

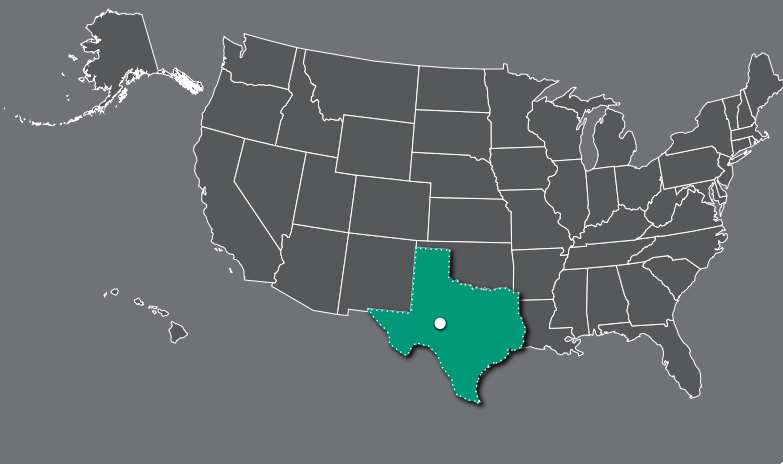
HUD PD&R Housing Market Profiles

San Angelo, Texas



Quick Facts About San Angelo

- Current sales market conditions: balanced
- Current rental market conditions: slightly soft
- The Concho River (“shell” in Spanish), which flows through the city of San Angelo, was named so because of its large quantity of freshwater mussels.



By [Tim McDonald](#) | As of April 1, 2024

Overview

The San Angelo metropolitan area is coterminous with the San Angelo, TX Metropolitan Statistical Area, which includes Irion and Tom Green Counties. It is in the Concho Valley region of west Texas to the northeast of the Chihuahuan Desert and to the east of the Permian Basin, a large oil-producing region of Texas. The metropolitan area is about 210 miles northwest of the city of San Antonio and 210 miles southwest of the city of Fort Worth. The city of San Angelo, the principal city in the area, was founded in 1867 when the United States built Fort Concho on what was then the western frontier of the nation. Fort Concho was home to the 10th Cavalry, an all-Black regiment forming part of the “Buffalo Soldiers” from 1867 to 1882.

- The population of the metropolitan area is currently estimated at 122,000, an average increase of 120, or 0.1 percent annually, since 2020.
- More than 82 percent of the population lives in the city of San Angelo. Irion County, with a population estimated at 1,550, accounts for slightly more than 1 percent of the population in the metropolitan area.

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- The median age in the metropolitan area is 35.6 years, well below the median age of 39 years for the nation,

because of the presence of Goodfellow Air Force Base (AFB) and Angelo State University.

Economic Conditions

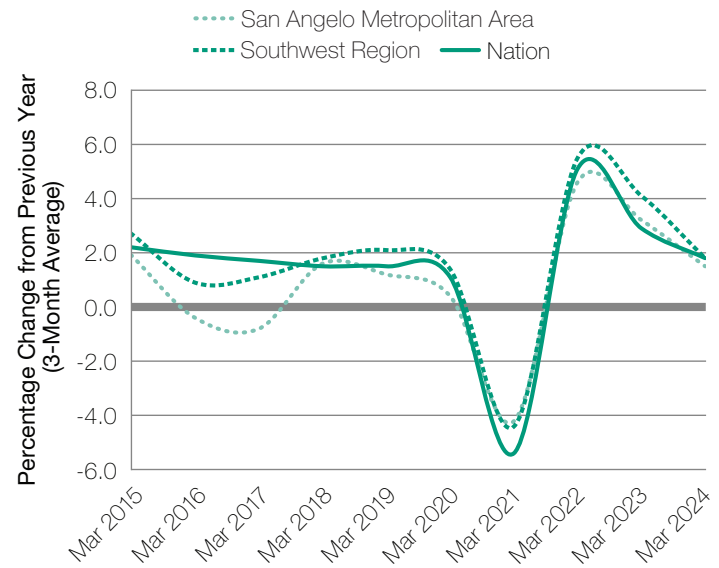
Economic conditions in the San Angelo metropolitan area remain stable. The metropolitan area recovered all the jobs lost from the COVID-19-related downturn by November of 2021, and payrolls have been slowly expanding since. Of the 11 employment sectors, 8 have surpassed employment levels before the COVID-19 downturn.

As of the 3 months ending March 2024 —

- Nonfarm payrolls reached a new all-time peak of 52,600, an increase of 800 jobs, or 1.5 percent, from the 3 months ending March 2023.
- The unemployment rate was 3.7 percent, unchanged from a year earlier.
- The education and health services and the government sectors led job gains, each adding 400 jobs, up 4.8 and 4.3 percent, respectively.
- Job losses were greatest in the professional and business services sector, down 500 jobs, or 10.2 percent, from the same period a year ago. This decline resulted from job losses related to companies providing oil field services, such as NextTier Completion Solutions, which cut more than 100 jobs during the period.

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The rate of job growth during the past 24 months in the San Angelo metropolitan area was below the rate for the Southwest region.



Source: U.S. Bureau of Labor Statistics

As of the 3 months ending March 2024, job gains occurred in 6 of the 11 nonfarm payroll sectors in the San Angelo metropolitan area compared with a year ago.

	3 Months Ending		Year-Over-Year Change	
	March 2023 (Thousands)	March 2024 (Thousands)	Absolute (Thousands)	Percent
Total Nonfarm Payrolls	51.8	52.6	0.8	1.5
Goods-Producing Sectors	7.7	7.8	0.1	1.3
Mining, Logging, & Construction	4.1	4.1	0.0	0.0
Manufacturing	3.6	3.7	0.1	2.8
Service-Providing Sectors	44.1	44.8	0.7	1.6
Wholesale & Retail Trade	8.3	8.4	0.1	1.2
Transportation & Utilities	1.2	1.2	0.0	0.0
Information	0.6	0.6	0.0	0.0
Financial Activities	2.6	2.7	0.1	3.8
Professional & Business Services	4.9	4.4	-0.5	-10.2
Education & Health Services	8.4	8.8	0.4	4.8
Leisure & Hospitality	6.6	6.5	-0.1	-1.5
Other Services	2.4	2.5	0.1	4.2
Government	9.2	9.6	0.4	4.3
Unemployment Rate	3.7%	3.7%		

Note: Numbers may not add to totals due to rounding.

Source: U.S. Bureau of Labor Statistics



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Goodfellow AFB is the largest employer in the metropolitan area, with 5,325 employees. Goodfellow AFB had an economic impact of \$4.7 billion on the local economy during 2021 (Texas Comptroller of Public Accounts). Angelo State University, in the city of San Angelo, had student enrollment of more than 10,000 as of the fall of 2022 and is the third largest employer in the metropolitan area, with 1,550 employees.

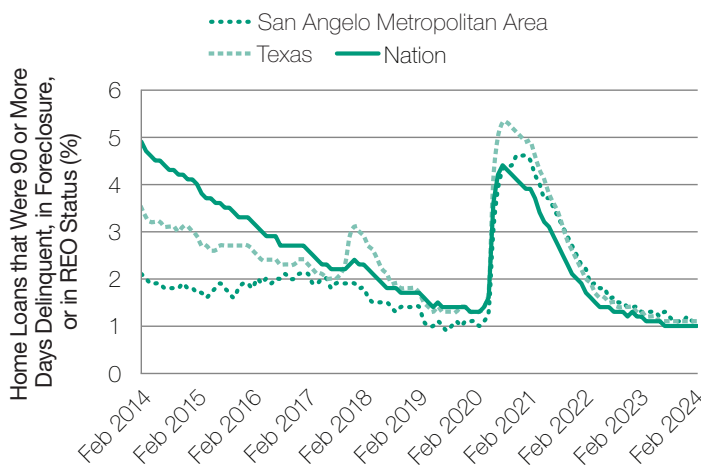
Sales Market Conditions

The home sales market in the San Angelo metropolitan area is currently balanced, with an estimated 1.7-percent vacancy rate, unchanged from 2020. During the 12 months ending March 2024, home sales totaled 2,400, a decline of 540 homes, or more than 18 percent, from the previous 12 months, because rising interest rates have caused a slowdown in sales. During March 2024, the inventory of available homes for sale on the market was 3.2 months, up from 2 months during March 2023. During February 2024, 1.1 percent of all home loans in the metropolitan area were seriously delinquent or in real estate owned status, down from 1.3 percent during February 2023.

During the 12 months ending March 2024 —

- New home sales totaled 120, a decline of 60 homes, or nearly 34 percent, from the previous 12 months.
- The average sales price of a new home was \$333,700, an increase of \$850, or less than 1 percent, from a year earlier.
- Existing home sales totaled 2,300, a decline of 480 homes, or 17 percent, from the previous 12 months.

The percentage of home loans 90 or more days delinquent, in foreclosure, or in REO status in the San Angelo metropolitan area has been above the national average since 2021.



REO = real estate owned.
Source: CoreLogic, Inc.

Largest Employers in the San Angelo Metropolitan Area

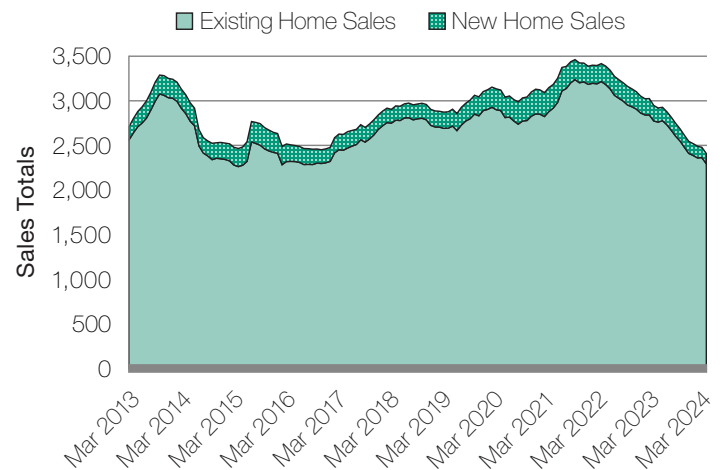
Name of Employer	Nonfarm Payroll Sector	Number of Employees
Goodfellow Air Force Base	Government	5,325
Shannon Medical Center	Education & Health Services	4,150
Angelo State University	Government	1,550

Notes: Excludes local school districts. Data include military personnel, who are not included in the nonfarm payroll survey data.
Source: San Angelo Economic Development Corporation

- The average sales price of an existing home was \$260,000, an increase of \$9,925, or 4 percent, from the 12 months ending March 2023.

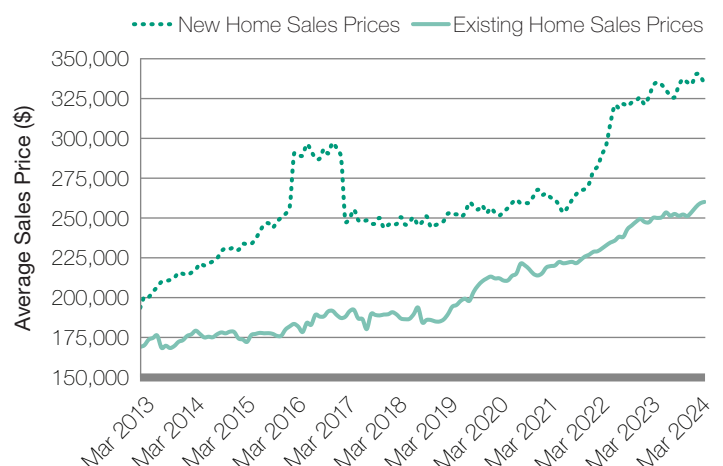
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Home sales in the San Angelo metropolitan area have been trending downward after peaking in 2021.



Note: Includes single-family homes, townhomes, and condominiums.
Source: Zonda, with adjustments by the analyst

Price appreciation for new home sales in the San Angelo metropolitan area slowed during the past 2 years.



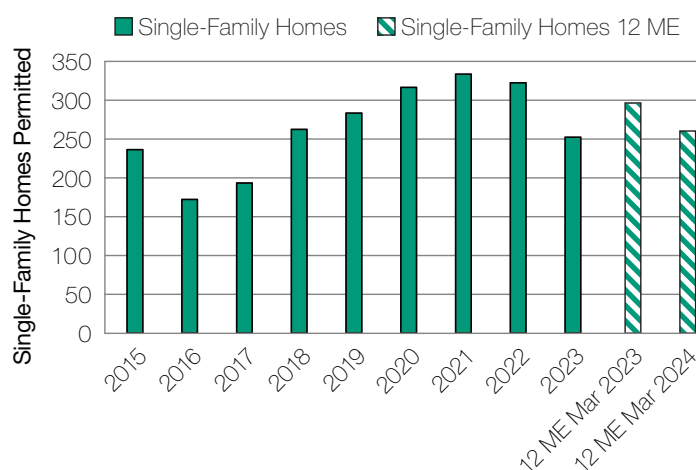
Note: Includes single-family homes, townhomes, and condominiums.
Source: Zonda, with adjustments by the analyst

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Homebuilding activity in the metropolitan area, measured by the number of single-family homes permitted, reached a recent high in 2021, when sales market conditions were tight. However, new home construction has declined since 2022 because of builders responding to easing sales market conditions and declining demand.

- During the 12 months ending March 2024, the number of single-family homes permitted totaled 260, a decline of nearly 40 homes, or 13 percent, from the previous 12 months.
- All the single-family homes permitted in the past 10 years were within the city of San Angelo because development outside city limits is sparse.
- Recent development includes the Enclave at Twin Oaks, a 139-unit single-family home subdivision on the south side of the city of San Angelo. Prices start at \$403,000 for four-bedroom homes.

New single-family home permitting was above 300 units annually from 2020 through 2022, the first time the San Angelo metropolitan area has had 3 consecutive years of permitting above 300 units since 1980 through 1984.



12 ME = 12 months ending.

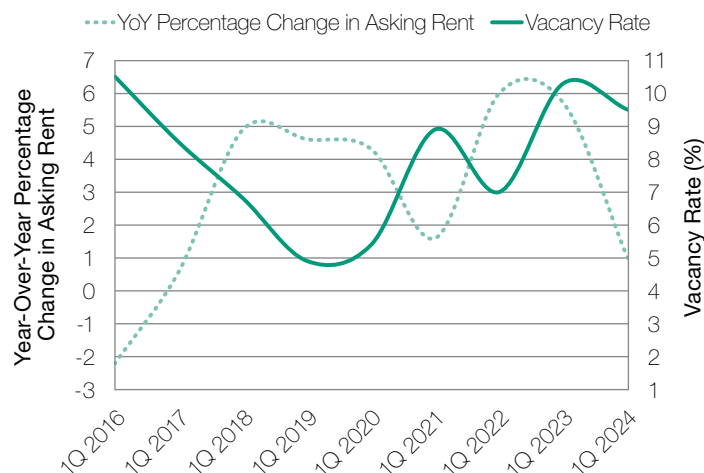
Sources: U.S. Census Bureau, Building Permits Survey; 2015–23—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

Rental Market Conditions

The rental market in the San Angelo metropolitan area is currently slightly soft, with an estimated vacancy rate of 9.1 percent, up from 8.5 percent in 2020. Nearly 44 percent of all renter households live in single-family homes, and 43 percent live in traditional apartment buildings with five or more units (2022 American Community Survey 1-year data). With a university and military base in the metropolitan area, many households are transient, and as such, 38 percent of all households rent.

- As of the first quarter of 2024, the apartment market is slightly soft, with a 9.5-percent vacancy rate, down from 10.3 percent as of the first quarter of 2023.
- The average rent for an apartment unit as of the first quarter of 2024 was \$1,037, an increase of \$10, or 1 percent, from the first quarter of 2023.
- The student rental market consists of 2,142 beds, with a 7.7-percent vacancy rate as of the first quarter of 2024, up from 7.2 percent as of the first quarter of 2023. The average rent per bed for student housing is \$541, up \$11, or more than 2 percent, from a year earlier.
- Military family housing for Goodfellow AFB consists of nearly 250 privately managed single-family homes. Rents vary based on the number of dependents and the rank of

For the first time since the first quarter of 2015, the apartment vacancy rate in the San Angelo metropolitan area was above 9.0 percent as of the first quarter of 2023 because of the large number of multifamily units that entered the market during 2022 coupled with slowing population growth.



1Q = first quarter. YoY = year-over-year.

Source: CoStar Group

stationed personnel. Most military personnel live off base, and military members make up an estimated 15 percent of all renter households in the metropolitan area.

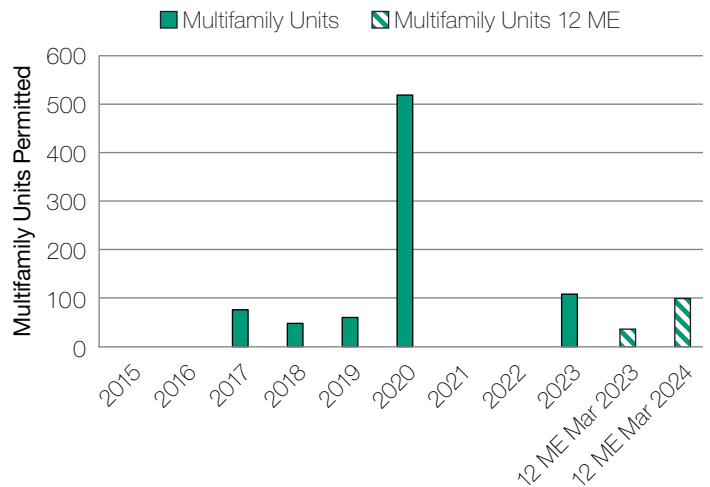
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Multifamily building activity, measured by the number of multifamily units permitted, is very sporadic, with several years lacking any construction of large apartment complexes. Nearly 63 percent of all apartment units in the metropolitan area were built during the 15-year period of strong population growth from 1971 to 1986.

- During the 12 months ending March 2024, 100 multifamily units were permitted, up from 40 units during the previous 12 months.
- All the multifamily units permitted in the past 25 years were in the city of San Angelo.
- As of the first quarter of 2024, student housing increased more than 25 percent, up from 1,692 beds as of the first quarter of 2023, because of the completion of the Plaza Verde student housing center.
- The market-rate Wolf Creek Apartments were completed in 2022, offering 273 units. The property consists of 167 one-bedroom, 83 two-bedroom, and 23 three-bedroom units that rent for \$1,075, \$1,425, and \$1,625 per month, respectively.

The number of multifamily units permitted in the San Angelo metropolitan area during 2020 was the most units permitted in a single year since 1982, when 1,100 multifamily units were permitted.



12 ME = 12 months ending.

Sources: U.S. Census Bureau, Building Permits Survey; 2015–23—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

Terminology Definitions and Notes

A. Definitions

Apartment Vacancy Rate/Average Monthly Rent	Data are for market-rate and mixed market-rate and affordable general occupancy apartment properties with five or more units, including those that are stabilized and in lease up.
Building Permits	Building permits do not necessarily reflect all residential building activity. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
Existing Home Sales	Includes regular resales and real estate owned sales.
Home Sales/Home Sales Prices	Includes single-family, townhome, and condominium sales.
Rental Market/Rental Vacancy Rate	Includes apartments and other rental units, such as single-family, multifamily, and mobile homes.
Seriously Delinquent Mortgages	Mortgages 90 or more days delinquent or in foreclosure.

B. Notes on Geography

1.	The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
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