

COMPREHENSIVE HOUSING MARKET ANALYSIS

# McAllen-Edinburg- Mission, Texas

**U.S. Department of Housing and Urban Development,**  
Office of Policy Development and Research

As of October 1, 2021



PD&R

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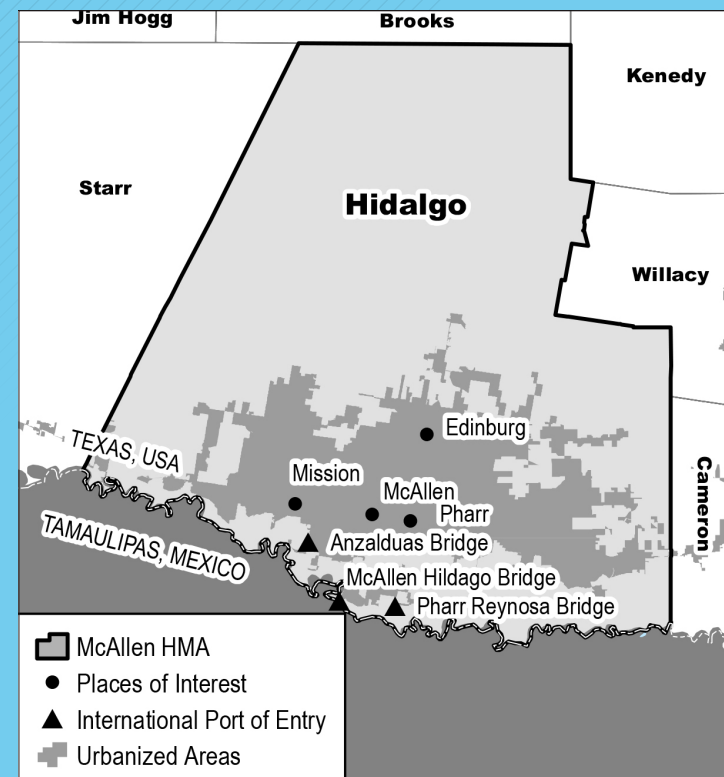


# Executive Summary

## Housing Market Area Description

The McAllen-Edinburg-Mission, Texas Housing Market Area (hereafter, the McAllen HMA) is coterminous with Hidalgo County, Texas, one of four counties that are part of the Rio Grande Valley. The HMA is bordered by Mexico to the south and is approximately 60 miles west of the Gulf of Mexico. The HMA is home to the McAllen Foreign Trade Zone #12, which houses more than 410 companies from 42 countries and facilitated more than \$100 million in exports during 2020 (82nd Annual Report of the Foreign-Trade Zones Board to the Congress of the United States).

The current population of the HMA is estimated at 880,700.



## Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's [Market-at-a-Glance tool](#).

Additional data for the HMA can be found in this report's [supplemental tables](#).

For information on HUD-supported activity in this area, see the [Community Assessment Reporting Tool](#).

## Market Qualifiers

### Economy



**Weak, but Improving:** During the 12 months ending September 2021, 4 of the 11 nonfarm payroll sectors declined.

Nonfarm payrolls declined by 28,200 jobs during April 2020 because of the COVID-19 pandemic, but as of the 12 months ending September 2021, the McAllen HMA has recouped 25,600 jobs, or nearly 91 percent of the nonfarm payrolls lost since April 2020 (not seasonally adjusted). During the 12 months ending September 2021, nonfarm payrolls totaled 266,400, up 0.3 percent from a year ago. Although the economy of the HMA remained weak during the past year, job levels continued to recover from the early part of the pandemic. Before the pandemic, nonfarm payroll growth averaged 2.3 percent annually from 2012 through 2019. Job growth is expected to average 2.5 percent annually as the economy continues to recover and expand during the 3-year forecast period.

### Sales Market



**Tight:** During September 2021, the HMA had a 2.4-month supply of homes for sale, the lowest level in more than 30 years (Texas A&M Real Estate Research Center).

The home sales market is tight compared with soft conditions in April 2010. During the 12 months ending September 2021, approximately 15,100 homes sold, up 6 percent from the previous 12 months, and the average home sales price increased 31 percent to \$181,900 (CoreLogic, Inc.). During the next 3 years, demand is expected for 11,050 new homes. The 1,550 homes under construction are expected to meet a portion of that demand.

### Rental Market



**Slightly Tight:** The overall rental vacancy rate in the HMA is currently estimated at 6.5 percent—down from 7.5 percent in April 2010, when conditions were softer.

Apartment market conditions are tight, with a 2.9-percent vacancy rate during the third quarter 2021, down from 5.7 percent the same quarter a year ago, and the average rent increased 5 percent, to \$832, compared with an average increase of 1 percent annually from 2012 through 2019 (CoStar Group). During the 3-year forecast period, demand is estimated for 4,225 new rental units; the 1,200 units currently under construction are expected to meet part of that demand.

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### 3-Year Housing Demand Forecast

	Sales Units	Rental Units
<b>McAllen HMA</b>		
Total Demand	11,050	4,225
Under Construction	1,550	1,200

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of October 1, 2021. The forecast period is October 1, 2021, to October 1, 2024.

Source: Estimates by the analyst





# Economic Conditions

## Largest Sector: Education and Health Services

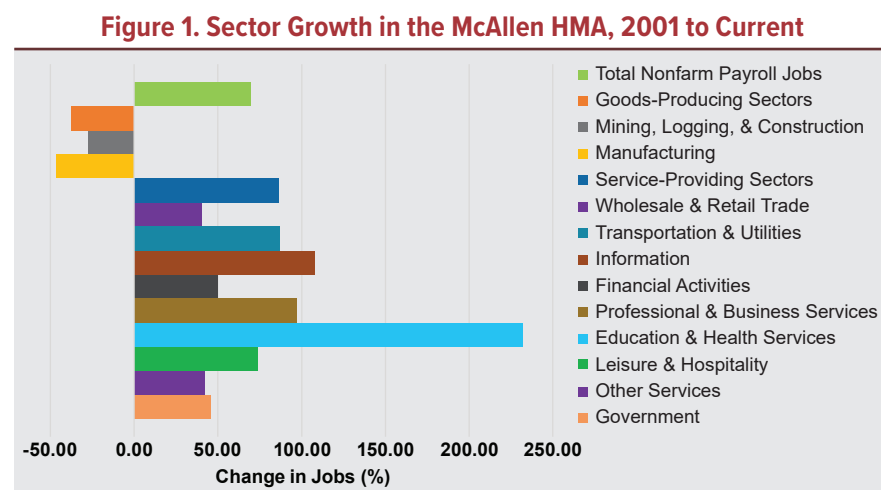
The education and health services sector has been the fastest growing nonfarm payroll sector in the McAllen HMA since 2001.

## Primary Local Economic Factors

Once a major agricultural center, the McAllen HMA, due to its location at the border of Mexico, has transformed into a major international trade area, with most of the recent job growth in the education and health services, the government, and the wholesale and retail trade sectors. The education and health services sector is the fastest growing sector in the HMA (Figure 1). This sector has an estimated economic impact of \$13.7 billion in the Rio Grande Valley (Map 1), with more than 80 percent of total economic impact derived from home health, nursing homes, social services, and hospitals (*Economic Impact Study of the RGV Healthcare & Bioscience Industry*, 2019). The large number of retirees visiting from the northern United States and

Canada during the winter months, or “Winter Texans,” combined with the trend of an overall aging population, have contributed to the education and health services sector leading job growth in the HMA since 2001. Hospitals and medical centers, including Doctor’s Hospital at Renaissance Health and South Texas Health System, are among the top employers in the HMA, with 5,325 and 2,750 employees, respectively (Table 1).

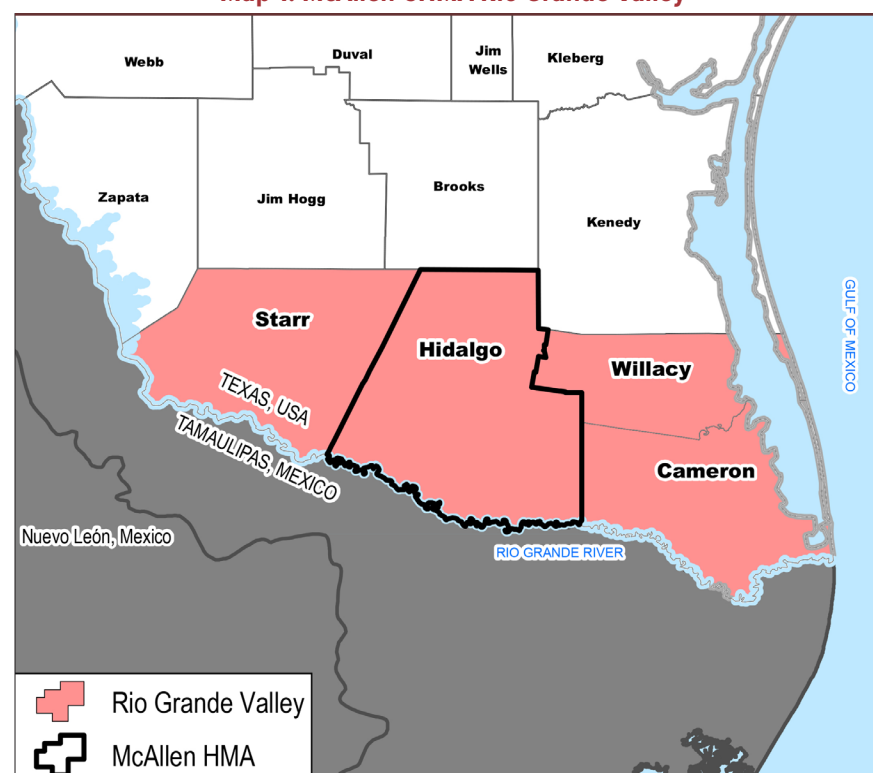
The local economy benefits from the government and the trade sectors, which account for 22 and 16 percent of all nonfarm payrolls in the HMA, and



Note: The current date is October 1, 2021.

Source: U.S. Bureau of Labor Statistics

**Map 1. McAllen CHMA Rio Grande Valley**



total 59,300 and 49,900 nonfarm payrolls, respectively (Figure 2). Border crossings and international trade have resulted in major federal personnel requirements involving U.S. Customs and Border Protection and other federal agencies. Local and state government represents a large portion of nonfarm payrolls in the government sector, and the University of Texas Rio Grande Valley (UTRGV) and Hidalgo County account for 5,000 and 3,400 employees, respectively. The HMA serves as the retail trade center of South Texas and northern Mexico due to cross-border travel and commerce. Retail trade accounts for 13 percent of all nonfarm payrolls in the HMA. The McAllen Foreign Trade Zone #12 was established in 1973, and with the passage of the North American Free Trade Agreement (NAFTA) in 1994, the U.S.-Mexico bilateral commercial partnership enhanced economic growth in the HMA. After NAFTA was implemented, *maquiladoras* expanded rapidly. In 1994, gross sales in the HMA were estimated at \$7.4 billion, and retail trade sales accounted for approximately 48 percent. In 2004, gross sales in the HMA totaled \$10.6 billion, with retail trade sales accounting for 60 percent (Texas Comptroller). One-third of all retail trade in the HMA is from Mexican nationals traveling across the border, and in 2019, Mexican nationals spent more than \$1 billion in the city of McAllen alone (McAllen Chamber of Commerce).

## Current Conditions—Nonfarm Payrolls

The economy in the McAllen HMA was adversely impacted by the pandemic despite continued economic growth in key sectors. During the 12 months ending September 2021, nonfarm payrolls increased by 900, or 0.3 percent, to 266,400, compared with a decline of 1.4 percent a year earlier (Table 2). By comparison, from 2012 through 2019, payroll growth averaged 5,600, or 2.3 percent, annually. The professional and business services and the leisure and hospitality sectors led job growth during the 12 months ending September 2021, adding respective averages of 500 and 800 jobs, or 2.8 and 3.3 percent. In March 2020, nonessential travel over the U.S.-Mexico border was restricted to contain the spread of the COVID-19 virus. Although restrictions were to be temporary, they were extended, and the limits on cross-border commerce and a downturn in the energy sector have affected the local economy, particularly the service sectors. The leisure and hospitality sector was the most impacted

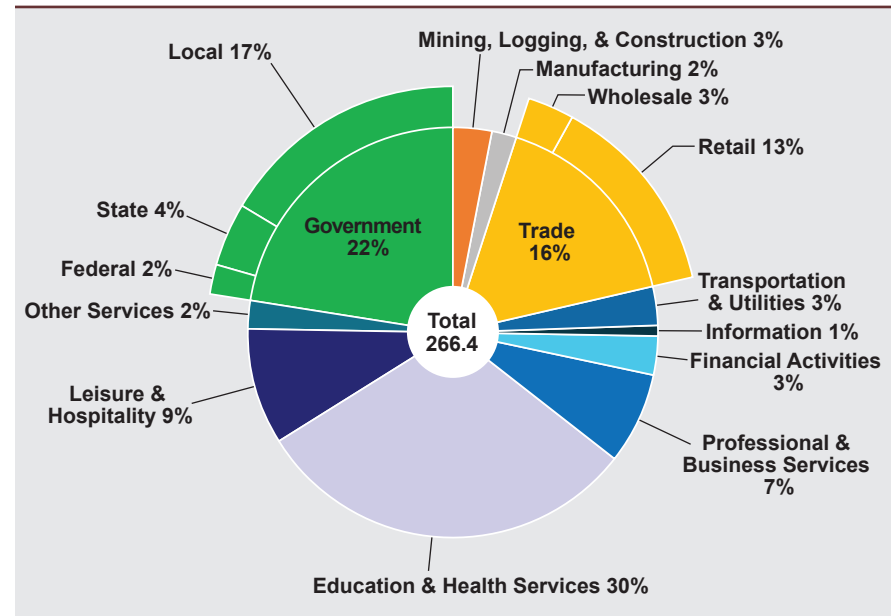
**Table 1. Major Employers in the McAllen HMA**

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Doctor's Hospital at Renaissance Health	Education & Health Services	5,325
University of Texas Rio Grande Valley	Government	5,000
H-E-B, LP	Wholesale & Retail Trade	4,650
Hidalgo County	Government	3,400
Walmart Inc.	Wholesale & Retail Trade	3,150
U.S. Customs and Border Protection (Rio Grande Valley)	Government	3,000
McAllen South Texas Health System	Education & Health Services	2,750
McAllen Medical Center	Education & Health Services	2,500
South Texas College	Government	2,325
City of McAllen	Government	2,050

Note: Excludes local school districts.

Sources: Workforce Solutions, 2021; McAllen Chamber of Commerce, 2020

**Figure 2. Share of Nonfarm Payroll Jobs in the McAllen HMA, by Sector**



Notes: Total nonfarm payroll is in thousands. Percentages may not add to 100 percent due to rounding. Based on 12-month averages through September 2021.

Source: U.S. Bureau of Labor Statistics

during the pandemic, declining by 9,900 jobs, or 37 percent, from March 2020 to April 2020, before recouping 85 percent of jobs by September 2021 (not seasonally adjusted). During the 12 months ending September 2021, the leisure and hospitality sector totaled 24,700 jobs, an increase of 800, or 3.3 percent, from the previous year. According to the Federal Reserve Bank of Dallas, real retail sales declined in the HMA by approximately \$236 million, or 7.2 percent, from the fourth quarter of 2019 to the second quarter of 2020 during the initial onset of the pandemic. The trade sector declined by 2,200 jobs, or 4.8 percent, during the 12 months ending September 2020, but since increased 400 jobs, or 0.9 percent, during the 12 months ending September 2021.

**Table 2. 12-Month Average Nonfarm Payroll Jobs (1,000s) in the McAllen HMA, by Sector**

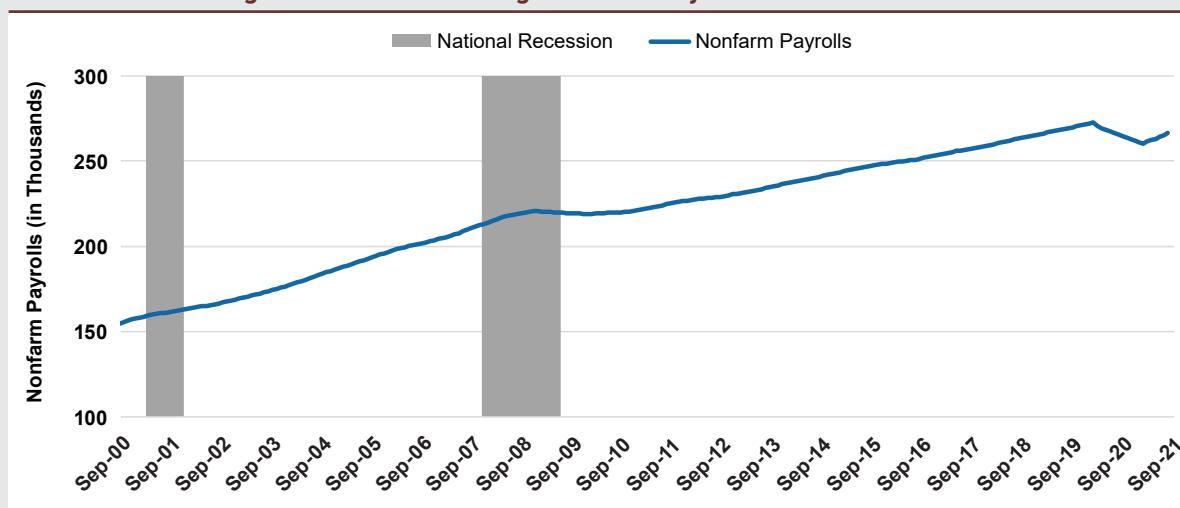
	12 Months Ending September 2020	12 Months Ending September 2021	Absolute Change	Percentage Change
<b>Total Nonfarm Payroll Jobs</b>	<b>265.5</b>	<b>266.4</b>	<b>0.9</b>	<b>0.3</b>
<b>Goods-Producing Sectors</b>	<b>14.8</b>	<b>13.7</b>	<b>-1.1</b>	<b>-7.4</b>
Mining, Logging, & Construction	7.8	7.2	-0.6	-7.7
Manufacturing	7.0	6.5	-0.5	-7.1
<b>Service-Providing Sectors</b>	<b>250.7</b>	<b>252.7</b>	<b>2.0</b>	<b>0.8</b>
Wholesale & Retail Trade	42.9	43.3	0.4	0.9
Transportation & Utilities	8.6	9.0	0.4	4.7
Information	2.7	2.7	0.0	0.0
Financial Activities	9.0	9.1	0.1	1.1
Professional & Business Services	17.6	18.1	0.5	2.8
Education & Health Services	80.5	80.7	0.2	0.2
Leisure & Hospitality	23.9	24.7	0.8	3.3
Other Services	5.4	5.2	-0.2	-3.7
Government	60.1	59.9	-0.2	-0.3

Notes: Based on 12-month averages through September 2020 and September 2021. Numbers may not add to totals due to rounding. Data are in thousands.  
Source: U.S. Bureau of Labor Statistics

## Economic Periods of Significance

### 2001 Through 2005

The strongest nonfarm payroll growth in the last 20 years occurred during 2001 through 2005, when nonfarm payrolls increased by an average of 7,600, or 4.4 percent, annually (Figure 3). The largest gains from 2001 through 2005 were in the education and health services sector, increasing by an average of 3,600, or 11.6 percent, annually. Driscoll Children's Hospital opened in 2003, contributing in part to the expansion of the education and health services sector during the period. The wholesale and retail trade sectors contributed to growth during the period, increasing by an average of 900, or 2.7 percent,

**Figure 3. 12-Month Average Nonfarm Payrolls in the McAllen HMA**

Note: 12-month moving average.

Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

annually, largely due to cross-border traffic and the subsequent expansion of retail trade. The HMA has benefited from several bridges and ports of entry that enhance commerce. Trenton Crossing shopping center opened in 2002 with a large selection of retail stores, contributing in part to the expansion of the sector. As commerce expanded, transportation and logistics became an important emerging industry. The \$4.9 million McAllen Central Station opened in 2001, connecting domestic and international bus lines along the U.S.-Mexico border and streamlining travel for tourists and laborers. Partly offsetting job growth from 2001 through 2005 was a decline in the manufacturing sector of an average of 700 jobs, or 6.8 percent, annually, due in part to the national recession that occurred in 2001.

### 2006 Through 2008

Preceding the Great Recession, job growth in the HMA slowed slightly from the height of the early 2000s. From 2006 through 2008, nonfarm payroll growth averaged 8,200, or 4.0 percent, annually. The education and health services sector continued to contribute to job growth, though at a slower pace, increasing an average of 3,000, or 6.7 percent, annually. In March 2006, Edinburg Children's Hospital opened and, in 2007, joined the South Texas Health System as the first freestanding pediatric hospital in the Rio Grande Valley, adding nearly 250 jobs. From 2006 through 2008, the wholesale and retail trade sector increased by an average of 1,600 jobs, or 4.3 percent, annually, and benefited from the opening of Sharyland Towne Crossing shopping center in the city of Mission in 2006 and Palms Crossing shopping center in the city of McAllen in 2007. The government sector also increased from 2006 through 2008 by an average of 1,600, or 3.2 percent, annually. The local government subsector accounted for most of the gain during the period, increasing by an average of 1,300, or 3.1 percent, annually. A downturn in the automotive industry affected maquiladora employment in the neighboring city of Reynosa, Mexico, resulting in decreased employment in the manufacturing sector in both countries. Consequently, the manufacturing sector in the HMA declined by an average of 200, or 2.8 percent, annually from 2006 through 2008.

### 2009

The local economy weakened during 2009 because of the effects of the Great Recession and the housing market crisis. In 2009, nonfarm payrolls declined by 1,600, or 0.7 percent, to 218,900. Though job declines occurred in nearly every sector, the largest losses were in the mining, logging and construction, the manufacturing, and the wholesale and retail trade sectors, declining by 1,400, 1,200, and 1,200, or 13.5, 15.2, and 3.0 percent, respectively. Sector gains only occurred in the education and health services and the government sectors, increasing by 3,100 and 1,400, or 6.1 and 2.6 percent, respectively. Government sector employment increased partly because of the additional hiring of 360 border patrol agents coinciding with the opening of the Anzalduas International Bridge in 2009.

### 2010 Through 2014

By 2010, the local economy recovered job losses that occurred in 2009, and from 2010 through 2014, jobs increased by an average of 4,700, or 2.1 percent, annually. The education and health services sector continued to lead job gains during the period, with an average annual increase of 1,700, or 2.9 percent. Job growth was strong from 2010 through 2014 in the wholesale and retail trade sector, which increased by an average of 1,100, or 2.7 percent, annually. Increased shipping activity through the Hidalgo port of entry contributed to the gain. Shipping activity increased from \$24.7 billion in 2010 to a high point in 2014 of \$30.6 billion (Census Bureau, Economic Indicators Division). The mining, logging, and construction sector had net gains from 2010 through 2014, averaging 200, or 2.1 percent, annually, partly due to the construction of the 54,000-square foot Edinburg Conference Center at Renaissance.

### 2015 Through 2019

Nonfarm payrolls increased by an average of 5,700, or 2.2 percent, annually from 2015 through 2019. The education and health services, the leisure and hospitality, and the government sectors led job gains, increasing by averages of 3,400, 1,000, and 800, or 5.0, 4.2, and 1.4 percent, respectively. In 2016,

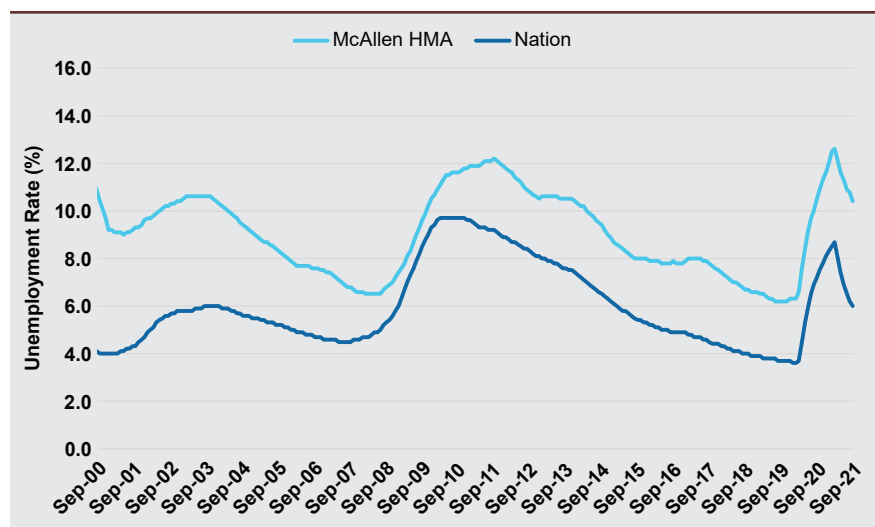
the UTRGV School of Medicine opened with 55 students, and in 2019, DHR Health Institute for Research and Development opened an 83,000-square foot research facility. Growth in the wholesale and retail trade sector decelerated during the period to 100, or 0.3 percent, annually, because more retail outlets

south of the border and a relatively weaker Mexican peso value affected border retail sales. As large commercial construction projects came to an end, jobs in the mining, logging, and construction sector declined by an average of 400, or 3.9 percent, annually, partly offsetting nonfarm payroll growth overall.

## Unemployment Trends

The McAllen HMA has historically sustained relatively high unemployment, which has been approximately 3 percentage points higher than the state of Texas average since 2000. From 2001 through 2005, unemployment in the HMA averaged 9.5 percent before declining to an average of 7.1 percent during 2006 through 2008 (Figure 4). During 2009, the local economic

**Figure 4. 12-Month Average Unemployment Rate in the McAllen HMA and the Nation**



Note: Based on the 12-month moving average.  
Source: U.S. Bureau of Labor Statistics

downturn contributed to the average unemployment rate in the HMA increasing to 10.5 percent, compared with the state and national rates of 7.5 and 9.3 percent, respectively. The unemployment rate remained elevated in the HMA, reaching 11.9 percent by 2011, but it subsequently declined during each of the next 8 years, to 6.3 percent in 2019, when the state and national unemployment rates were 3.5 and 3.7 percent, respectively. During the 12 months ending September 2021, the average unemployment rate in the HMA was 10.4 percent, down from 10.5 percent 12 months earlier and down from the recent high of 12.6 percent during the 12 months ending March 2021. During the same period, the unemployment rates for the state and the nation averaged 6.6 and 6.0 percent, down from 6.8 and 7.2 percent during the previous 12-month period, respectively.

## Forecast

During the 3-year forecast period, nonfarm payroll growth is expected to average 2.5 percent a year, with faster growth in the first year before decelerating slightly during the second and third years as the labor market stabilizes. Job gains are expected to be particularly strong in the leisure and hospitality and the trade sectors because cross-border travel is expected to resume on November 8, 2021. Subsequently, the service sectors are anticipated to expand for the holiday and Winter Texan seasons. The education and health services sector will continue to contribute to job growth, and home health will continue to be an expanding industry in the HMA.



# Population and Households

Current Population: 880,700

Population growth in the McAllen HMA has been considerably slower every year since the end of 2012, when net out-migration began, combined with a continued decline in birth rates.

## Population Centers in the HMA

The population of the McAllen HMA is estimated at 880,700 as of October 1, 2021 (Table 3). Hidalgo County is the eighth most populated county in Texas, and the city of McAllen is the largest city in the HMA, with 142,200 residents (U.S. Census Bureau, 2020 Decennial Census). The county seat is the city of Edinburg, with 100,200 residents as of April 2020. Other population centers in the HMA include the cities of Mission and Weslaco, with approximately 80,000 residents each.

## Population Trends

During most of the period since 2000, economic conditions have affected demographic and migration trends, determining overall population growth in the HMA. Economic expansion and subsequent population growth were strongest throughout the early 2000s in the HMA (Figure 5). Reflecting significant job growth during most of the 2000s, population growth was strong from 2000 to 2008, averaging 20,250, or 3.2 percent, with net in-migration averaging 7,050 people annually.

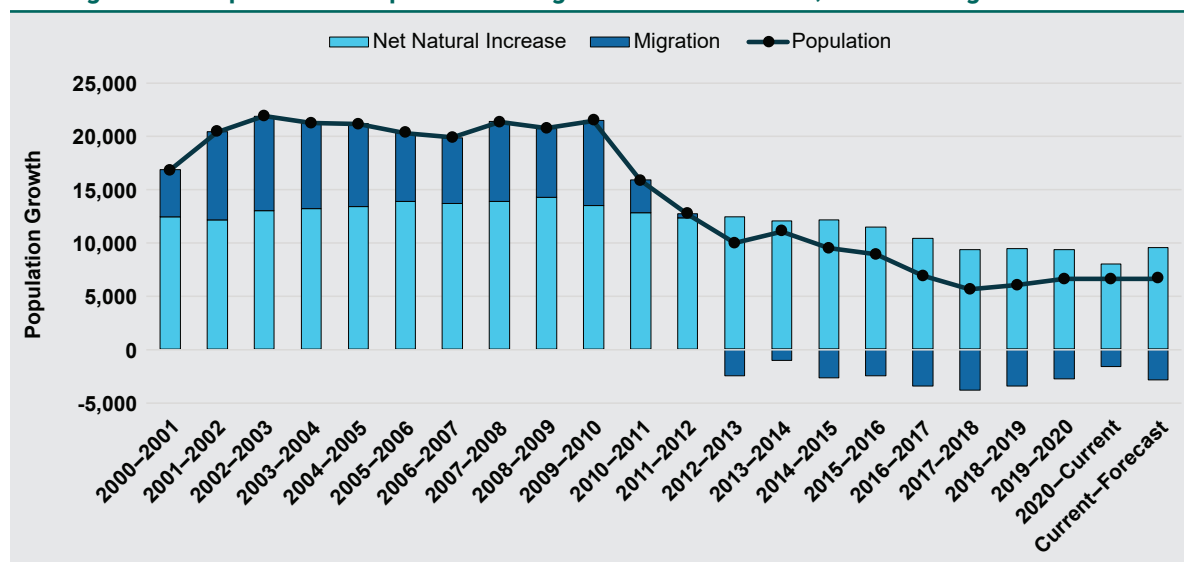
**Table 3. McAllen HMA Population and Household Quick Facts**

Population Quick Facts	2010	Current	Forecast
	Population	774,769	880,700
	Average Annual Change	20,550	9,200
	Percentage Change	3.1	1.1
Household Quick Facts	2010	Current	Forecast
	Households	216,471	264,000
	Average Annual Change	5,975	4,125
	Percentage Change	3.3	1.7

Notes: Average annual changes and percentage changes are based on averages from 2000 to 2010, 2010 to current, and current to forecast. The forecast period is from the current date (October 1, 2021) to October 1, 2024.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst

**Figure 5. Components of Population Change in the McAllen HMA, 2000 Through the Forecast**



Notes: Data displayed are average annual totals. The forecast period is from the current date (October 1, 2021) to October 1, 2024. Sources: U.S. Census Bureau; current to forecast—estimates by the analyst

Although economic conditions weakened in 2009, population growth remained relatively steady from 2008 to 2012, averaging 21,750, or 2.9 percent, annually, with net in-migration averaging 7,500 people annually. In the years following the Great Recession and housing crisis, however, economic growth was significantly less compared with most of the previous decade, contributing to slower population growth

and, beginning in 2012, net out-migration each year. From 2012 to current, a period that includes a decline in international migration, as well as residents leaving the HMA—attracted to higher paying jobs in the Eagle Ford Shale an hour north of the HMA—population growth averaged 7,900 or 0.9 percent, the lowest rate of growth since 2000. Since 2012, net out-migration averaged 2,550 people a year.

## Demographic Trends

### Age Cohort Trends

The demographic trends of the McAllen HMA characterize it as younger compared with the state and the nation, but the HMA is aging. The HMA has a relatively young population. In 2019, the median age was 29.6 years, compared with 35.1 for the state of Texas and 38.5 nationally (2019 American Community Survey [ACS] 1-year data; Table 4). Although relatively younger than the nation and the state, the population in the HMA has aged since 2000—a trend also present at the national and state levels. In 2000, the median age in the HMA was 27.2 years, but by 2010 this had increased to 28.3 years (U.S. Census Bureau, Decennial Census). The cohort of residents

**Table 4. Selected Population and Household Demographics**

	McAllen HMA	Nation
Population Age 18 and Under	32.1%	22.2%
Population Age 65 and Over	11.4%	16.5%
Median Age	29.6	38.5
Bachelor's Degree or Higher Over Age 25	19.0%	33.1%
Population Below Poverty Level	27.3%	12.3%
Households With One or More People Under Age 18	48.3%	29.9%
Households With One or More People 65 Years and Over	27.2%	30.9%
Hispanic	92.5%	18.4%
Non-Hispanic	7.5%	81.6%
Median Household Income	\$41,800	\$65,700

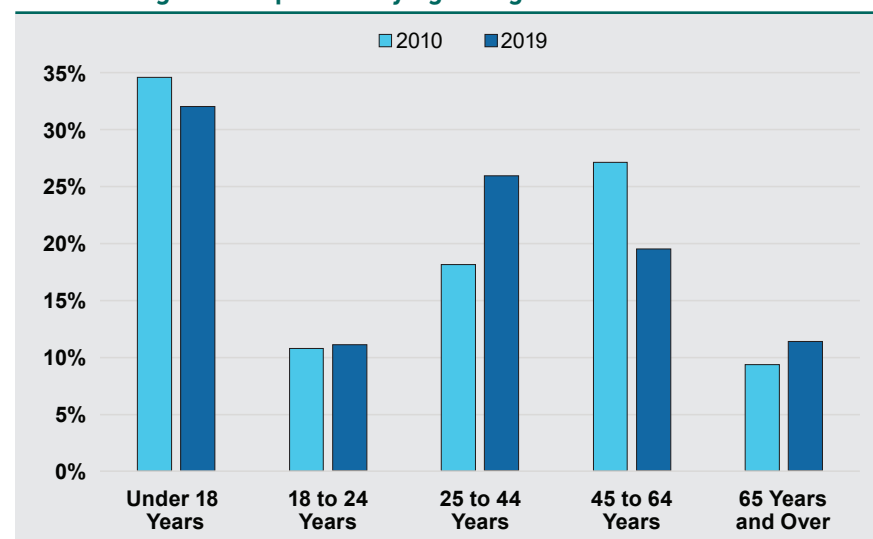
Source: 2019 American Community Survey, 1-year data

aged 65 and older grew at an average rate of 3.4 percent annually from 2010 to 2019 (ACS 1-year data), compared with an average of 2.7 percent annually from 2000 to 2010 (Decennial Census). As a result, the cohort of residents aged 65 and older in the HMA increased from 9.3 percent of the population in 2010 to 11.4 percent in 2019 (Figure 6). Conversely, the under 18 age cohort grew an average of 0.4 percent annually from 2010 to 2019 (ACS 1-year data) compared with an average annual increase of 2.9 percent from 2000 to 2010 (Decennial Census). From 2000 to 2010, the average annual overall population growth was 20,550, or 3.1 percent, but since 2010, the growth rate was 9,200, or 1.1 percent.

### Net Natural Increase Trends

Declining net natural increase in the HMA has contributed to slower population and household growth since 2000. From 2000 to 2010, net natural increase averaged 13,400, annually, or more than 65 percent of total population growth. Those numbers have significantly declined; net natural increase

**Figure 6. Population by Age Range in the McAllen HMA**



Source: 2010 and 2019 American Community Survey, 1-year data

averaged 12,350 from 2010 to 2015, but since 2015, net natural increase has slowed to 9,625 annually. Most of the decline in net natural increase since 2000 is attributable to a noteworthy decrease in birth rates in the HMA. The birth rate in the HMA in 2000 was 117.7 per 1,000 women of childbearing age, or ages 15 through 44, before declining to 95.1 in 2010 (National Center for Health Statistics). In 2019, the birth rate in the HMA was estimated at 74.9 per 1,000 women of childbearing age, or a decline of 21 percent since 2010. By comparison, birth rates in the state of Texas and the nation averaged 62.5 and 58.3 per 1,000 women of childbearing age in 2019, down from 72.5 and 64.1 in 2010, respectively.

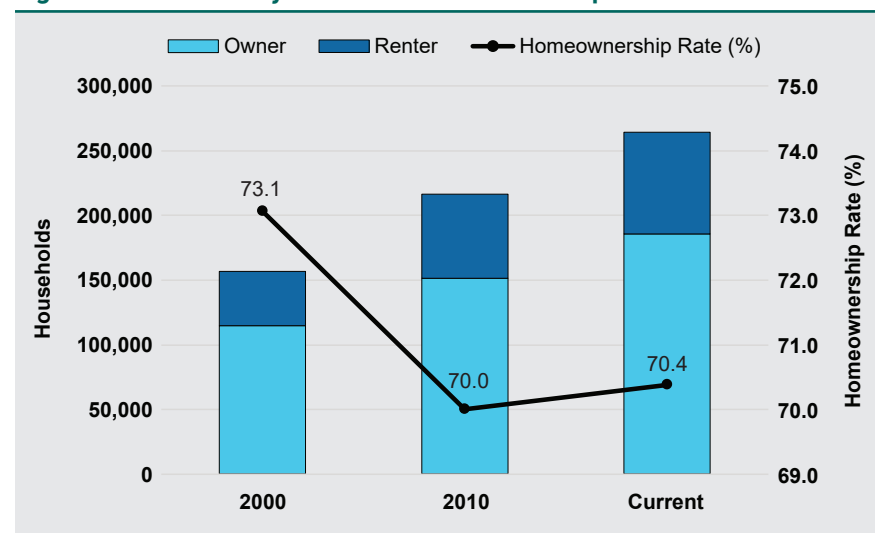
## Income and Poverty

Overall income earnings in the HMA are significantly lower compared with the state of Texas and the nation, and the HMA has one of the highest poverty rates among metropolitan areas in the nation. Median household income in the HMA is approximately 36 percent below the national median. In 2019, the median household income in the HMA was \$41,800, compared with \$64,000 and \$65,700 for the state of Texas and the nation, respectively (ACS 1-year data). The percentage of residents below the poverty level in the HMA was 27.3 percent in 2019. By comparison, the percentage of the population below the poverty level was 13.6 percent in the state of Texas and 12.3 percent nationally. Although the percentage of residents in the HMA with incomes below the poverty level is relatively high compared to the state and nation, the rate recorded in 2019 represents a significant improvement from the 37.7 percent of the population below the poverty level in 2010. Poverty rates in many South Texas metropolitan areas, however, are still approximately twice the rate for the state of Texas, and poverty rates in the HMA are much higher for residents in colonias. Approximately 990 colonias are located in the McAllen HMA, accounting for 43 percent of all colonias in Texas (United States Geological Survey Colonias Health, Infrastructure, and Platting Status). These colonias have higher poverty rates compared with the HMA. In 2010, an estimated 40 percent of all Texas colonia residents were below the poverty level, and another 20 percent were at or slightly above the poverty level (Dallas Federal Reserve Bank, Las Colonias in the 21st Century, 2015).

## Household Trends

Household growth has generally outpaced population growth in the HMA during the past two decades, but since 2010, slower net natural increase, combined with lower net in-migration during the early 2010s and net out-migration since 2012, have contributed to slower household growth. From 2000 to 2010, the number of households increased by an average of 5,975, or 3.3 percent, annually, a faster pace compared with the 3.1-percent average annual population growth during the same period. Household growth has slowed since 2010 due to a relatively smaller net natural increase, combined with consistent net out-migration, which emerged in the HMA in 2012. Since 2010, the number of households increased by an average of 4,125, or 1.7 percent, annually, which, while considerably slower than household growth in the previous decade, is a relatively much faster pace than the average increase of 1.1 percent annually in the population. Homeownership in the HMA has also increased since 2010 (Figure 7). The acceleration in household formation, relative to population growth, is partly dependent on net natural

**Figure 7. Households by Tenure and Homeownership Rate in the McAllen HMA**



Note: The current date is October 1, 2021.

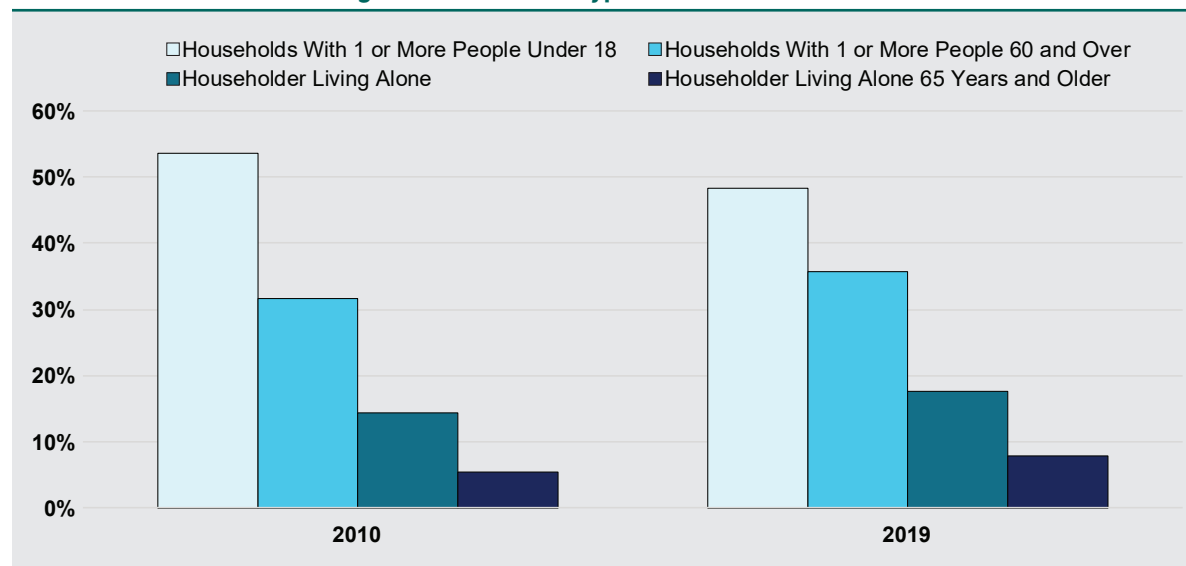
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst

increase, which has declined as the HMA population ages and birth rates continue to decline, evident in changing household types (Figure 8). From 2010 to 2019, the share of people living alone in the HMA increased from 14.4 percent to 17.6 percent, whereas households with one or more children declined from 53.5 percent to 48.3 percent.

## Forecast

During the next 3 years, the population of the HMA is expected to increase by an average of 6,675, or 0.8 percent, annually, with continued net out-migration, although at a slightly slower pace than in recent years. Net out-migration from the HMA is expected to decrease during the second and third years as the economy expands. Household growth in the HMA is expected to average 3,750, or 1.4 percent, annually during the next 3 years.

**Figure 8. Household Types in the McAllen HMA**



Source: American Community Survey, 1-year data



# Home Sales Market

## Market Conditions: Tight

Strong home sales demand during the past 2 years more than offset increased sales construction activity, leading to a tight sales market.

## Sales Market Conditions Overview

The sales market in the McAllen HMA is currently tight, despite increased sales construction activity since 2019, because low interest rates supported increased sales demand. The sales vacancy rate is currently estimated at 1.2 percent, down from 1.8 percent in April 2010. Much like the nation, sales demand outpaced supply in the sales market for the HMA during the past 2 years. In September 2021, a 2.3-month supply of homes was available for sale in the HMA, down from 3.4 months a year ago and well below both the 12.3-month supply in July 2011 and the peak level of a 15.9-month supply in November 2000 (Texas A&M Real Estate Research Center). During the 12 months ending September 2021, new and existing home sales—including single-family homes, townhomes, and condominiums—increased by 830, or 6 percent, to 15,100 homes sold in the HMA compared with the previous 12 months (CoreLogic, Inc.; Table 5). Resale home sales accounted for most of the gain and were approximately 88 percent of total home sales. With a limited supply of new homes locally, compared with increased demand due to low mortgage rates, home sales prices have increased rapidly since the onset of the pandemic. During the 12 months ending September 2021, the average new and existing home sales price increased by \$43,400, or 31 percent, to \$181,900, compared with the previous 12 months when the average price increased 2 percent.

## Home Sales Trends

### Resale Home Sales Trends

The resale home sales market in the HMA has varied from soft to tight during the past 2 decades. Resale home sales were strongest in 2005,

Table 5. Home Sales Quick Facts in the McAllen HMA

	McAllen HMA	Nation
<b>Vacancy Rate</b>	1.2%	NA
<b>Months of Inventory</b>	2.3	2.4
<b>Total Home Sales</b>	15,100	6,660,000
1-Year Change	6%	15%
<b>New Sales Price</b>	\$224,100	\$434,900
1-Year Change	20%	6%
<b>Existing Sales Price</b>	\$177,800	\$389,500
1-Year Change	34%	20%
<b>Mortgage Delinquency Rate</b>	5.2%	2.5%

NA = data not available.

Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending September 2021; and months of inventory and mortgage delinquency data are as of September 2021. The current date is October 1, 2021.

Sources: Vacancy rate—estimates by the analyst; months of inventory—CoreLogic, Inc. for the nation, Texas A&M Real Estate Center for the HMA; HMA home sales and prices—CoreLogic, Inc.; national home sales and prices—Zonda

when 14,150 homes sold as interest rates declined and lending requirements became more lenient, driving up demand. Conversely, resale home sales declined from 2006 through 2010 by an average of 1,350, or 12 percent, annually, to 7,425 in 2010, due to the housing crisis and the effects of the Great Recession. During 2011, the unemployment rate remained elevated in the HMA, and resales remained relatively flat as the first-time homebuyer tax credit expired in 2010. As the economy continued to recover, resale home sales modestly increased an average of 200, or 3 percent, annually from 2012 through 2013. In 2014, resale home sales increased 9 percent, to 8,450, as economic growth continued and demand shifted from new home sales in the HMA. With slowing population growth and declining demand, due in part to net out-migration, resale home sales grew modestly by an average of 280 homes sold, or 3 percent, annually from 2015 through 2016. As demand strengthened, resale home sales increased from 2017 through 2019 by an average of 660 homes, or 7 percent, annually, to 11,000 homes sold. During the 12 months ending September 2021, 13,250 resale homes sold, an increase of 2,225 homes, or 20 percent, from the previous 12 months (Figure 9).

## New Home Sales Trends

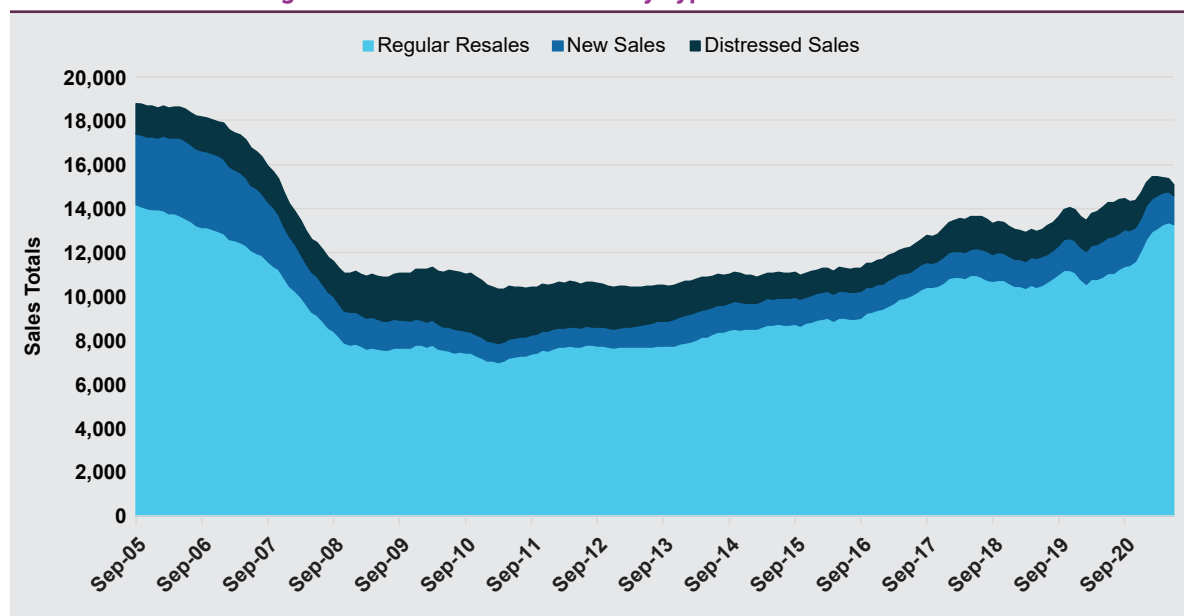
New home sales in the HMA have never fully recovered to the peak levels during the early 2000s, when low interest rates spurred strong sales prior to the Great Recession. In 2006, new sales represented more than 19 percent of total sales in the HMA. After the peak of 3,475 new homes sold in 2006, the number of new home sales declined from 2007 through 2011 by an average of 520 homes, or 24 percent, annually, as economic conditions weakened and mortgage lending standards tightened. In 2012, as economic conditions began to improve, 860 new homes were sold, representing 8 percent of total sales. From 2013 through 2017, new home sales increased modestly by an average increase of 50, or 5 percent, annually, to 1,125 new homes sold in 2017. From 2018 through 2019, new home sales increased rapidly as the economy continued to expand; new home sales increased by an average of 100, or 9 percent, annually. During the 12 months ending September 2021, an average of 1,325 new homes were sold, a decrease of 19 percent from the previous 12 months. New home sales during the past 12 months represented approximately 9 percent of total sales in the HMA.

## Resales and New Sales Price Trends

### Resale Sales Price Trends

Resale home prices in the HMA continued to rise due to low inventory levels leading to double-

Figure 9. 12-Month Sales Totals by Type in the McAllen HMA



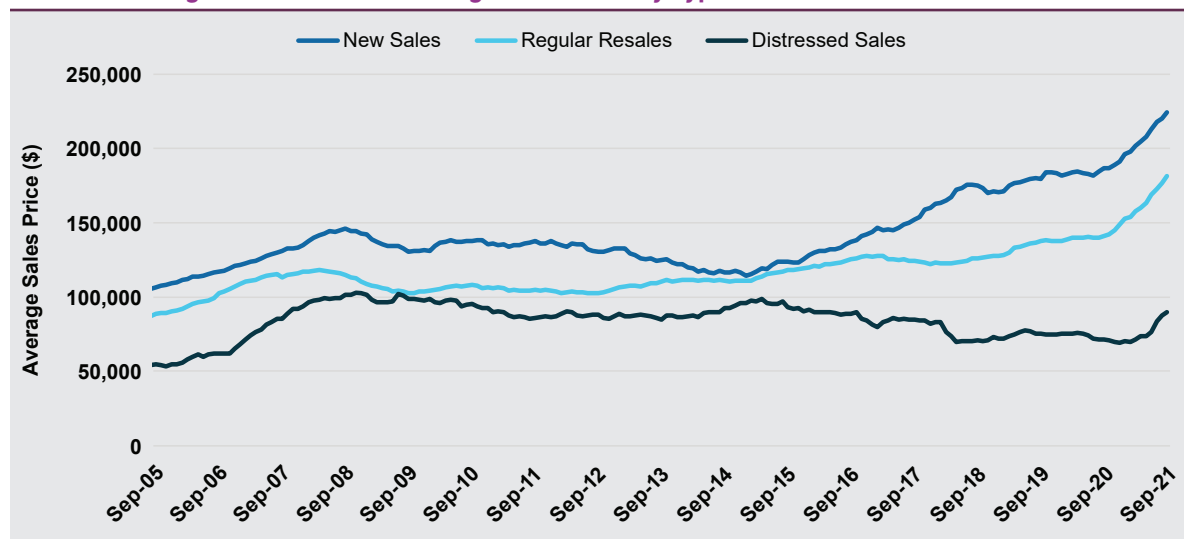
Source: CoreLogic, Inc.

digit price growth during the 12 months ending September 2021. Preceding the most recent trends, resale home price growth was strongest at the peak of the housing bubble, when prices increased 19 percent to \$107,000 during 2006. Prices in the HMA increased further leading up to the national housing crash in 2007, rising nearly 9 percent to \$116,100. Due to decreased economic growth and the fallout from the housing crisis, resale home prices decreased an average of \$6,225, or 6 percent, annually, from 2008 through 2009, to \$103,700. Improving economic conditions led to resale home prices increasing an average of 2 percent annually from 2010 through 2013. As slower population growth ensued in the HMA during 2014, resale home prices declined less than 1 percent to \$110,800. Resale home prices began to increase consistently every year from 2015 through 2019, at an average rate of 4 percent annually, to \$137,800 in 2019. A surge in demand led to unprecedented price growth, and regular resale prices increased during the 12 months ending September 2021 by \$41,150, or 28 percent, to \$181,100. By comparison, during the 12 months ending September 2020, prices increased nearly 3 percent during the initial adjustment to the pandemic (Figure 10).

## New Sales Price Trends

Trends in new home sales in the McAllen HMA followed the overall trends in the economy, with sales growth accelerating with job growth. The average new home sales price increased 13 percent in 2005 and increased another 11 percent to \$120,800 in 2006 because lenient lending practices spurred strong housing demand, fueling a boom in new construction before the Great Recession. Price growth for new homes slowed slightly from 2007 through 2008, with the average price for a new home increasing an average of 9 percent annually to \$142,500 in 2008. During the local economic downturn in 2009, the average new home sales price declined an average of 8 percent, to the recession-low of \$131,400, before increasing 3 percent to \$135,300 in 2010 because increased demand stemming from the first-time homebuyer tax credit interrupted the otherwise steady decline. The average new home sales price declined an average of 4 percent annually, from 2011 through 2014, to \$116,300 as demand shifted to lower priced resales. From 2015 through 2019, price growth was strong, with the average price for new homes increasing an average of 10 percent annually to \$183,100. During the 12 months ending September 2021, the average new home price increased 20 percent, compared with the previous 12 months, to \$224,100, because of the increased cost of building materials for new construction and the limited available supply.

Figure 10. 12-Month Average Sales Price by Type of Sale in the McAllen HMA



Source: CoreLogic, Inc.

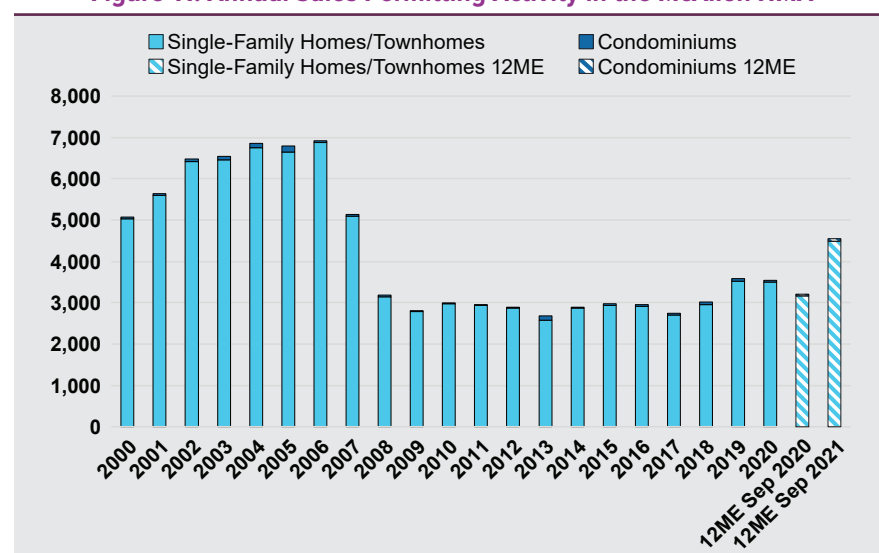
## Distressed Sales and Delinquent Mortgages

Prior to recent trends, the rate of mortgages that were seriously delinquent or in real estate owned (REO) status in the McAllen HMA reached a high point in January 2010, at 8.1 percent, compared with a 5.8-percent rate in Texas and an 8.6-percent rate nationwide during the same month (CoreLogic, Inc.). The rate in the HMA declined consistently from that previous peak level to 2.1 percent in March 2020, compared with a 1.3-percent rate both statewide and nationwide. During 2020, however, from May to August, the rate of seriously delinquent loans and REO properties nearly tripled, to a peak of 9.1 percent in August 2020, due to the impact of the COVID-19 pandemic and the resulting recession. Many borrowers took advantage of mortgage loan payment forbearance. As of September 2021, 5.2 percent of mortgages are seriously delinquent or in REO status, compared with 3.1 percent for the state of Texas and 2.5 percent for the nation. Loans in foreclosure in the HMA, however, account for 0.3 percent of mortgages, down from 0.4 percent the previous year and down significantly from 2.5 percent during the peak in October 2011. During the 12 months ending September 2021, less than 4 percent of existing sales were distressed sales, down from approximately 13 percent during the 12 months ending September 2020. Distressed sales peaked in the HMA in January 2011, at 26 percent of existing sales.

## Sales Construction Activity

Homebuilding, as measured by the number of building permits issued for sales housing, which includes single-family homes, townhomes, and condominiums in the HMA, peaked in the early 2000s. Leading up to the peak, from 2000 through 2001, homebuilding averaged 5,350 homes annually. From 2002 through 2006, homebuilding increased by 250 homes, or 4 percent, annually, to a peak of 6,925 homes in 2006 (Figure 11). Sales construction activity declined each year from 2007 through 2009, with an average decrease of 26 percent annually to 2,800 homes, a consequence of the housing market downturn. When the economy of the HMA rebounded in 2010, sales construction activity increased slightly to 3,000 homes. From 2011 through 2017, however, sales construction activity declined, averaging 2,875 homes annually. Decreased population growth, the expiration of the first-time homebuyer tax credit in 2010, and increased construction costs resulted in decreased demand during the period. In 2018, however, improved economic

**Figure 11. Annual Sales Permitting Activity in the McAllen HMA**



12ME = 12 months ending.

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2020 final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

growth led to stronger construction activity, and homebuilding increased to 3,025 before increasing 18 percent to 3,575 permits in 2019. Demand for new homes increased in part because household growth continued. In addition, the lowering of mortgage rates allowed some former renters in the HMA to become homeowners, particularly among the 25-to 44-years age cohort. During the 12 months ending September 2021, 4,550 homes for sale were permitted, a 41-percent increase from the previous 12 months, when 3,225 homes were permitted (preliminary data, with adjustments by the analyst).

## New Construction

Esperanza Homes announced plans for three new residential subdivisions in the cities of McAllen and Edinburg, as well as the Pharr-San Juan area. Aqualina at Tres Lagos, in the city of McAllen, is expected to complete 41 homes starting in the low \$300,000s, centered around a man-made lake and a park, with presales beginning in the fall of 2021. In the city of Edinburg, the Silos will be part of the La Sienna master-planned community, with an anticipated 100 new homes. The first 60 homes will be available for presale at the end of 2021, starting in the mid-\$200,000s. In the Pharr-San Juan area, Sioux Coves, a new starter-home development, plans 50 homes in the first phase, with a total of 100 homes when complete and prices starting in the mid-\$100,000s.

## Forecast

During the next 3 years, demand is expected for 11,050 new sales units in the McAllen HMA (Table 6). Sales demand is expected to be strongest during the first year as the economy continues to improve and mortgage rates remain low. The 1,550 homes currently under construction are expected to meet a portion of the demand in the first year of the forecast.

**Table 6. Demand for New Sales Units in the McAllen HMA During the Forecast Period**

Sales Units	
<b>Demand</b>	11,050 Units
<b>Under Construction</b>	1,550 Units

Note: The forecast period is from October 1, 2021, to October 1, 2024.

Source: Estimates by the analyst



# Rental Market

## Market Conditions: Slightly Tight

Rental market conditions remain tighter than in 2010 despite an increase in inventory and a slowdown in household growth.

## Current Conditions and Recent Trends

The overall rental housing market in the McAllen HMA is slightly tight. The overall rental vacancy rate is currently estimated at 6.5 percent, down from 7.5 percent in 2010, when rental market conditions were softer. An increase in renter households since 2010 has contributed to the absorption of vacant rental units and the decline in the vacancy rate, particularly since the height of the pandemic. The overall rental vacancy rate is typically higher than the apartment vacancy rate in the HMA because of a large presence of buildings with two to four units and single-family rentals, which account for approximately 26.2 and 41.3 percent, respectively, of the total number of occupied rental units in the HMA (Table 7). The apartment market includes multifamily structures consisting of five or more units, accounting for approximately 21.5 percent of all renter-occupied units in the HMA, as well as a significant portion of the 26.2 percent of units in 2- to 4-unit structures called “apartment duplex/fourplex complexes” in the HMA. Finally, mobile homes (including other structure types) represent 11 percent of rental units.

**Table 7. Rental Market Quick Facts in the McAllen HMA**

Rental Market Quick Facts	2010 (%)		Current (%)
	Rental Vacancy Rate		7.5
			6.5
	2010 (%)		2019 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	46.8	41.3
	Multifamily (2–4 Units)	18.0	26.2
	Multifamily (5+ Units)	24.6	21.5
	Other (Including Mobile Homes)	10.5	11.0

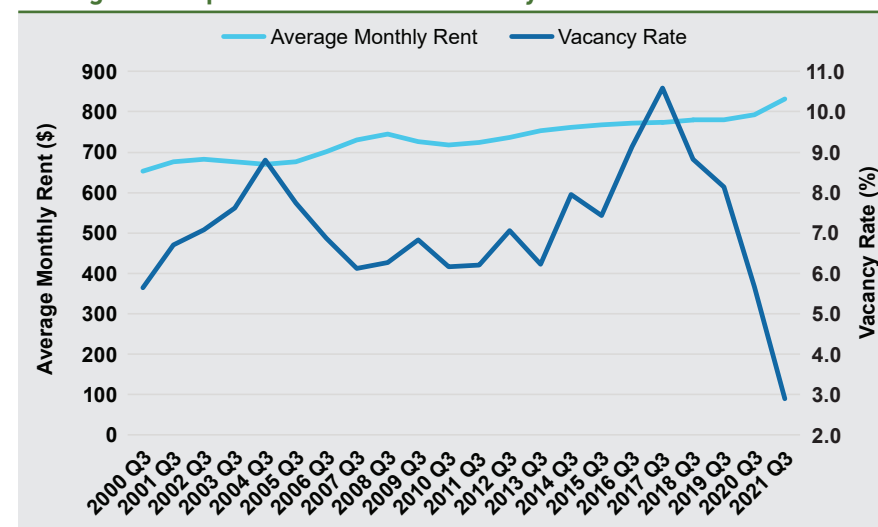
Notes: The current date is October 1, 2021. Percentages may not add to 100 due to rounding.

Sources: 2010 vacancy rate—2010 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2010 and 2019 American Community Survey

## Apartment Market Trends

The apartment market in the HMA is currently tight, and the average vacancy rate was 2.9 percent during the third quarter of 2021, down from 5.7 percent the previous year (CoStar Group). The average apartment rent in the HMA increased 5 percent from the third quarter of 2020 to \$832 during the third quarter of 2021, the largest annual rent growth in more than 20 years (Figure 12). Apartment vacancy rates were relatively high in the HMA during most of the 2000s because of increasing homeownership rates, which lessened overall rental demand. Before the local economic downturn caused by the Great Recession, the average apartment vacancy rate was 6.3 percent during the third quarter of 2008, up from 6.1 percent a year earlier, and the average rent increased 2 percent. From 2009 through 2010, the average apartment vacancy rates declined from 6.8 percent during the third quarter of 2009 to 6.2 percent during the third quarter of 2010. Rents also declined

**Figure 12. Apartment Rents and Vacancy Rates in the McAllen HMA**



Q3 = third quarter.

Source: CoStar Group

during the period, however, decreasing an average of 1 percent annually to \$717 during the third quarter of 2010. As the economy recovered, rent growth was moderate from 2011 to 2012, increasing an average of 2 percent annually to \$737, even as vacancy rates increased from 6.2 percent to 7.1 percent. Job growth, combined with the impacts of the recession and consequent decline in rental construction, allowed absorption of excess inventory, leading to the tightening of the apartment market. The average apartment vacancy rate decreased to 6.2 percent during the third quarter of 2013, and the average rent increased 2 percent to \$753. As population growth and rental demand began to decline, so did rent growth, and from 2014 to 2015, the average apartment rent increased an average of 1 percent annually to \$769. The average vacancy rate increased to 8.0 percent during the third quarter of 2014 before declining to 7.4 percent during the third quarter of 2015. Slower economic growth occurred in 2015, and out-migration subsequently surged, with many renters moving away from the HMA. From the third quarter of 2016 to the third quarter of 2018, the average vacancy rate decreased from 9.1 to 8.8 percent, whereas rent growth averaged less than 1 percent annually. The apartment vacancy rate decreased to 8.1 percent during the third quarter of 2019, with practically no rent growth, because a large number of new apartment units entered the market and, simultaneously, demand increased for sales units in the HMA.

## Student Housing

Student apartments represent 39 percent of all apartment units built in the HMA since 2015, in part due to the growth of UTRGV, Texas A&M University Higher Education Center at McAllen, and South Texas College. An estimated combined 40,600 students reside in the HMA, with approximately 39,800 students living off-campus. To expand and retain the workforce in the region, Texas A&M University opened a Higher Education Center in the Tres Lagos community in the city of McAllen in 2018. South Texas College, a multi-campus community college with a full-time student population of 10,850 in 2021,

has associate degrees in art, science, technology, and allied health fields. UTRGV has several locations throughout the Rio Grande Valley, including in the cities of McAllen and Edinburg, with a 2020 undergraduate enrollment of 28,750, an increase of 830, or 3 percent, from the previous year (UTRGV). An estimated 28,175 UTRGV students, or approximately 98 percent, reside off-campus. During 2020, at the height of the pandemic, UTRGV school officials placed 85 percent of classes fully online to prevent the spread of COVID-19. The average student apartment vacancy rate in the CoStar Group-defined University of Texas, Pan American Edinburg market during the third quarter of 2021 was 3.1 percent, down significantly from 20.4 percent a year ago, and the average rent for student apartments was \$1,312, up \$34, or 3 percent, from the previous year (CoStar Group).

## Senior Housing

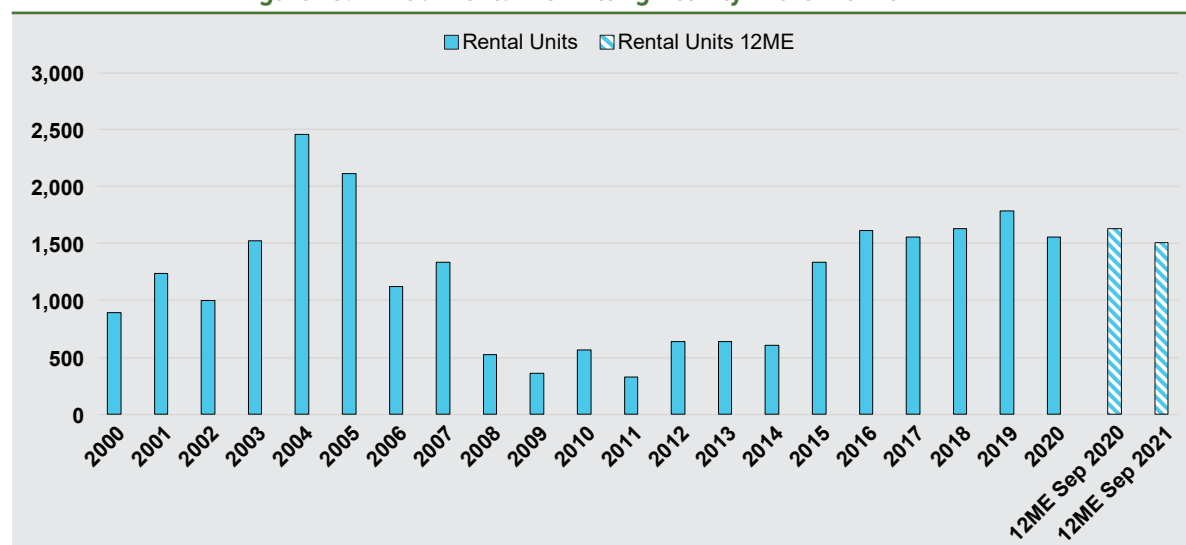
Reflecting increased demand stemming from a growing proportion of seniors, the number of age-restricted properties has increased in recent years. Since 2017, an estimated 63 percent of all apartments built in the HMA have been age- or income-restricted properties. Vacancy rates at age-restricted apartments increased from an average rate of 4.1 percent during the third quarter of 2020 to 5.1 percent during the third quarter of 2021 as COVID-19 cases again increased in the county (CoStar Group). Asking rents during the third quarter of 2021 averaged \$812 at senior apartments, an increase of 3 percent compared with the third quarter of 2020, when average rents were \$789, which in turn was a sharp decline from the third quarter of 2019, when average asking rents at senior apartments were \$851.

## Rental Construction

Rental construction activity, as measured by the number of rental permits issued, has increased significantly since 2015, but it remains below the peak of the previous decade. Rental construction activity levels were high from 2001 through 2003, averaging 1,250 units permitted annually, because strong

economic conditions and population growth supported larger rental development earlier in the decade (Figure 13). From 2004 through 2005, during the peak, rental construction activity averaged 2,275 units permitted annually but declined to an average of 1,225 annually, from 2006 through 2007, leading up to the Great Recession. Following the onset of the housing crisis and declining economic conditions, rental construction activity fell sharply and remained low, averaging 450 units annually from 2008 through 2011, reaching a low of 330 rental units permitted in 2011. Relatively stronger renter demand and economic growth in 2012 spurred rental development; rental production averaged 630 units permitted from 2012 through 2014. During 2015, rental construction increased, with 1,325 rental units permitted, before increasing further to an average of 1,600 units from 2016 through 2018. In 2019, rental construction activity increased to 1,775 units permitted. Most of the rental development from 2015 through 2019 occurred in the cities of Edinburg and McAllen because of growth among young residents attracted to higher education. Interestingly, most development, or 51 percent of all rental construction permitted in the HMA since 2015, has been 2-to-4-unit structures, whereas units in structures with 5 or more units accounted for 49 percent. Development of apartment duplex and fourplex communities is common and these types of units remain a popular choice among renters in the HMA. During the 12 months ending

**Figure 13. Annual Rental Permitting Activity in the McAllen HMA**



12ME = 12 months ending.

Note: Includes apartments and units intended for rental occupancy.

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2020 final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst

September 2021, approximately 1,500 units were permitted, down from 1,625, or 8 percent, from the 12 months ending September 2020. Labor and material shortages brought on by the pandemic contributed to the decrease in rental construction activity during the past year.

## New Construction

Market-rate apartments currently under construction in the HMA account for approximately 40 percent of total apartment units underway. Recently completed developments include Devon Place, a 120-unit property in the city of Edinburg offering one-, two-, and three-bedroom units with monthly rents ranging from \$1,119 to \$1,589; the property is currently in lease-up. New apartment construction has begun in the city of Edinburg at La Sienna Apartments, a new \$45 million luxury apartment community; the three-story development is expected to open in 2022 and include a combined 288 one-, two- and three-bedroom apartments. Other developments under construction include the Tree Apartments on Taylor Road in the city of McAllen. Completion of the 152-unit development is expected in early 2022, with rents ranging from \$950 to \$1,400 for one-, two-, and three-bedroom units.

Forecast

During the 3-year forecast period, demand is estimated for 4,225 new rental units in the HMA (Table 8). Demand is expected to increase slightly throughout the forecast period due to lower levels of net out-migration anticipated. The 1,200 units under construction are expected to satisfy a portion of the demand during the first year of the forecast.

Table 8. Demand for New Rental Units in the McAllen HMA During the Forecast Period

Rental Units	
Demand	4,225 Units
Under Construction	1,200 Units

Note: The forecast period is October 1, 2021, to October 1, 2024.  
Source: Estimates by the analyst





# Terminology Definitions and Notes

## A. Definitions

<b>Building Permits</b>	Building permits do not necessarily reflect all residential building activity that occurs in an HMA. 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.
<b>Colonias</b>	In Spanish, it means “community or neighborhood.” The Texas Office of the Secretary of State defines a colonia as a residential area along the Texas-Mexico border that may lack basic living necessities, such as potable water, sewer systems, electricity, paved roads, and safe housing.
<b>Demand</b>	The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.
<b>Distressed Sales</b>	Short sales and real estate owned (REO) sales.
<b>Existing Home Sales</b>	Include resale sales, short sales, and REO sales.
<b>Forecast Period</b>	10/1/2021–10/1/2024—Estimates by the analyst.
<b>Home Sales/ Home Sales Prices</b>	Includes single-family, townhome, and condominium sales.

<b>Maquiladora</b>	<b>Maquiladoras are factories in free-trade zones along the border that import material and equipment to assemble, process, or manufacture products for export from Mexico.</b>
<b>Net Natural Increase</b>	<b>Resident births minus resident deaths.</b>
<b>Poverty</b>	<b>The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family is less than the threshold for the family, then that family and every individual in it is considered in poverty.</b>
<b>Resales</b>	<b>These are home closings that have no ties to either new home closings (builders) or foreclosures. They are homes that were previously constructed and sold to an unaffiliated third party.</b>
<b>Rental Market/ Rental Vacancy Rate</b>	<b>Includes apartments and other rental units such as single-family, multifamily, and mobile homes.</b>
<b>Rio Grande Valley</b>	<b>The Rio Grande Valley, an area composed of Starr, Hidalgo, Willacy, and Cameron counties, lies along the Rio Grande River at the southernmost tip of Texas.</b>
<b>Seriously Delinquent Mortgages</b>	<b>Mortgages 90+ days delinquent or in foreclosure.</b>
<b>South Texas</b>	<b>The South Texas region includes four metropolitan statistical areas (MSAs): the Brownsville-Harlingen MSA, comprising Cameron County; the Corpus Christi MSA, which includes Aransas, Nueces, and San Patricio counties; the Laredo MSA, comprising Webb County; and the McAllen-Edinburg-Mission MSA, comprising Hidalgo County.</b>

## B. Notes on Geography

<b>1.</b>	<b>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.</b>
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2.	Urbanized areas are defined using the U.S. Census Bureau's 2010 Census Urban and Rural Classification and the Urban Area Criteria.
<b>C. Additional Notes</b>	
1.	This analysis has been prepared for the assistance and guidance of HUD in its operations. The information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.
2.	The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.
<b>D. Photo/Map Credits</b>	
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