



Q2 2025 AFFORDABLE HOUSING REPORT

DALLAS	HOUSTON-THE WOODLANDS-SUGAR LAND	AUSTIN	SAN ANTONIO	EL PASO
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7.2% Y-o-Y Change to FMR	12.7% Y-o-Y Change to FMR	1.3% Y-o-Y Change to FMR	2.9% Y-o-Y Change to FMR	3.7% Y-o-Y Change to FMR
\$1,884 FMR (2-bed)	\$1,529 FMR (2-bed)	\$1,949 FMR (2-bed)	\$1,501 FMR (2-bed)	\$1,192 FMR (2-bed)
22,452 Affordable Inventory (Units)	36,014 Affordable Inventory (Units)	25,875 Affordable Inventory (Units)	19,330 Affordable Inventory (Units)	8,515 Affordable Inventory (Units)
2,970 Affordable Units Under Construction	2,865 Affordable Units Under Construction	7,879 Affordable Units Under Construction	5,007 Affordable Units Under Construction	668 Affordable Units Under Construction
1,789 Planned Units	1,945 Planned Units	5,530 Planned Units	1,399 Planned Units	224 Planned Units
7,113 Prospective Units	3,136 Prospective Units	4,317 Prospective Units	3,596 Prospective Units	434 Prospective Units
4,419 Projected Completions Through 2027	4,547 Projected Completions Through 2027	10,136 Projected Completions Through 2027	6,491 Projected Completions Through 2027	1,081 Projected Completions Through 2027
90.00% Occupancy Rates	90.80% Occupancy Rates	84.50% Occupancy Rates	84.50% Occupancy Rates	96.10% Occupancy Rates

TEXAS DEMOGRAPHICS BY MSAs

	Dallas-Fort Worth-Arlington MSA	Houston-The Woodlands-Sugar Land MSA	Austin-Round Rock MSA	San Antonio-New Braunfels MSA	El Paso MSA	State of Texas
2025 Estimated Population*	8,350,354	7,716,819	2,578,764	2,782,334	894,383	31,387,159
Projected 2030 Population*	8,858,334	8,193,195	2,766,656	2,937,393	944,587	33,139,902
Population Change (2025- 2030)	6.1%	6.2%	7.3%	5.6%	5.6%	5.6%
2025 Estimated Median HHI*	\$92,307	\$84,790	\$103,858	\$78,218	\$59,951	\$80,541
Projected 2030 Median HHI*	\$107,300	\$93,093	\$129,219	\$90,453	\$67,205	\$91,313
Median HHI Growth (2025 - 2030)	16.2%	9.8%	24.4%	15.6%	12.1%	13.4%
HUD (Very Low (50%) Income Limits	\$58,650	\$50,550	\$66,900	\$48,300	\$39,700	\$49,400
Key Renter Age Group (18 to 35)	23%	23%	25%	23%	26%	23%
Households Earning \$35,000 or Less Annually	17%	20%	15%	21%	31%	21%
Renter-Occupied Housing Units	37%	35%	38%	34%	35%	34%
Blue Collar	33%	36%	27%	35%	39%	36%

*4 Persons in Family

Sources: RealPage; Moody's Analytics, YardiMatrix, CoStar, Tetrad

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