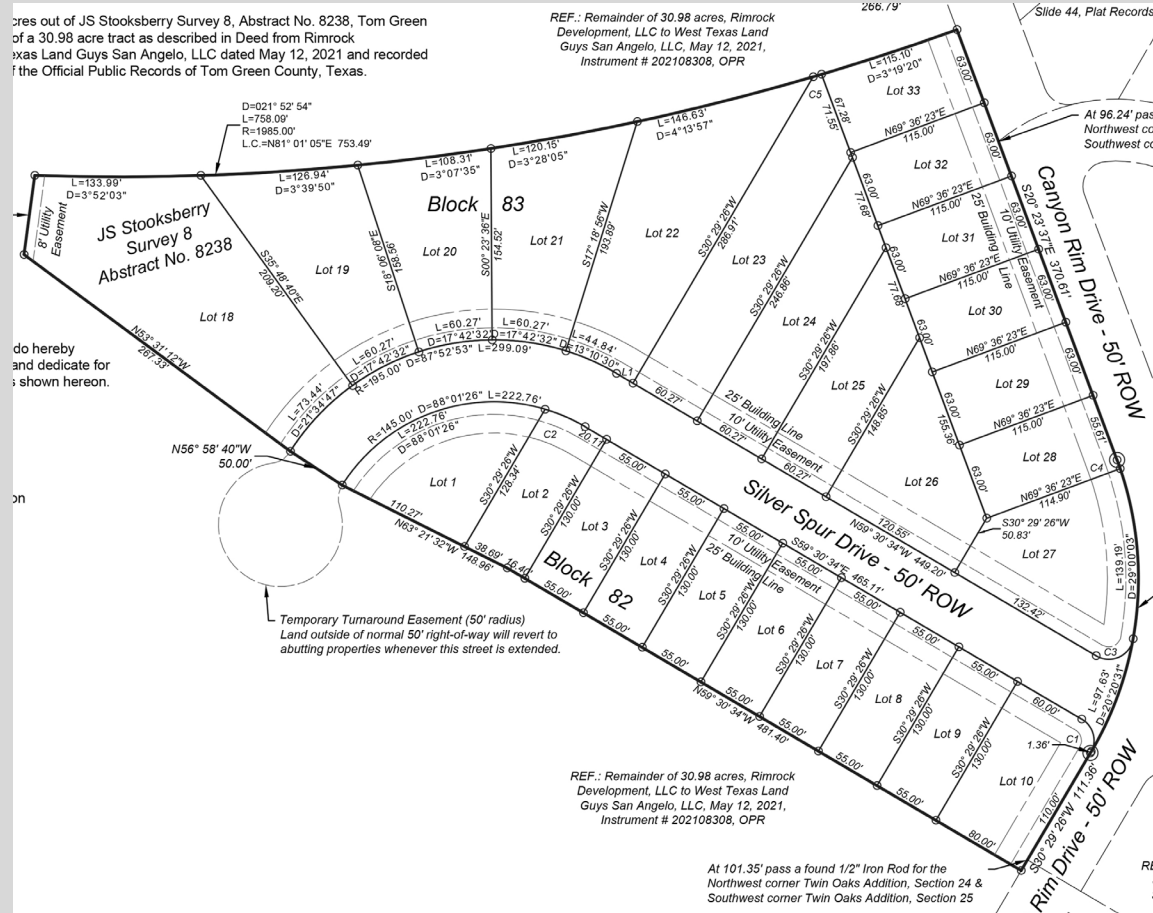


Continues development off Dominion and Royal Oak Drive –
Sierra Vista Construction 95 SFL

The Enclave

res out of JS Stooksberry Survey 8, Abstract No. 8238, Tom Green
of a 30.98 acre tract as described in Deed from Rimrock
xas Land Guys San Angelo, LLC dated May 12, 2021 and recorded
f the Official Public Records of Tom Green County, Texas.

REF.: Remainder of 30.98 acres, Rimrock
Development, LLC to West Texas Land
Guys San Angelo, LLC, May 12, 2021,
Instrument # 202108308, OPR



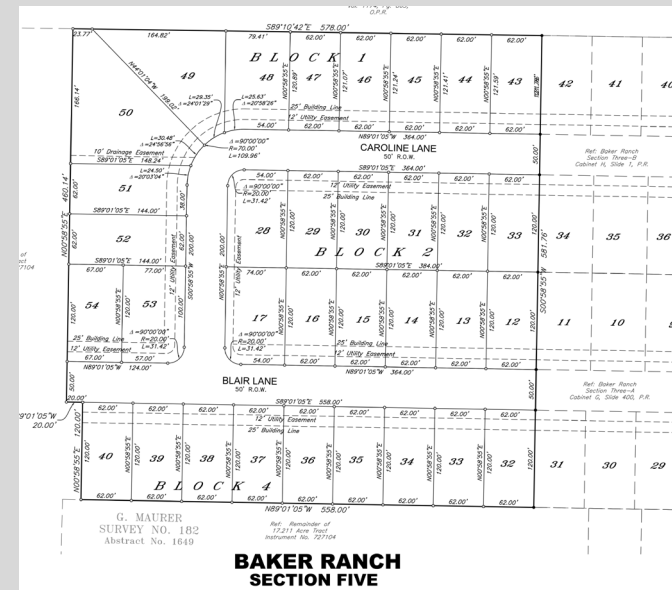
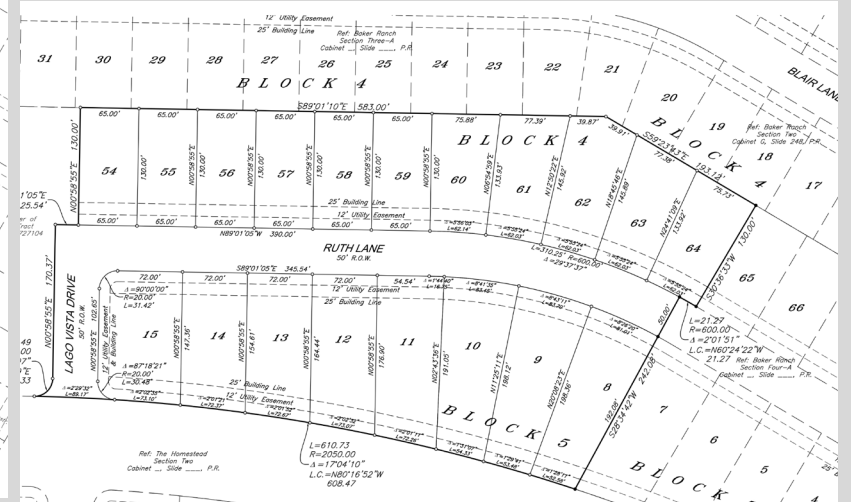
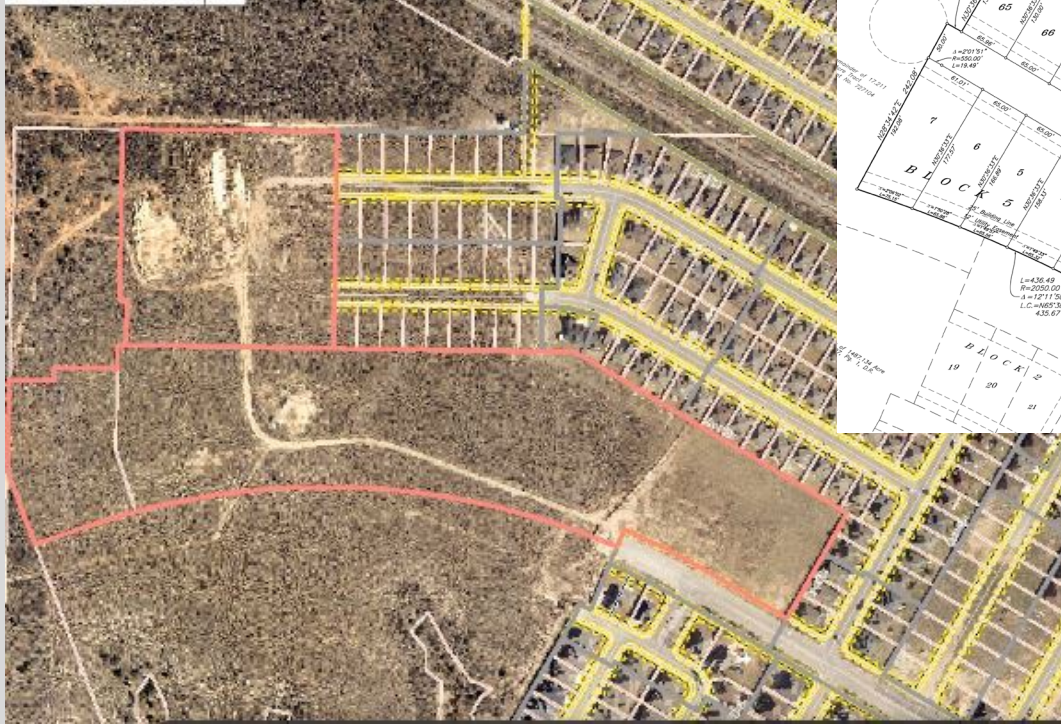
Continues development off Canyon Rim and Grandview –
West Texas Land Guys 25 SFL in Section 1

Twin Oaks Section 28



Continues development off Canyon Rim Drive –
Tony Jones Homes 21 SFL

Baker Ranch 3, 4, 5

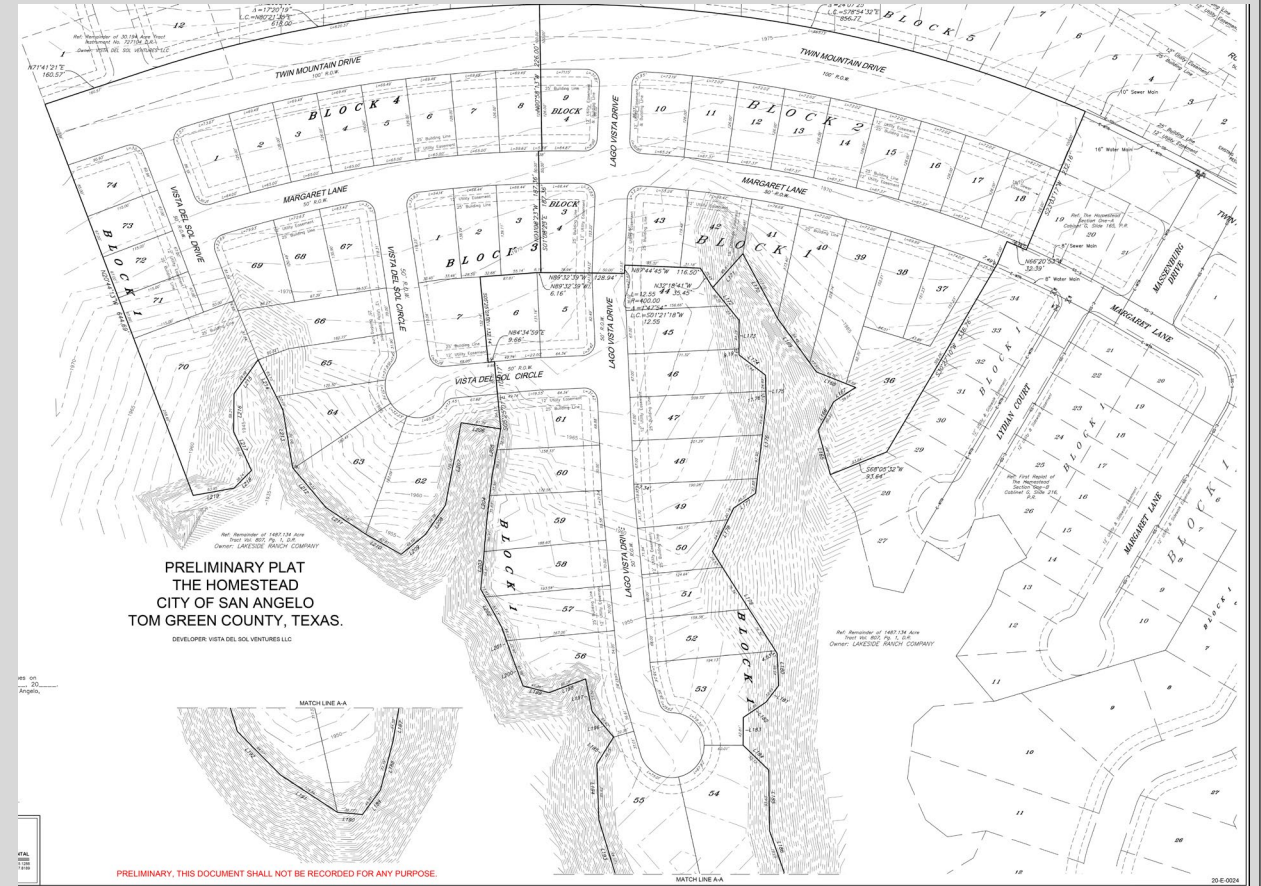


3 – 36SFL, 4A - 18 SFL, 4B - 19 SFL, 5 - 33 SFL
 Vista Del Sol developers

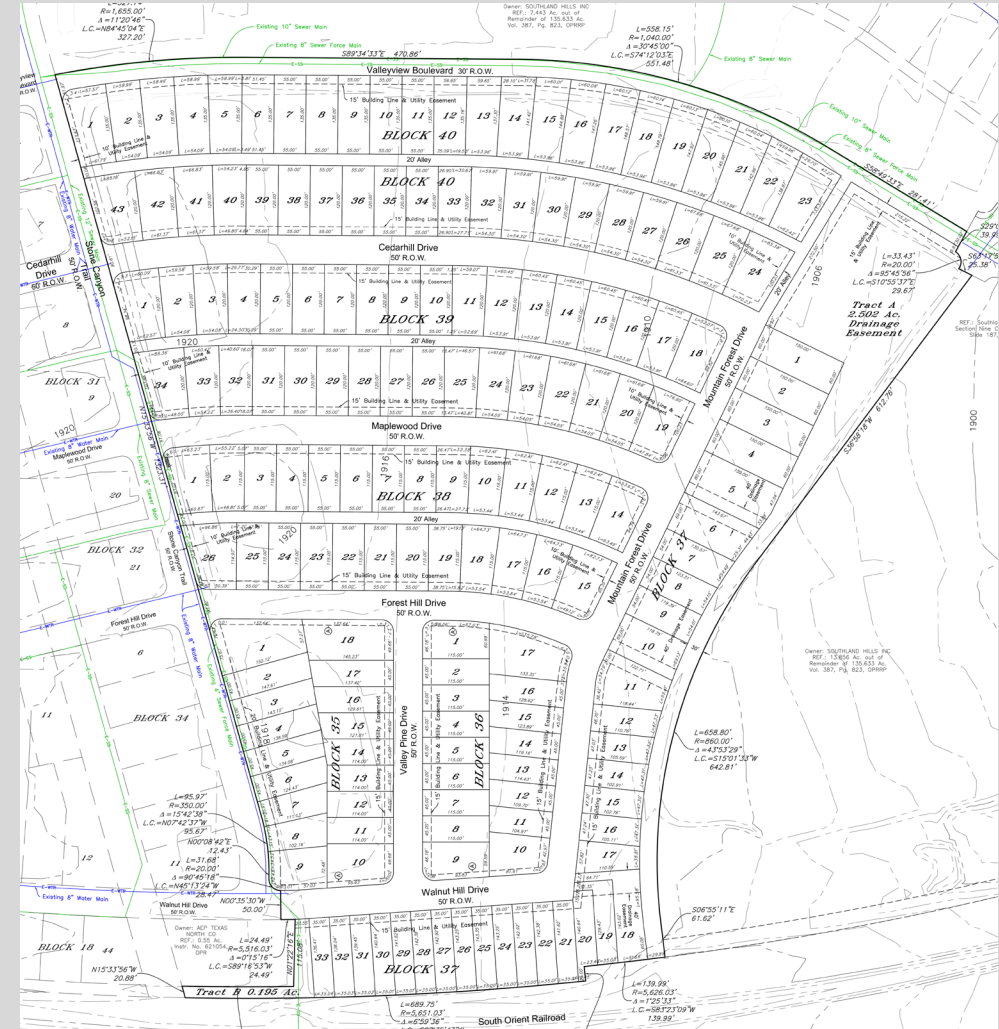
The Homestead



Preliminary Plat 63 SFL
Vista Del Sol developers

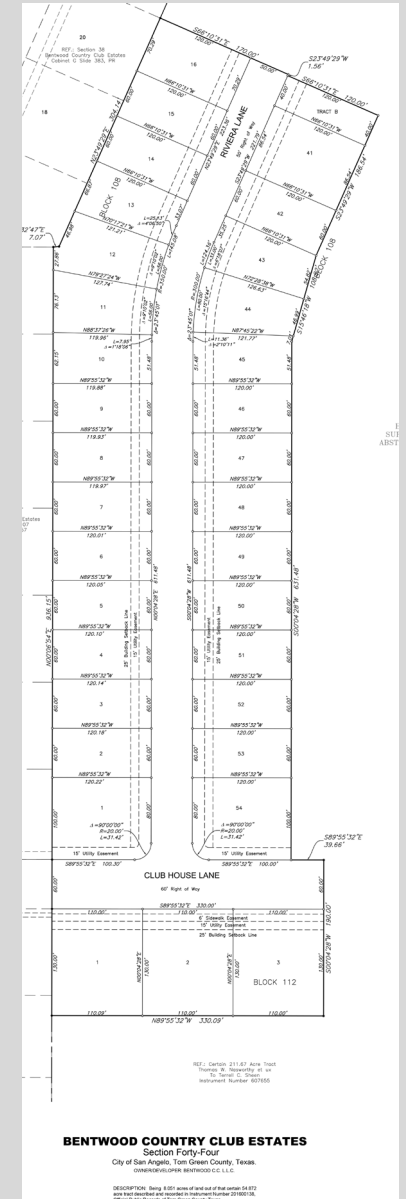


Southland Hills 22, 23, 24



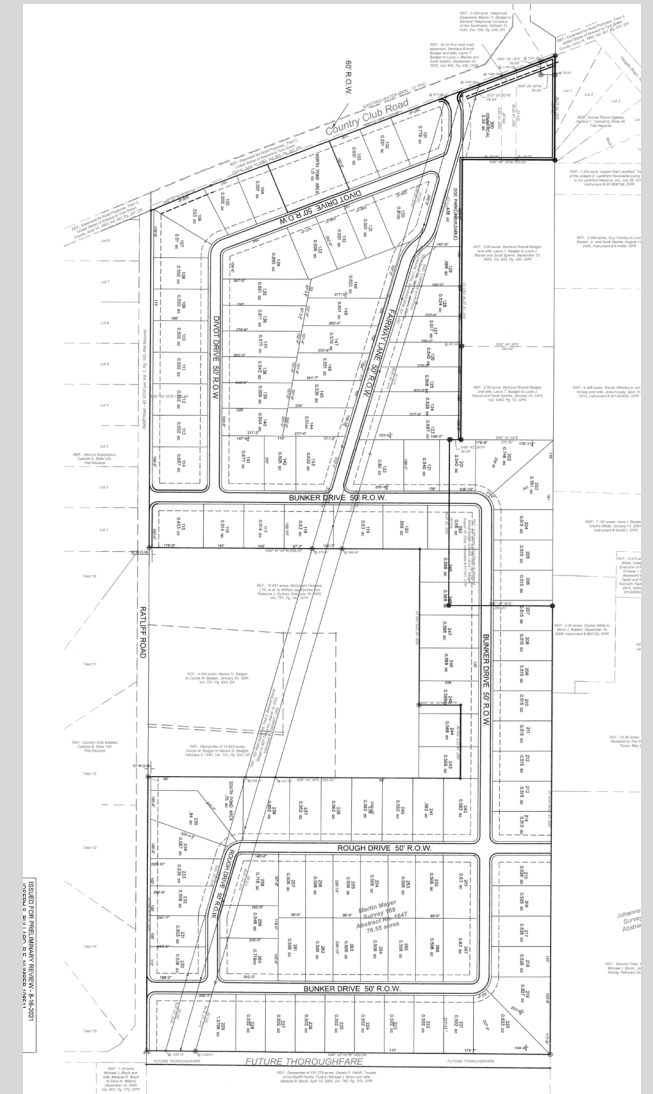
37.5 acres off Valleyview & Stone Canyon
171 SFL - The Duncan Group

Bentwood 43, 44, 45



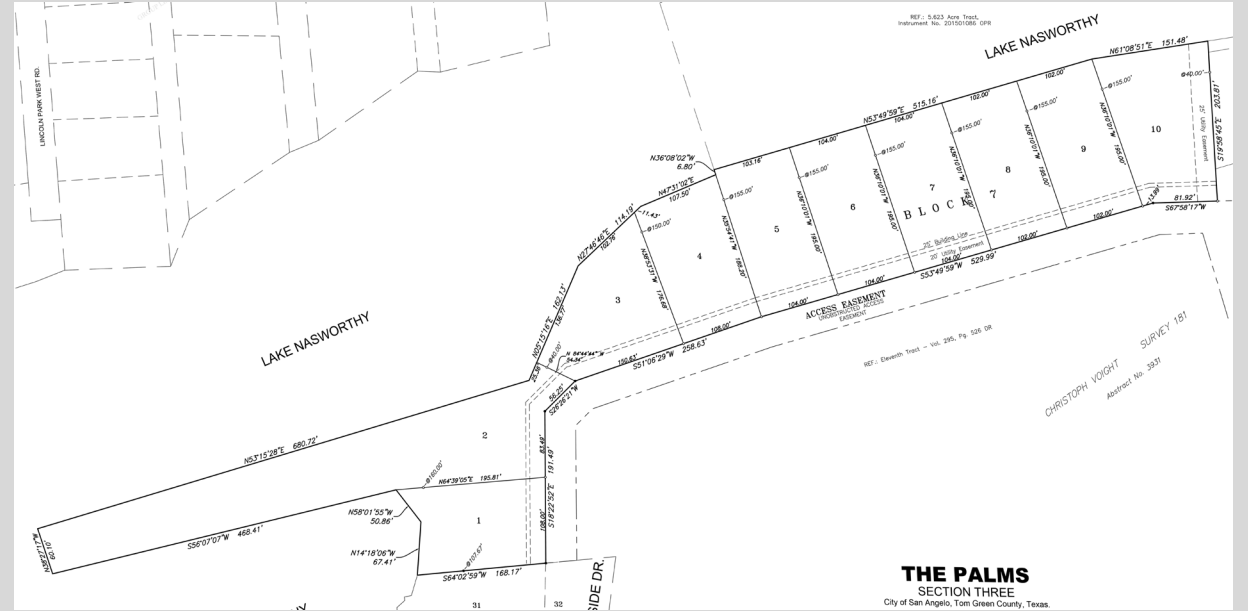
Sect. 43 - 39 SFL, Sect. 44 - 34 SFL, Sect. 45 - 33 SFL

Fairway Downs



Country Club Road & Ratliff Rd, Dorando Construction Group
ETJ – looking to annex - 116 SFL

The Palms



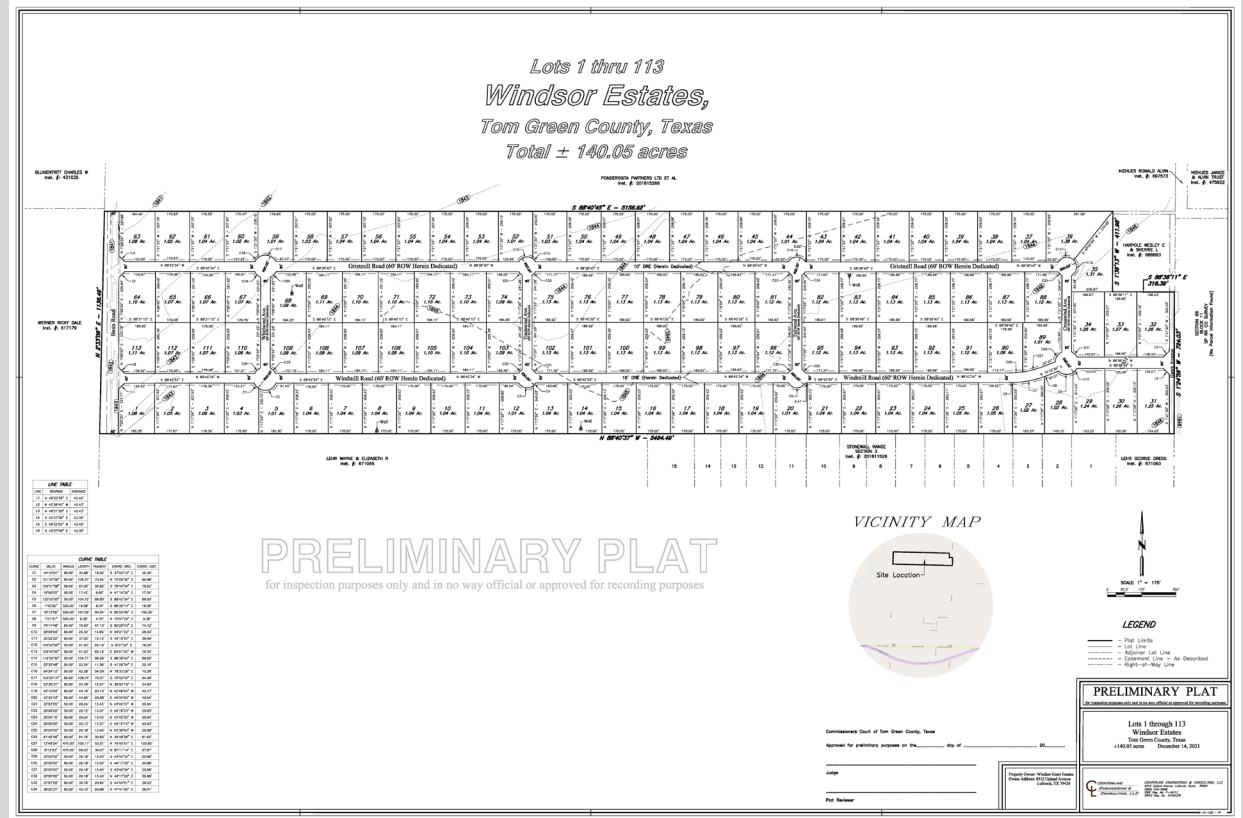
Psalms 100 Development by Russell Gully
Large 100x200 lots off Lake Nasworthy, 10 SFL

Windsor Estates - Wall

Location Map



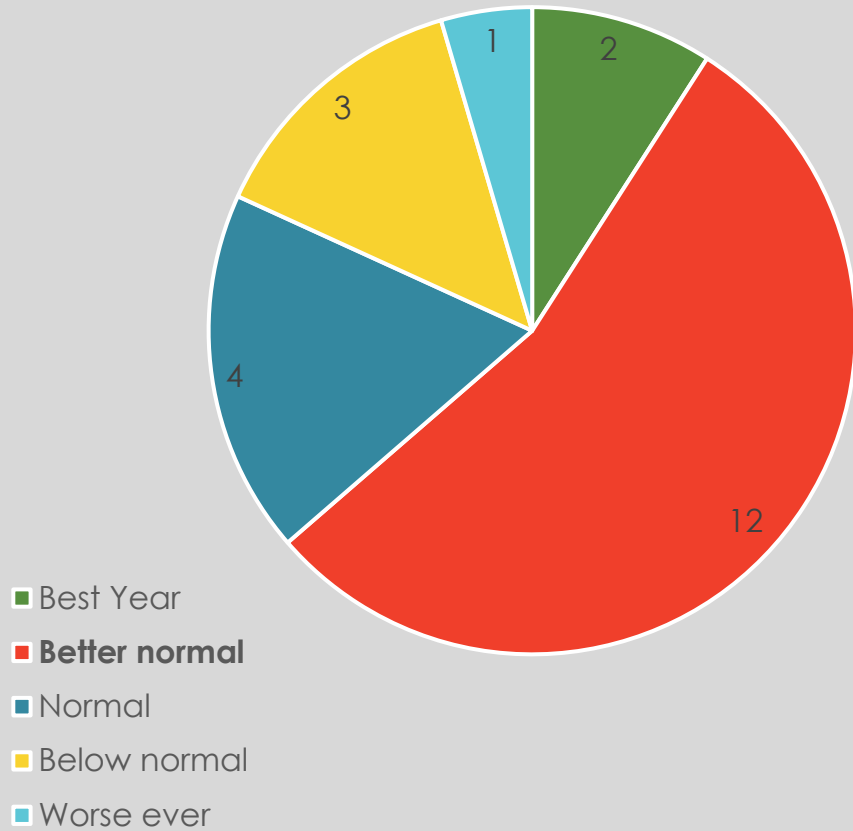
5



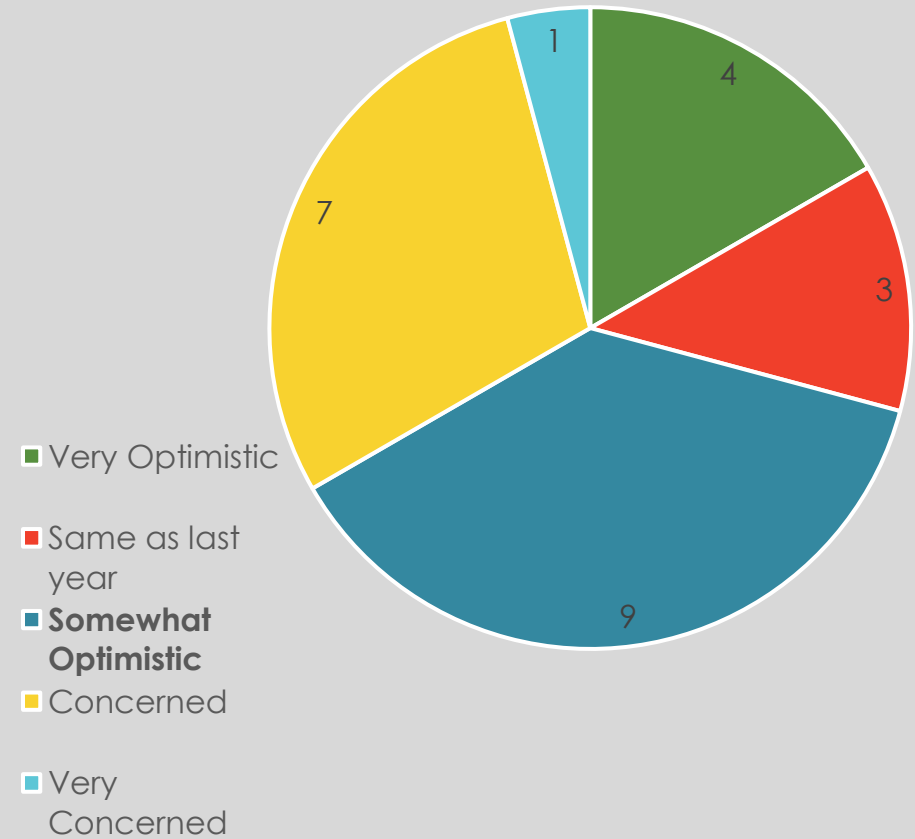
Development by Todd Whittley
113 – 1.03 to 1.38 acres in Wall School District off Hawk Ave

BUILDER SURVEY

How would you summarize 2021?

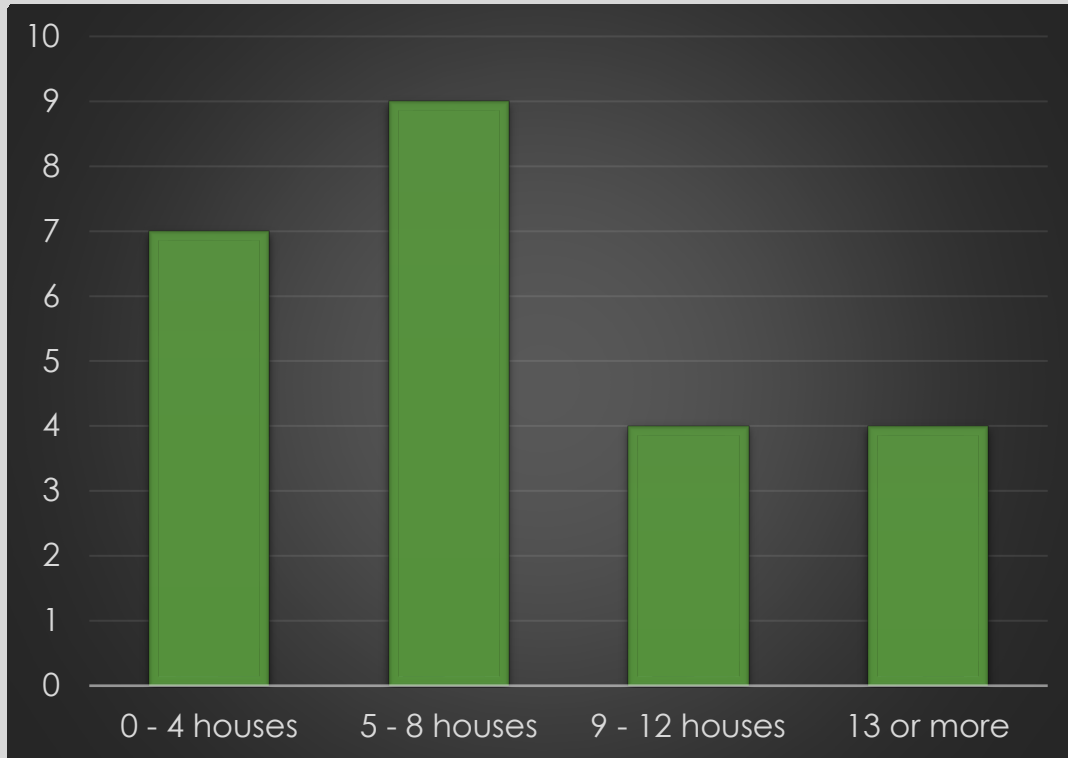


How do you feel about 2022?

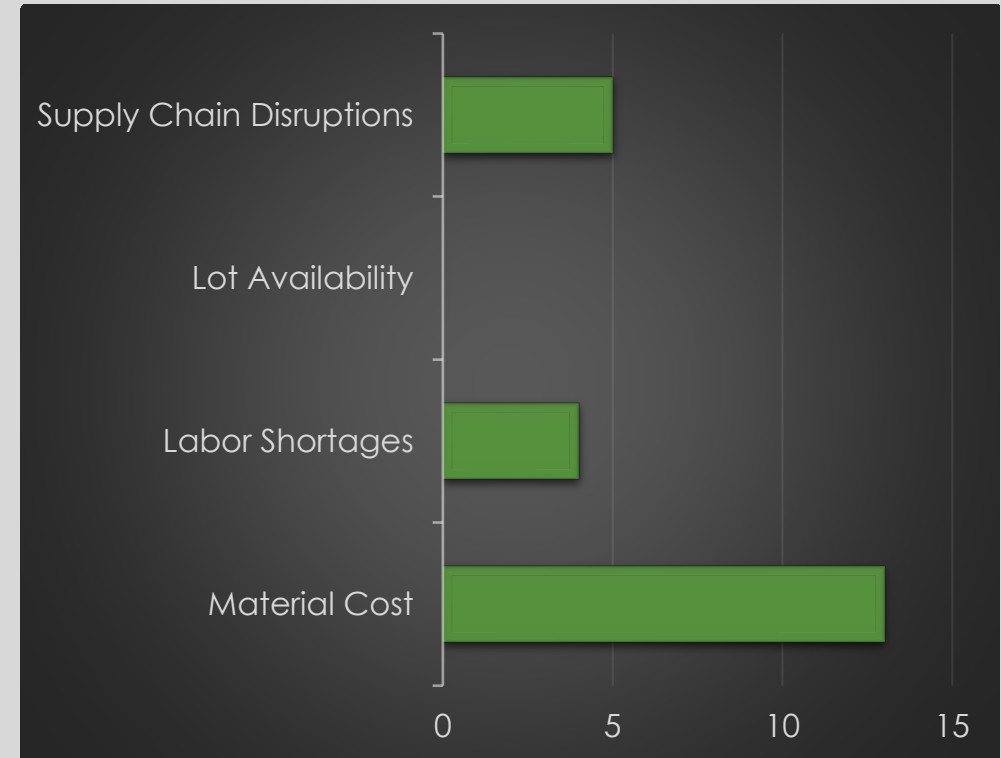


BUILDER SURVEY

How many homes do you expect to build this year?



What is the greatest threat to the building industry?



A 1% Rise in Rates = 11% Drop in Buying Power

Max purchase price for below payment \$500,000



Monthly P&I Payment (on 30 yr fxd. Does not including taxes, insurance, HOA)



WHAT TO EXPECT FOR 2022

- Elevated inflation – tighter labor market & growing wages
- Higher Interest Rates – NAHB foresees rates to increase three times in 2022
- Increased lumber costs – current administration reinstated tariffs on lumber
- Continued home price appreciation – demand for housing continues



QUESTIONS

HBASA.COM

