



HOUSING IN  
SAN ANGELO  
2022

# 2021 Perfect Storm for Housing



INCREASED DEMAND FOR  
HOUSING  
LOW INTEREST RATES

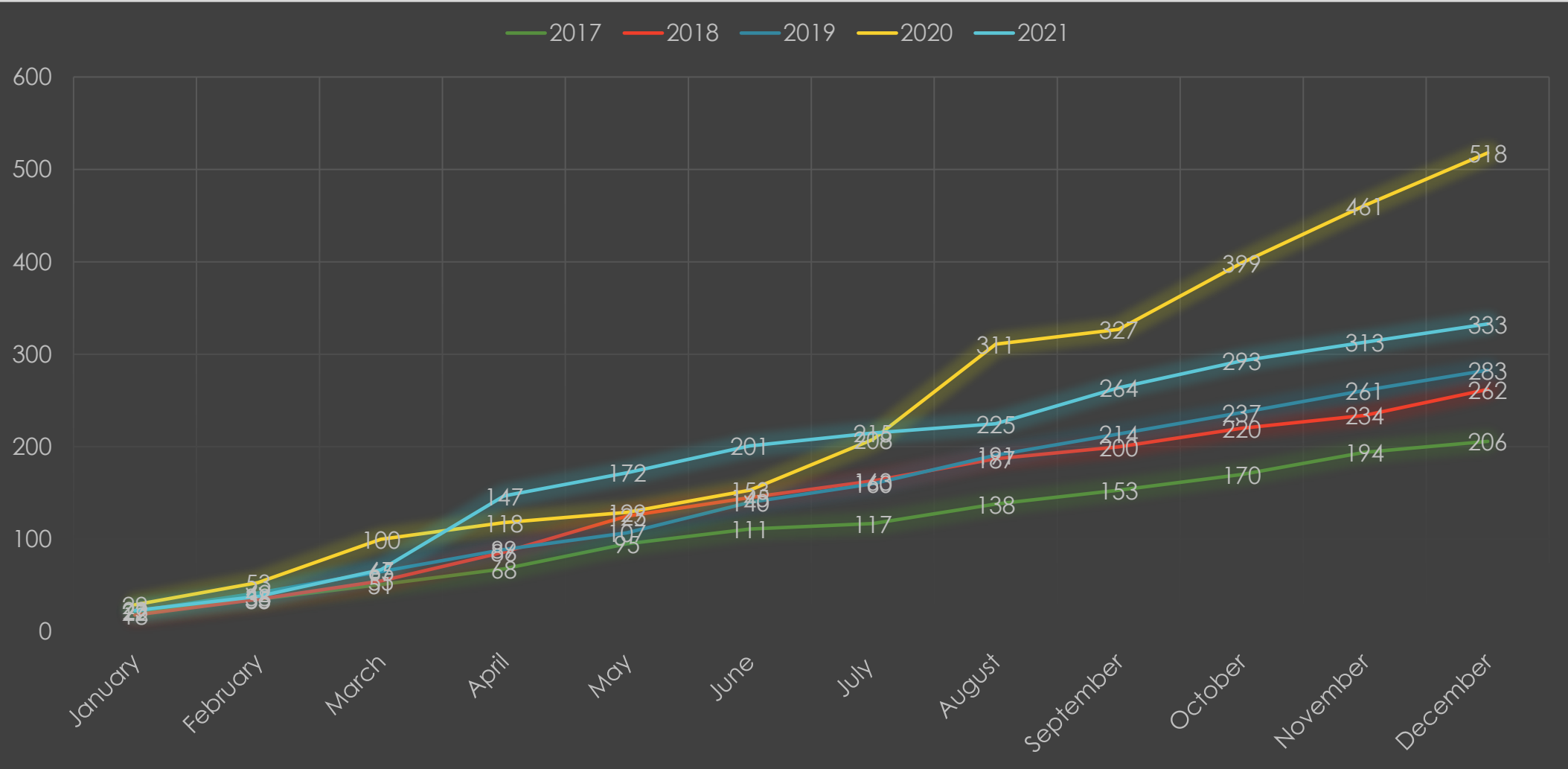


INCREASE MATERIAL COSTS  
HOME VALUES SKYROCKET

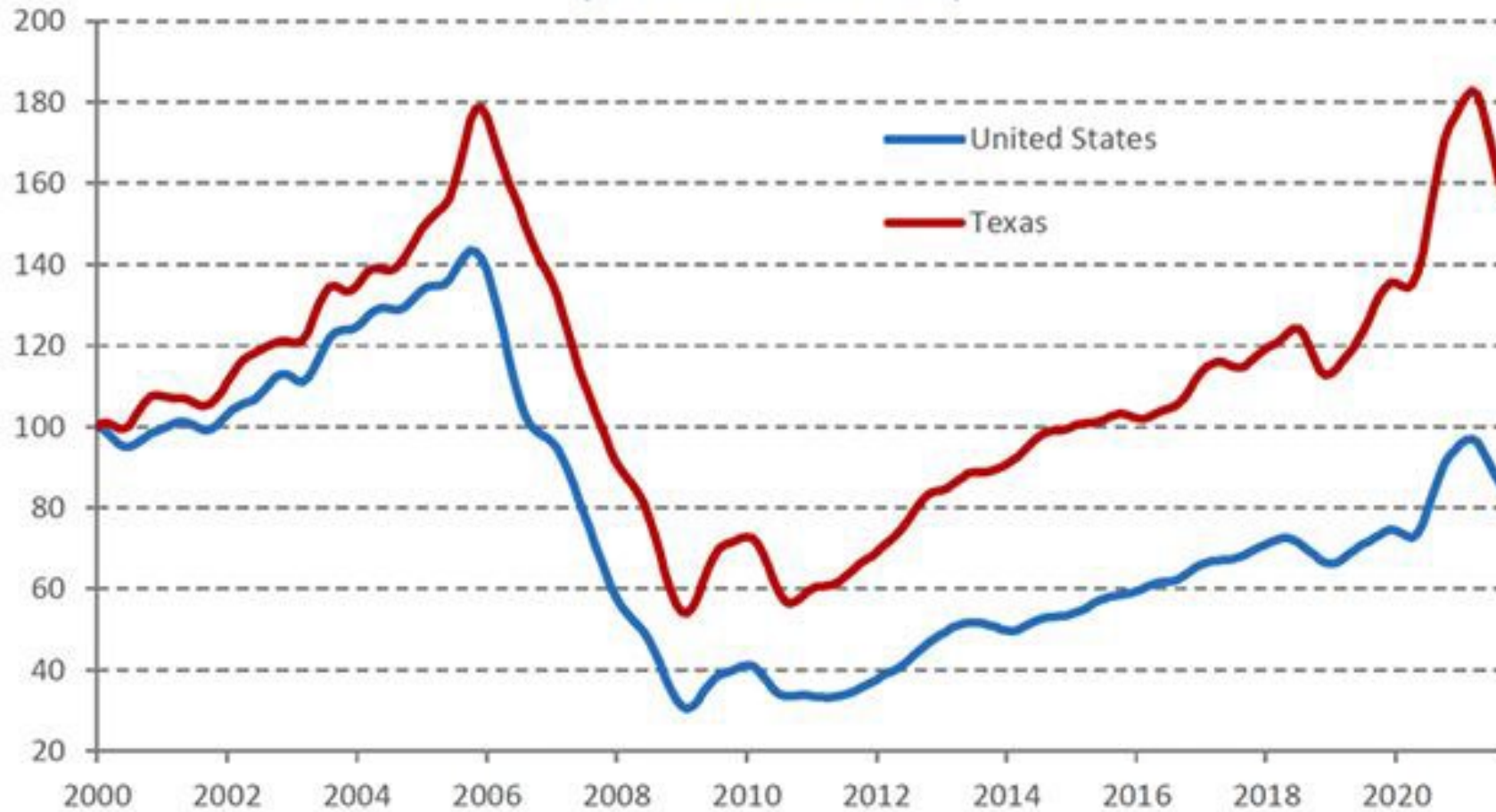


SUPPLY CHAIN DISRUPTIONS  
LABOR SHORTAGES

# Single Family Permits



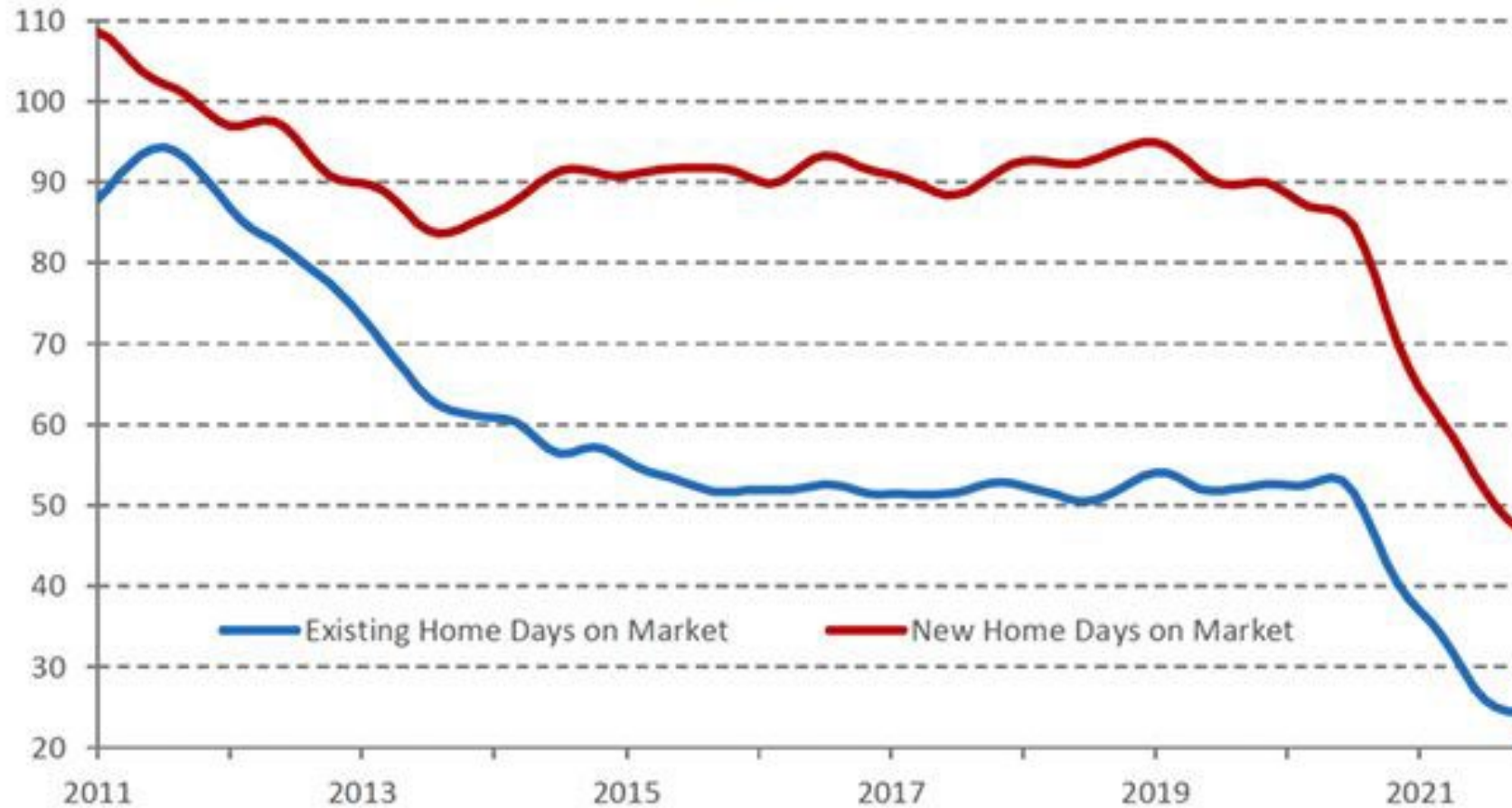
### Single-Family Housing Construction Permits (Index Jan 2000 = 100)



Note: Trend-cycle component.

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

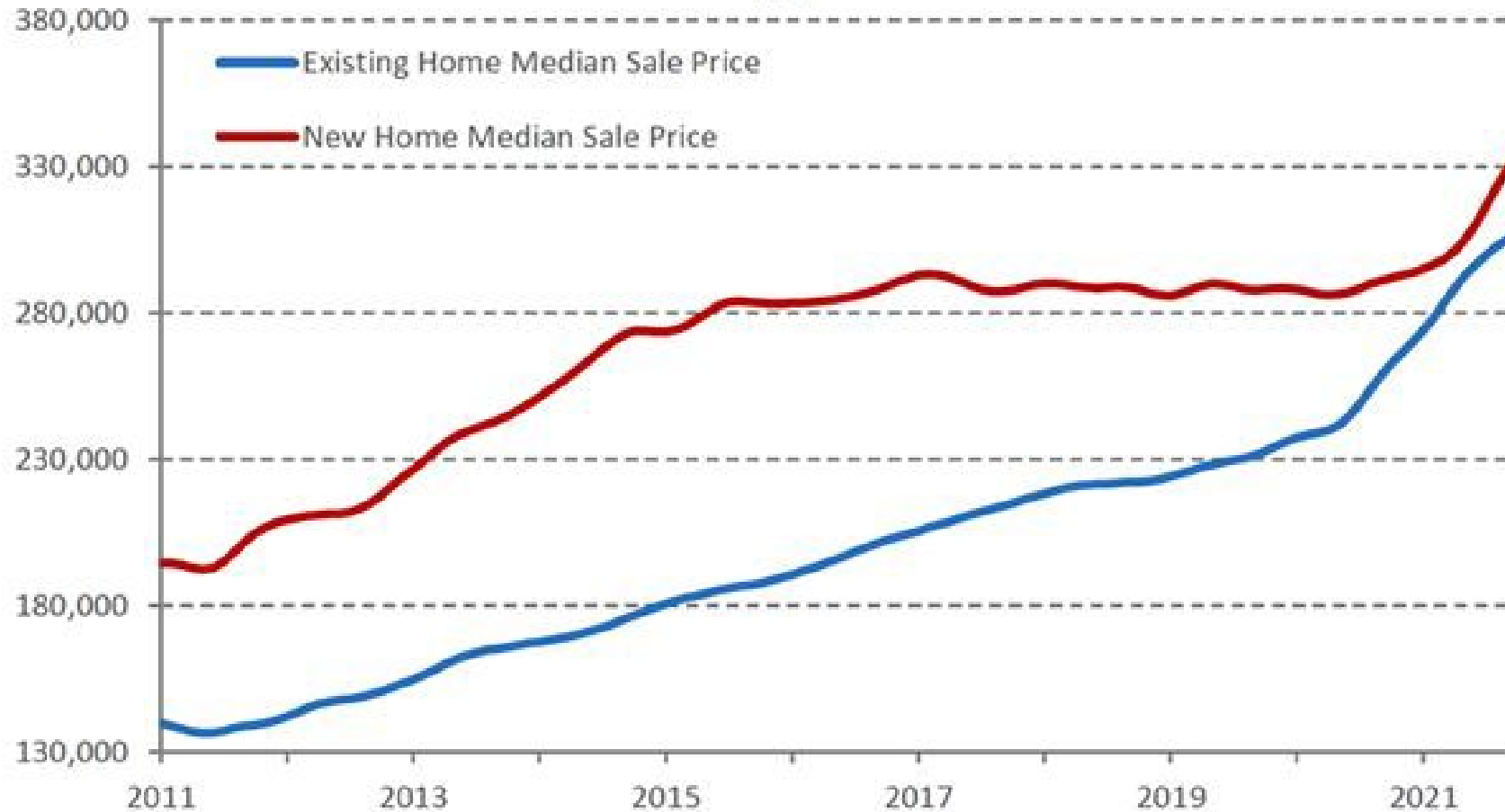
## Texas Homes Days on Market (Days)



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

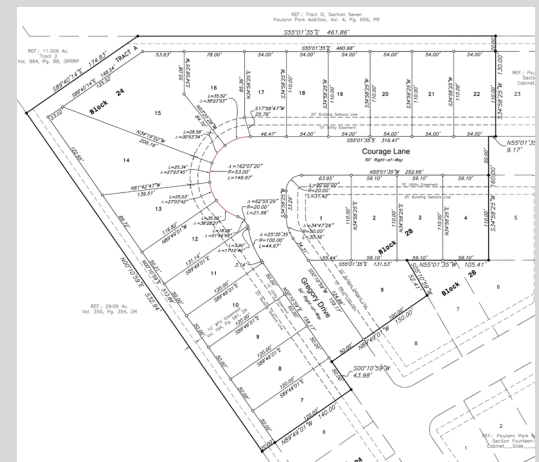
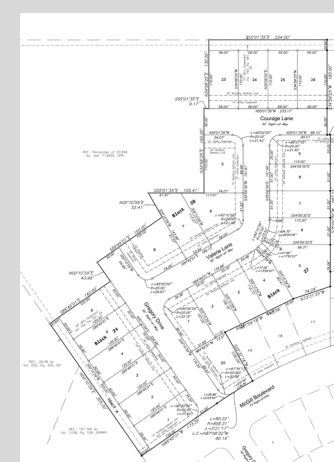
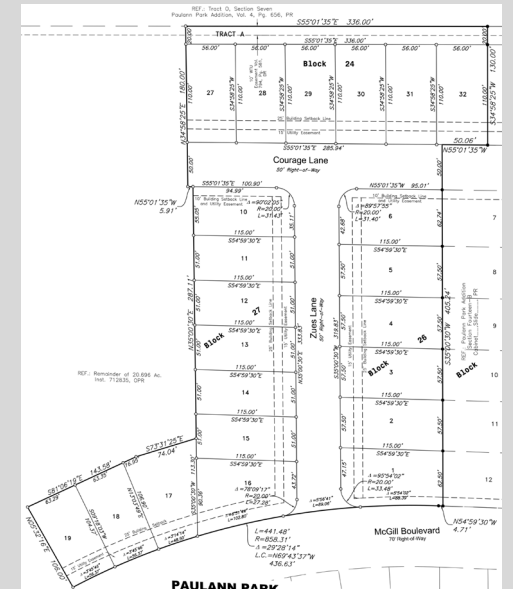
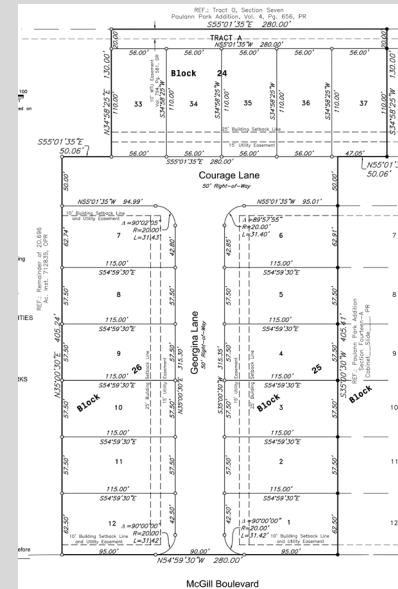
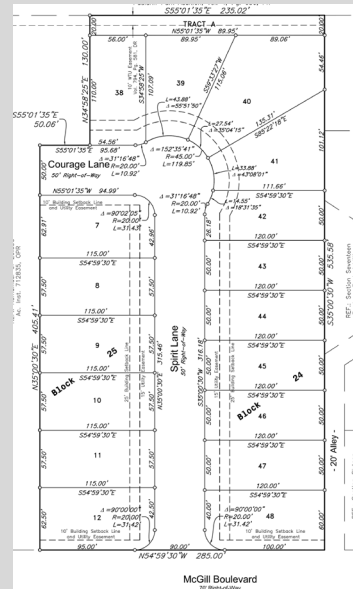
Median Days on Market: 170

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 West Texas Land Guys – Multifamily & 50-70 SFL



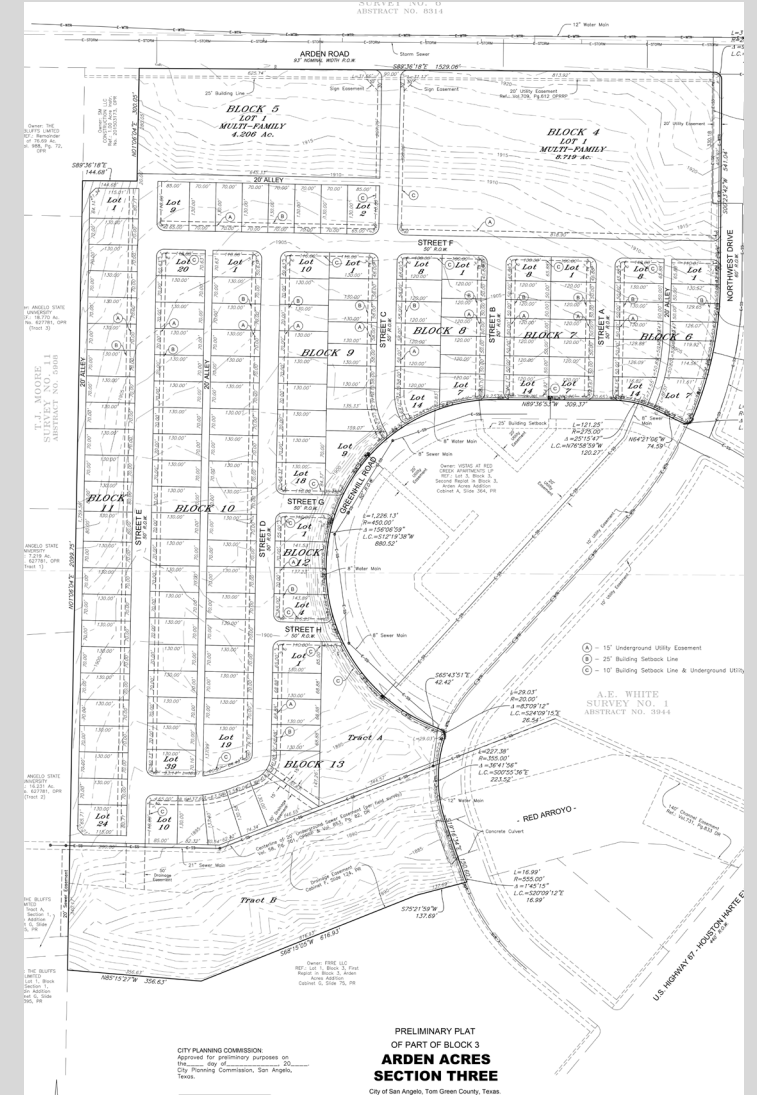
# The Bluffs



Section 21; an extension of Amberton Parkway – 15 SFL

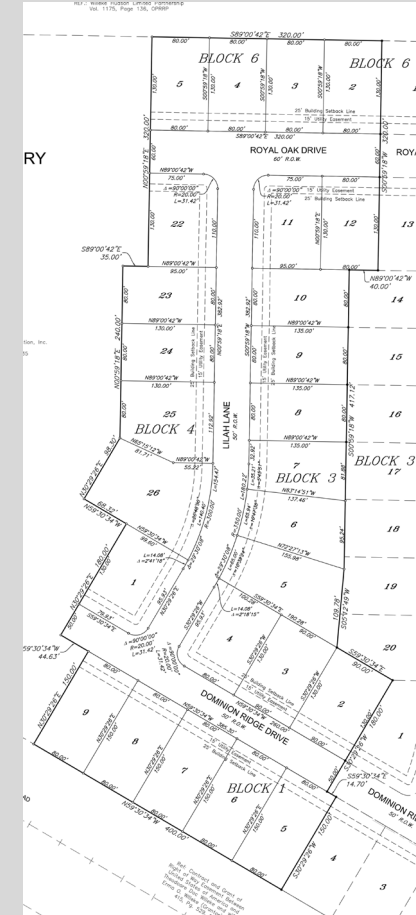
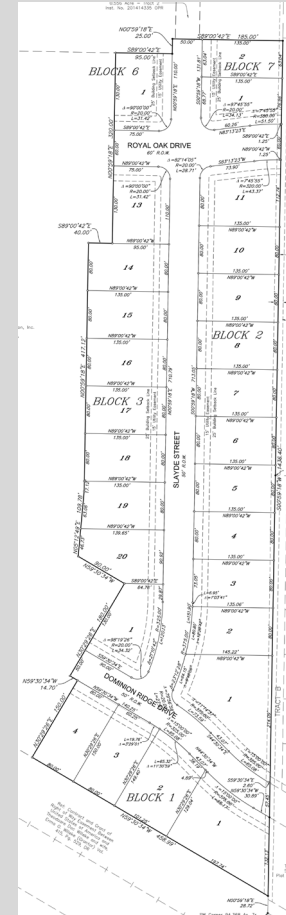
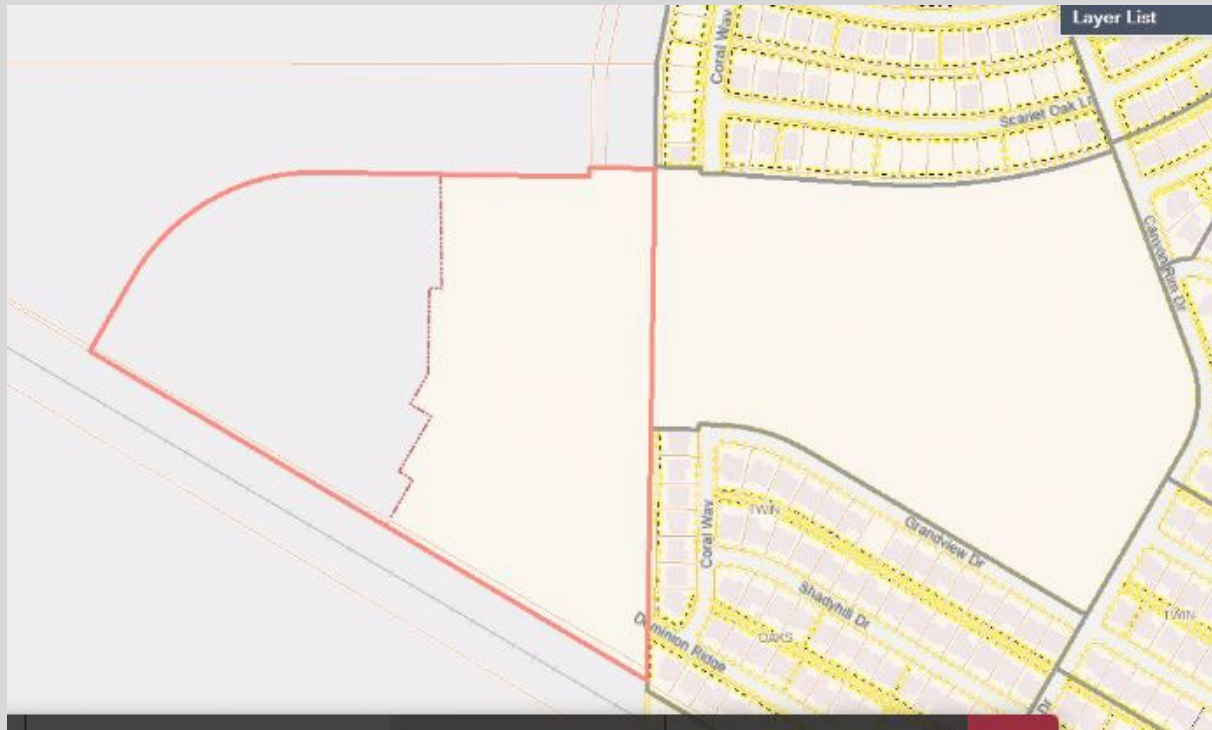


# Arden Acres



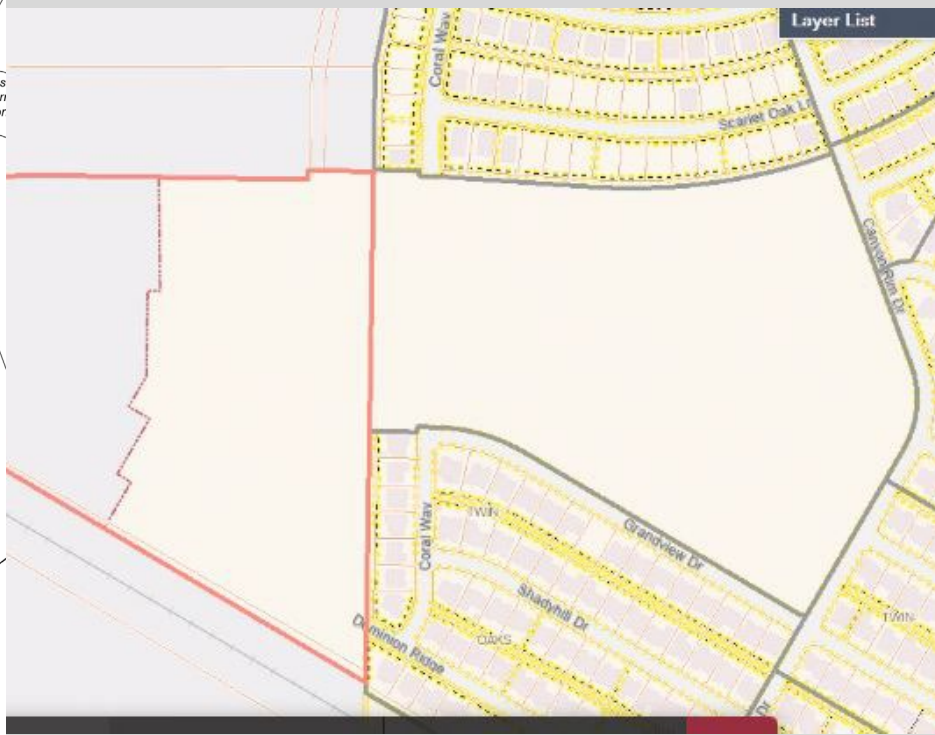
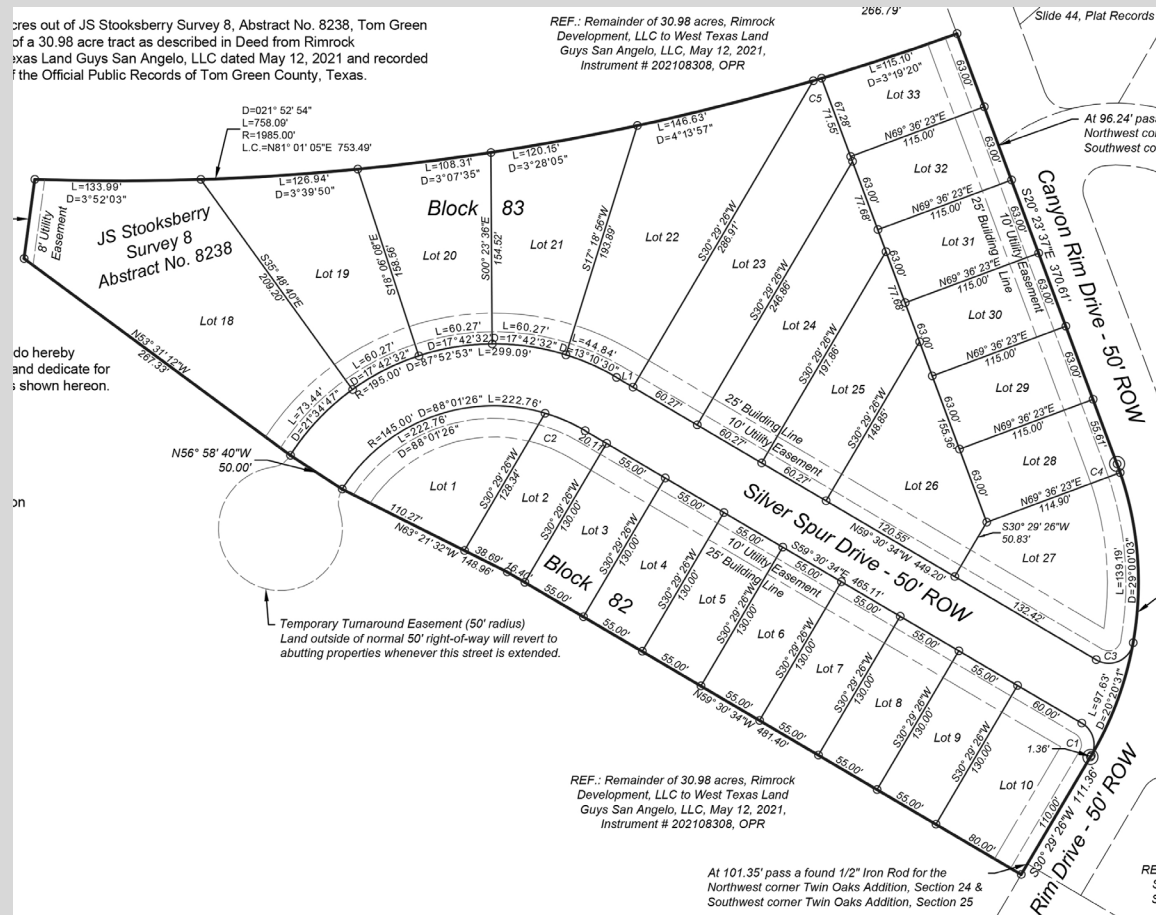
East of SAY baseball by SJWK LLC – 2 Multifamily units & 144 SFL

# The Meridian



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

# The Enclave



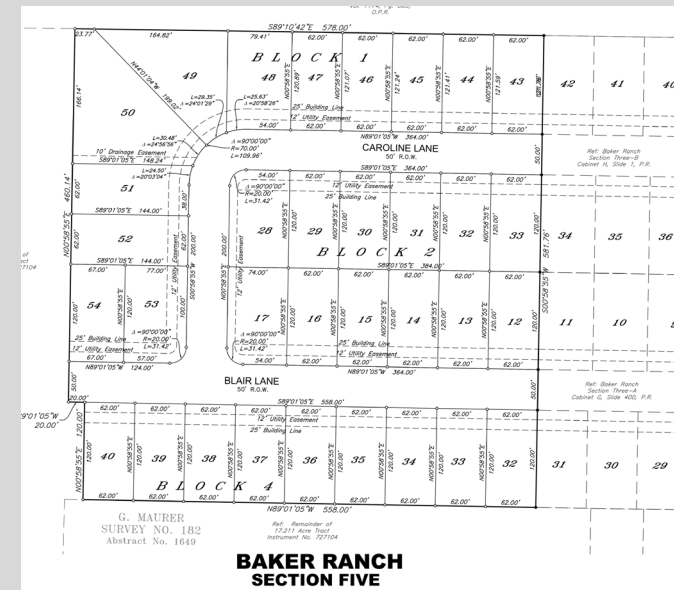
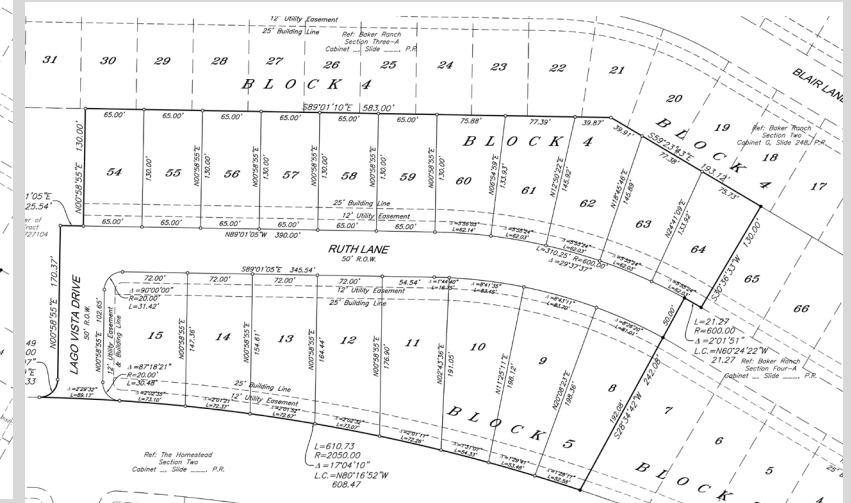
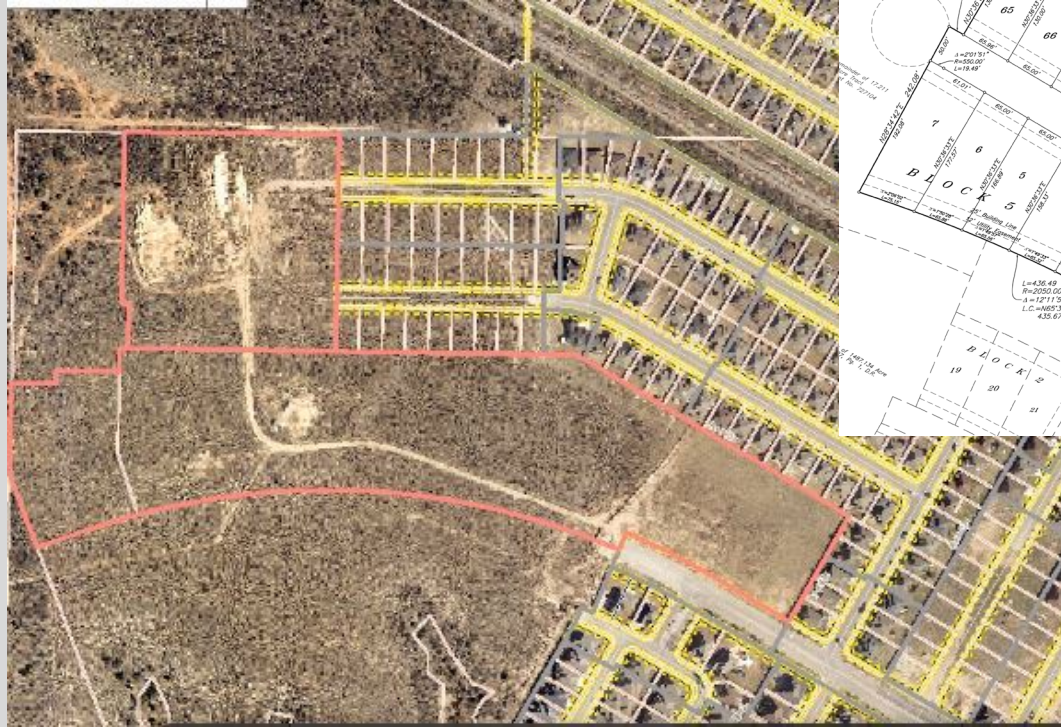
Continues development off Canyon Rim and Grandview – West Texas Land Guys 25 SFL in Section 1

# 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

G MAURER  
 SURVEY NO. 182  
 Abstract No. 1649

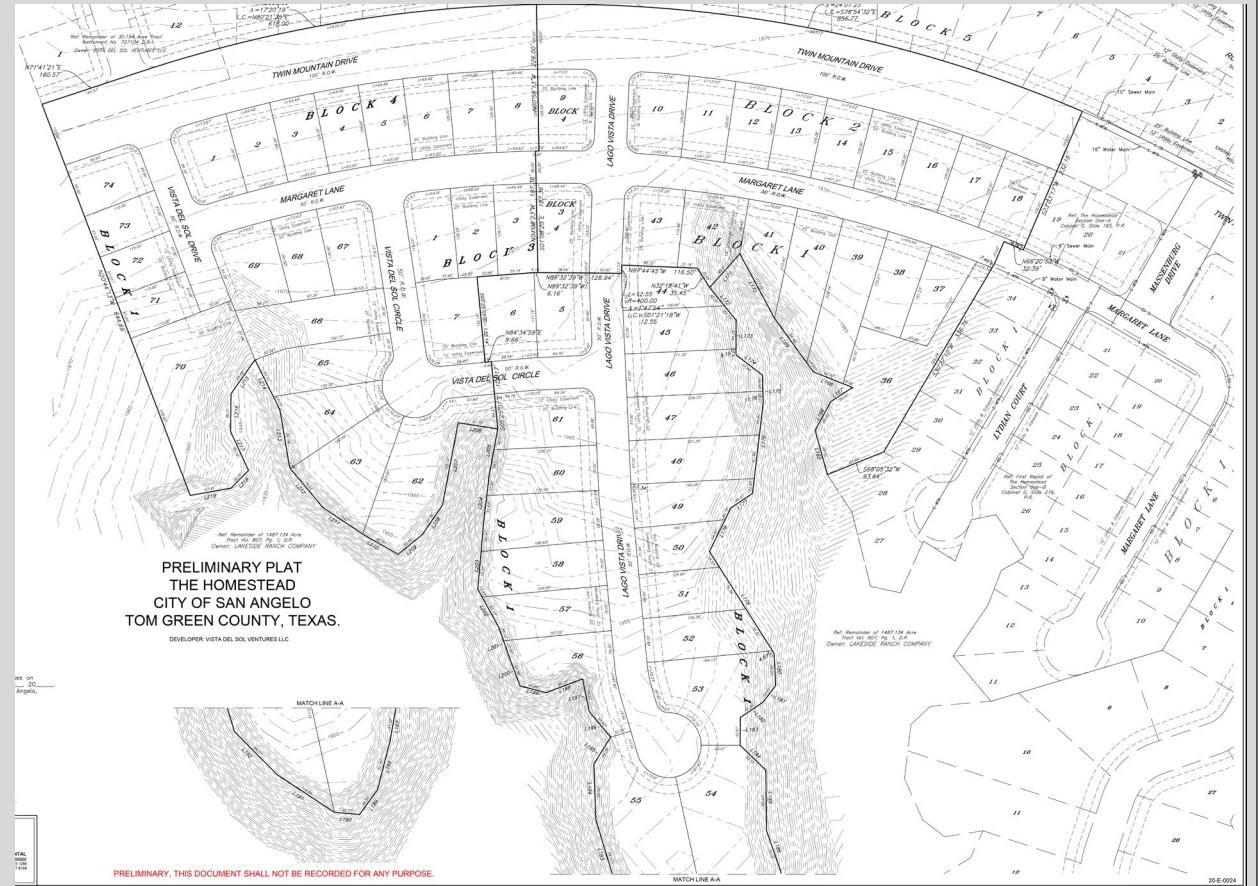
Ref. Rembrandt of  
 1711 New Street  
 Instrument No. 22704

**BAKER RANCH  
 SECTION FIVE**  
 City of San Antonio, Texas County, Texas

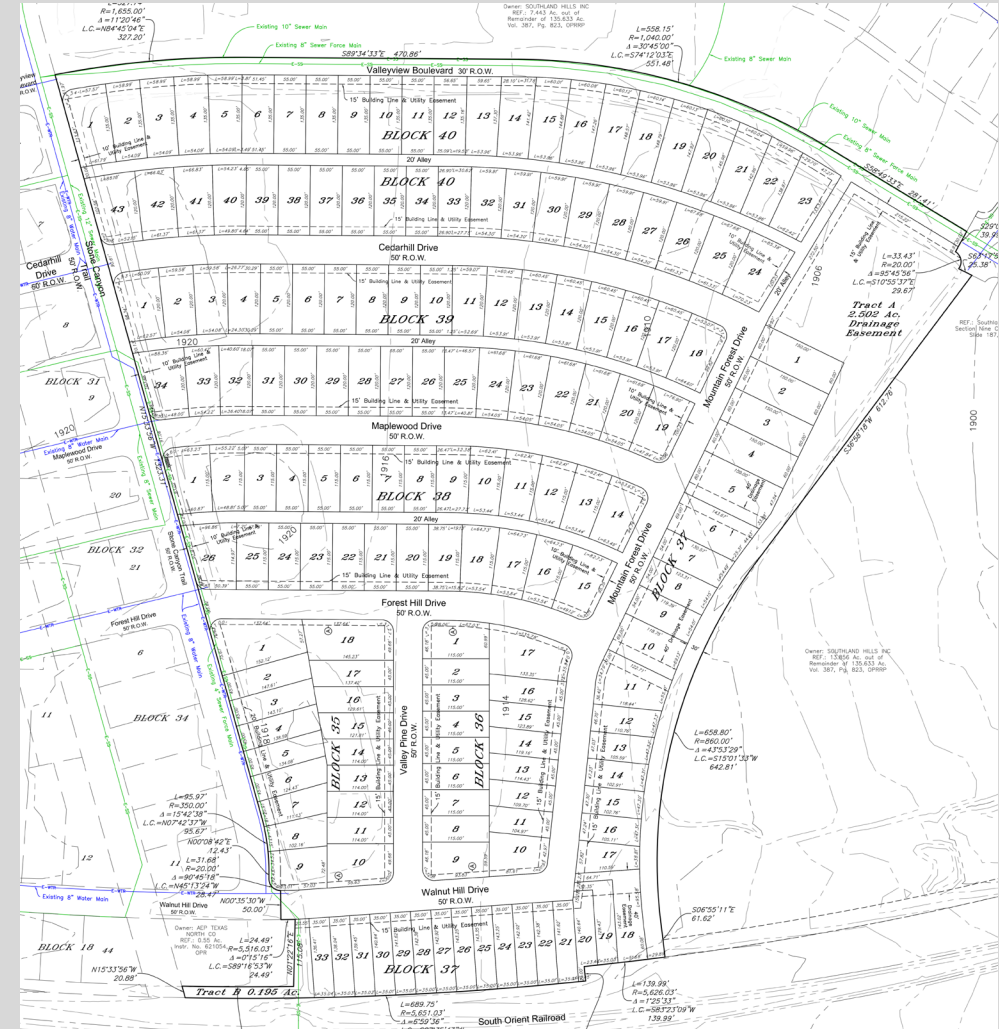
# The Homestead



Preliminary Plat 63 SFL  
Vista Del Sol developers



# Southland Hills 22, 23, 24

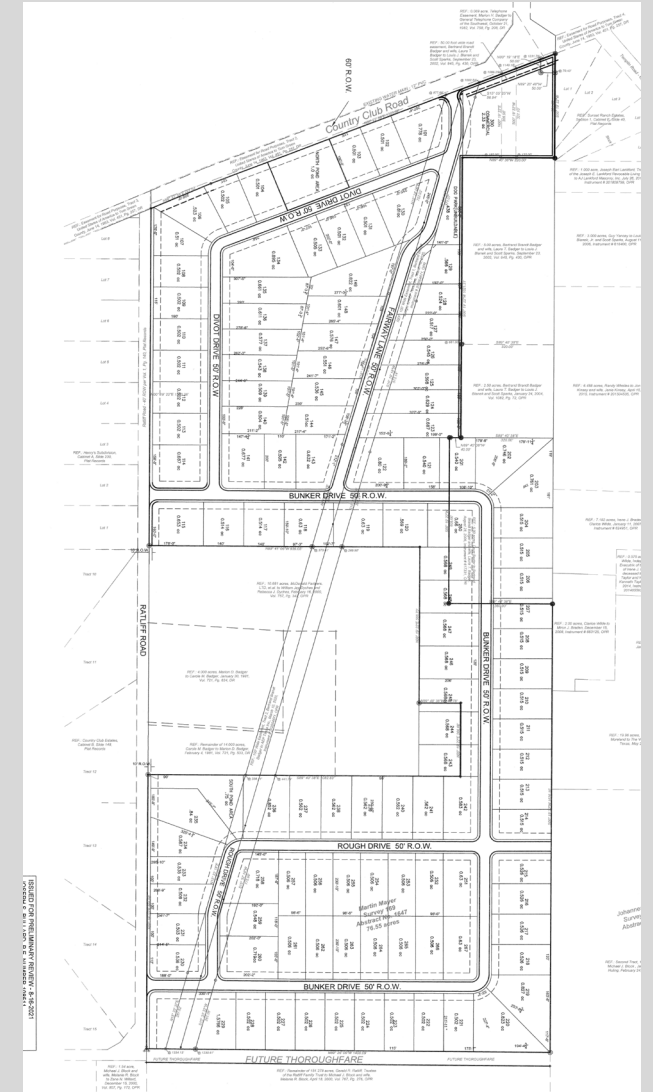


37.5 acres off Valleyview & Stone Canyon  
171 SFL - The Duncan Group





# Fairway Downs

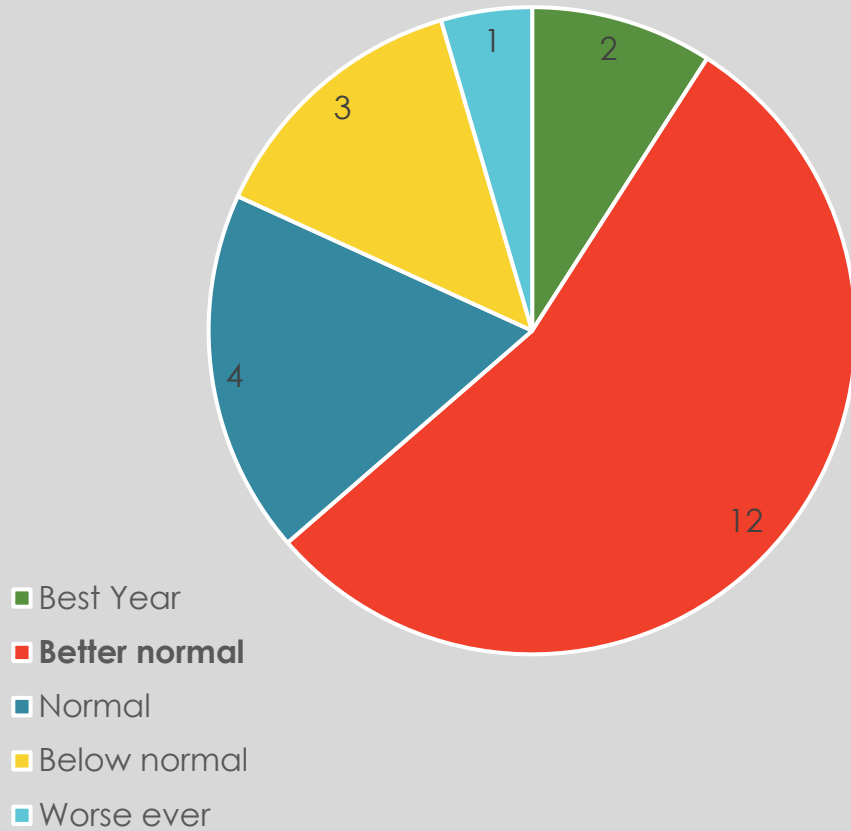


Country Club Road & Ratliff Rd, Dorando Construction Group  
ETJ – looking to annex - 116 SFL

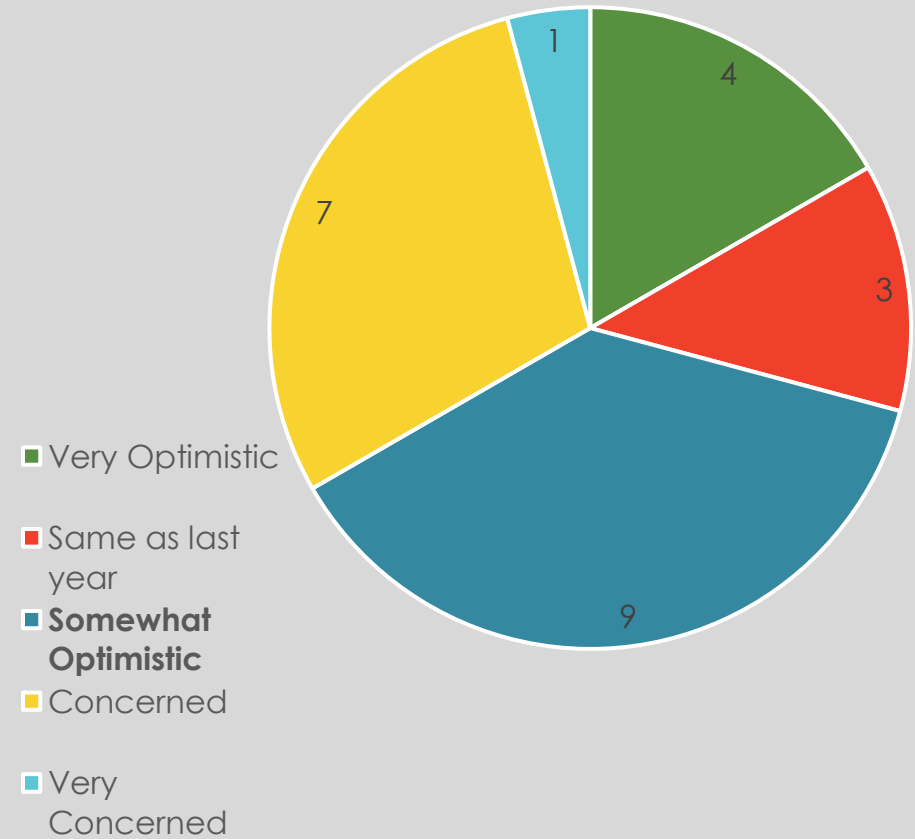


# BUILDER SURVEY

## How would you summarize 2021?

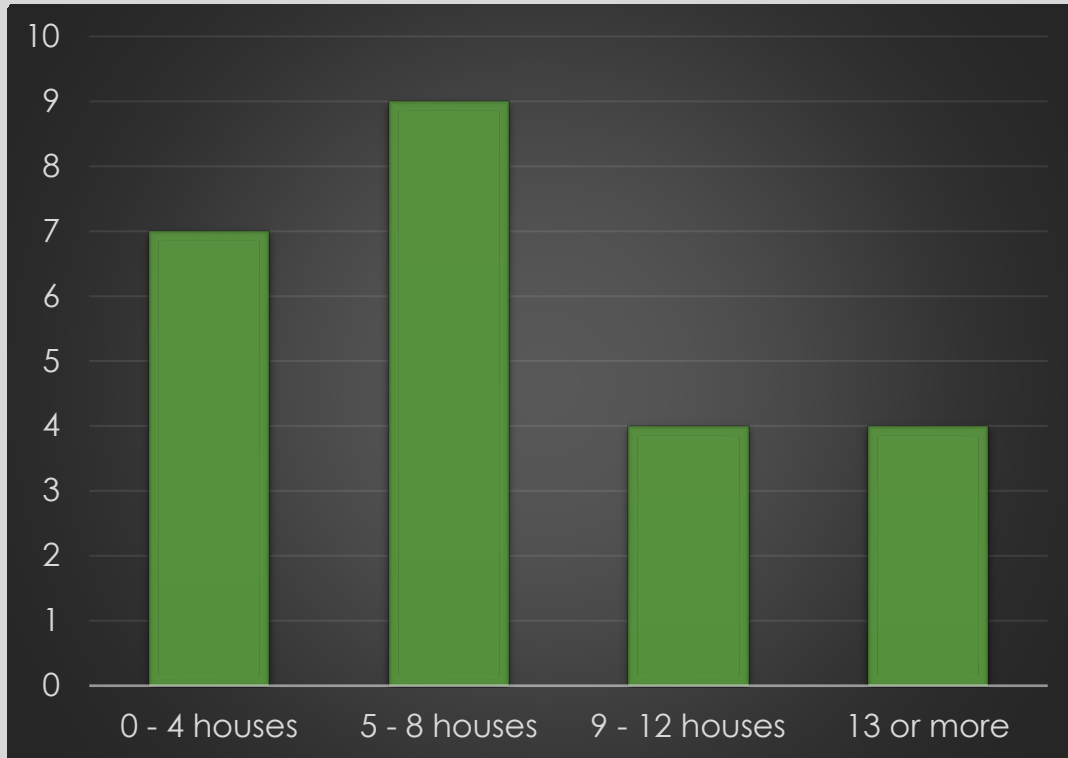


## How do you feel about 2022?

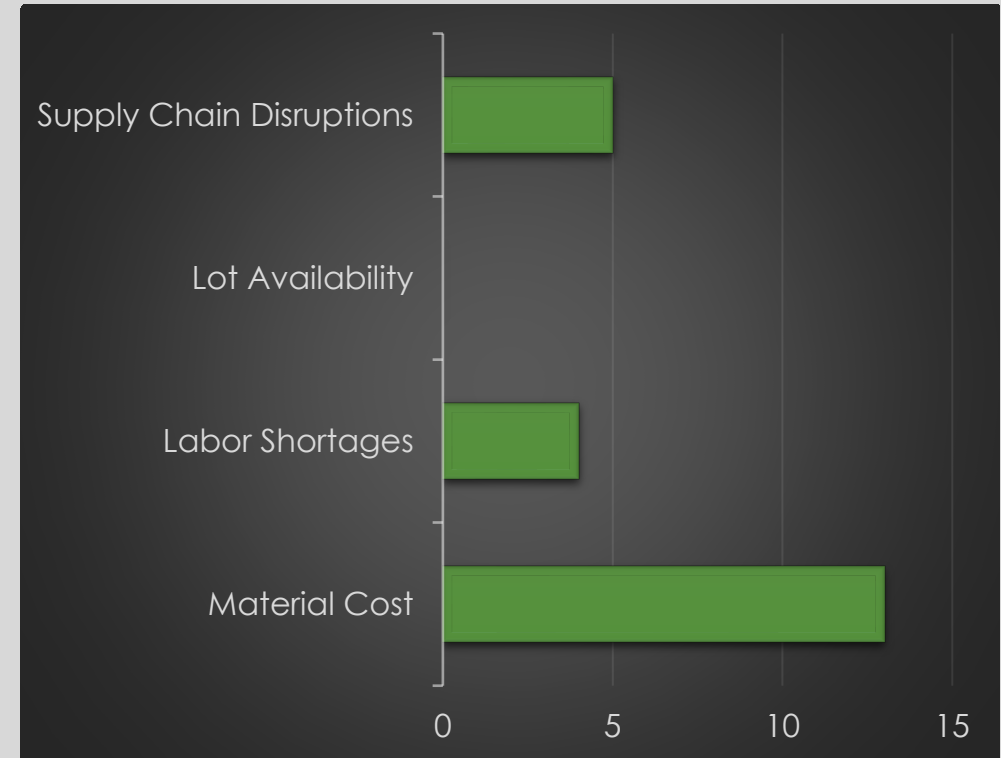


# BUILDER SURVEY

**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





# 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*

