

Texas Housing Market

Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------

Is now a bad time to purchase a home in Texas?

With the current state of the housing market, whether now is a good time to purchase a home is a very controversial topic. People remain uncertain because of a multitude of factors such as market stability, interest rate changes, and other more personal factors such as employment and wage changes.

Utilizing House Price Index data from the FHFA, this visualization will compare the volatility of the Texas housing market to the US housing market while also offering supplemental information regarding the the most common fixed rate loans when purchasing a home along with specific Texas job sector changes in recent years.

Texas Housing Market

Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------

What is the House Price Index and how does it relate to our other data?

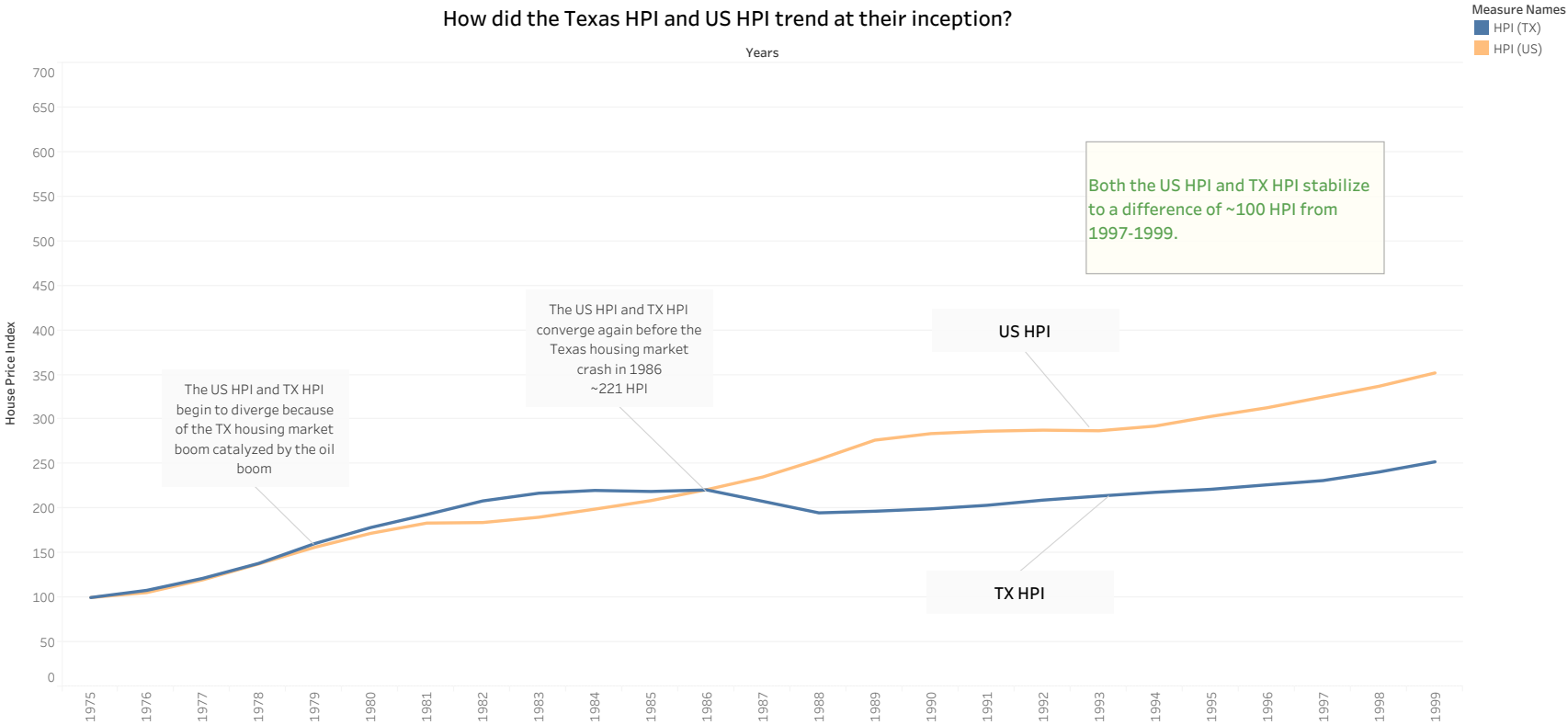
The House Price Index tracks the average price change in repeat sales on single family homes. The data utilizes 1975 as the base year while tracking changes up until 2020. With this, we can compare the Texas HPI to the US HPI to establish a basis for their relationship and how stable each market is.

Tracking the Texas HPI and US HPI around significant events in the housing market will serve as a gauge for the individual volatility of each market and how they relate to one another.

Then, we can pair this with the St. Louis Fed data regarding fixed interest rates and the Bureau of Economic Analysis data regarding job sector changes to put the HPI data into better context for individual home buyers.

Texas Housing Market

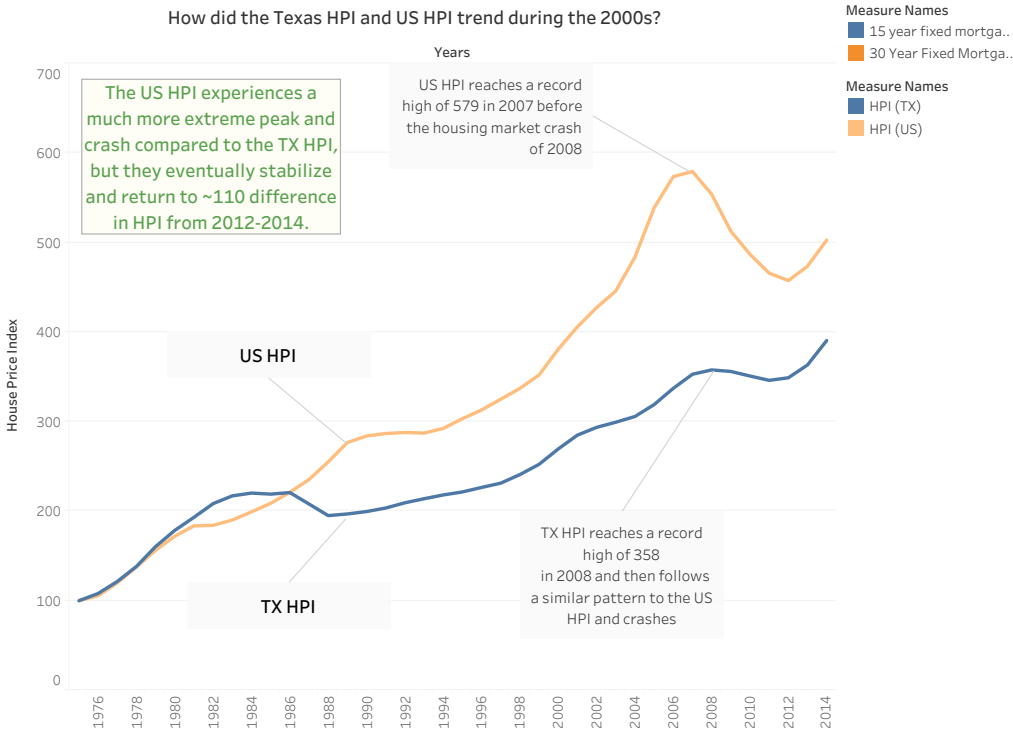
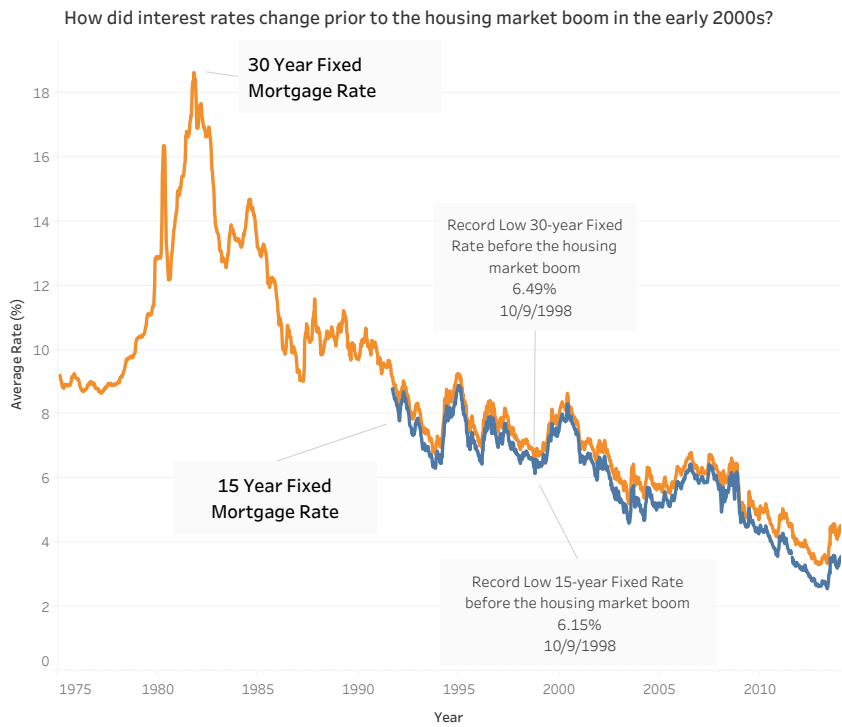
Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------



# Texas Housing Market

Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------

## What happened leading up to the housing market boom of the early 2000s and its subsequent crash?

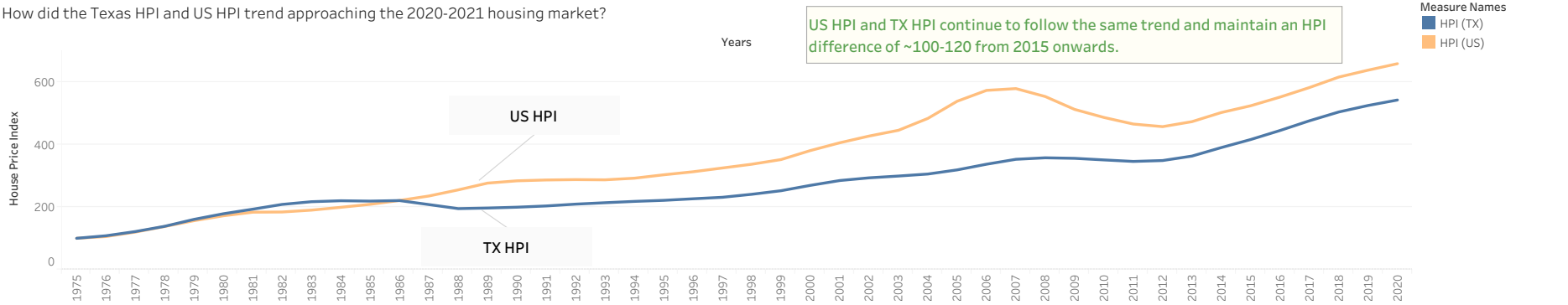


# Texas Housing Market

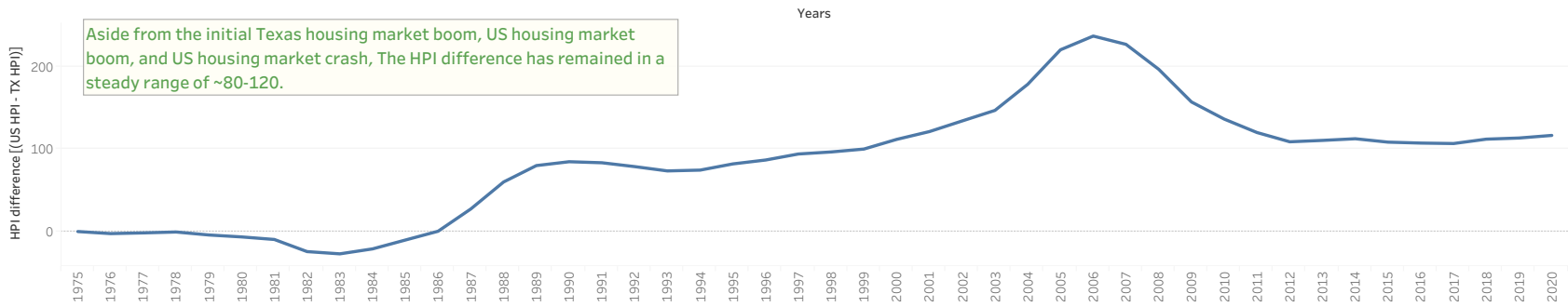
Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	<b>TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.</b>	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	---	---	---	---------------	-----------------

## How did the Texas HPI and US HPI trend across the entire time period from 1975-2020?

How did the Texas HPI and US HPI trend approaching the 2020-2021 housing market?



How did the HPI in Texas differ from the US HPI over 1975-2020?



# Texas Housing Market

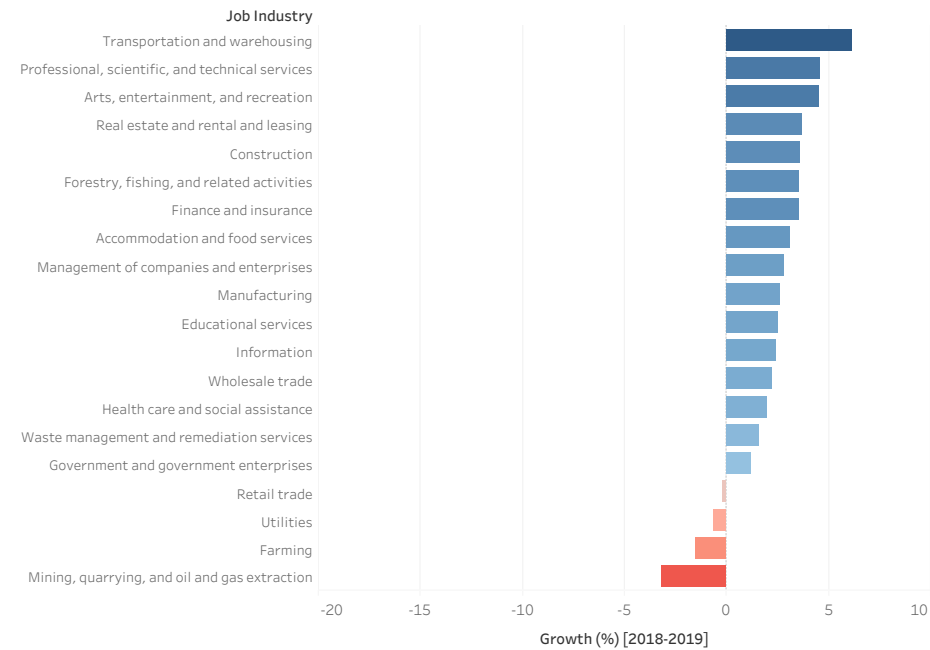
Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	<b>TX employment and wages experience growth similar to TX HPI growth in recent years.</b>	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	--	---	---------------	-----------------

TX HPI growth from 2018-2019 was 4.13%.

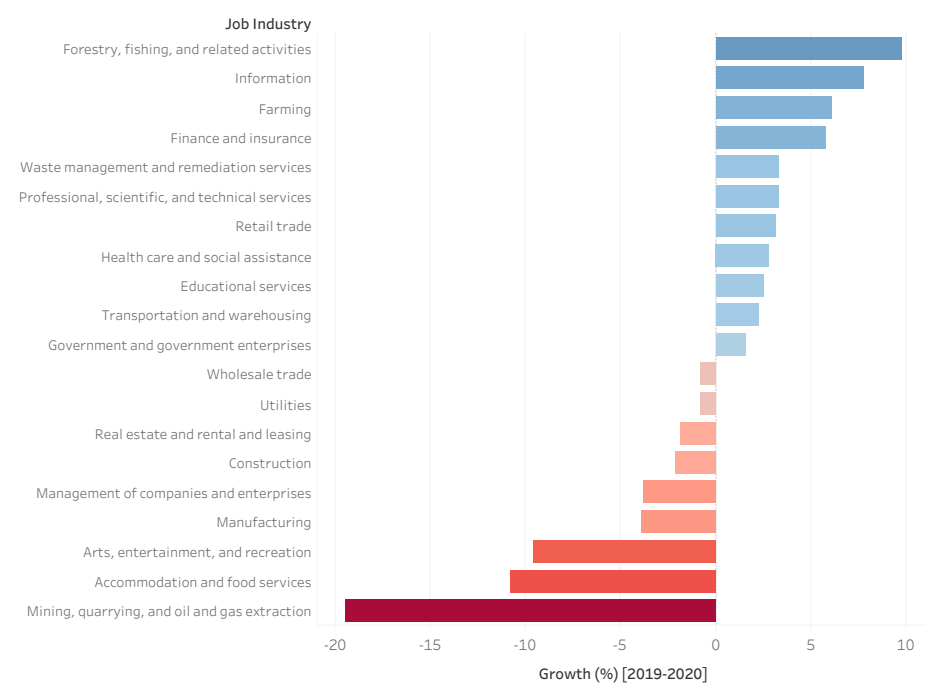
TX HPI growth from 2019-2020 was 3.34%.

## How did employment change in each industry in Texas from 2018-2019?

Based on total number of jobs



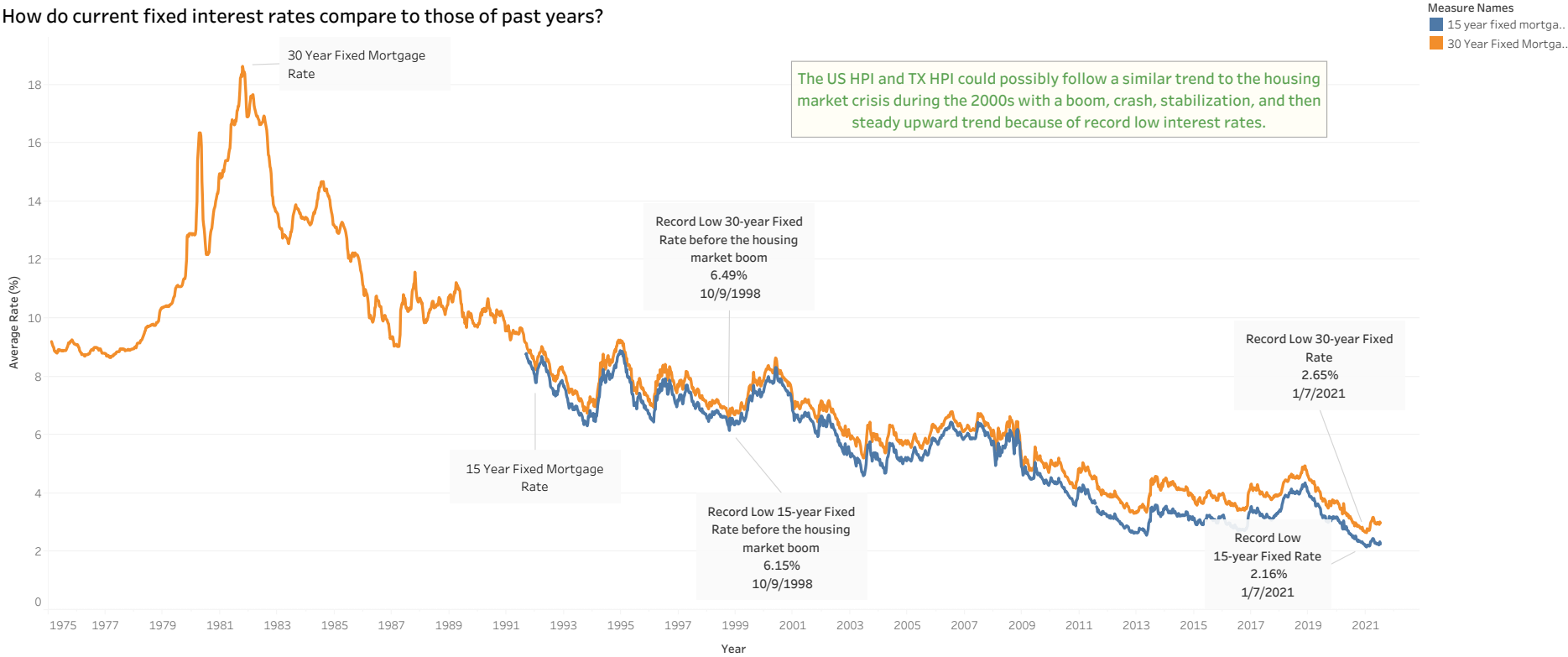
## How did wages/salaries change in each industry in Texas from 2019-2020?



# Texas Housing Market

Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------

## How do current fixed interest rates compare to those of past years?



# Texas Housing Market

Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------

## Key Takeaways

- Texas HPI is much less volatile than the United States as a whole. The TX HPI had less extreme peaks and troughs compared to the United States and more consistent growth.
- The US HPI and TX HPI stabilized to a difference normally ranging from ~80-120 with the US being higher after each impactful event in the housing market.
- From 2018-2020, nearly all job sectors in Texas except for mining and utilities experienced growth in either wages or total number of jobs similar to the annual change in HPI.



Texas Housing Market

Is now a bad time to purchase a home in Texas?	What is the House Price Index?	TX HPI and US HPI stabilize to a difference of ~100 after the Texas housing market crash in 1986.	TX HPI and US HPI stabilize to a difference of ~110 after the housing market crash in 2008.	TX HPI and US HPI continue to trend with an HPI difference of ~100-120 after 2015.	TX employment and wages experience growth similar to TX HPI growth in recent years.	The US sees record low fixed interest rates on January 7, 2021.	Key Takeaways	Recommendations
--	--------------------------------	---	---	--	---	---	---------------	-----------------

Recommendations

- For most, now would be a good time to consider entering the TX housing market because of record low interest rates, less volatility in TX HPI, a consistend upward trend of TX HPI, and employment growth in nearly all job sectors.
- People in the mining industry and utilities industry specifically should be more cautious of entering the housing market within Texas. These job sectors are the only ones to not experience sector growth in either total number of jobs or wages, making it hard to keep up with HPI growth.
- All homebuyers and potential homebuyers should be watchful of changes in the US HPI because record low fixed interest rates were a predecessor to the housing market boom in the 2000s and housing market crash of 2008. Even though Texas was much less volatile historically than the US during these crashes, Texas HPI is not immune to dips.