

New home demand outpacing supply in Central Texas 🏠

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By MELISSA MCGUIRE / KVUE News

New numbers Thursday showed demand is outstripping demand in the new housing market. More people want houses than the number of houses available.

KVUE Online Video

[KVUE's Melissa McGuire reports](#)

Homebuilders started on nearly 17,000 new homes in Central Texas this past year. That's about a 40 percent jump from the year before.

Mark Sprague works for Residential Strategies, which tracks and forecasts the residential real estate market. He says there has been a tremendous surge in the construction of \$200,000-\$500,000 homes, and people are buying them fast.

"We didn't see this coming. We really did not see this coming," he said. "To see this dramatic jump is exciting but at the same time -- stressful."

Stressful because it's a seller's market, which can be tough on buyers.

"If you don't buy a house today, it's gone tomorrow," he said.

Sprague also says it could take longer to build a new home, because there may not be enough labor or supplies.

But he says, homes are appreciating more quickly and going up more quickly in certain parts of Central Texas.

The greatest growth in Central Texas is happening in Round Rock. At least 150 homes are going up each month. It could be a record setting year.

Your new neighbor may not be from around here, though. Experts say people are moving to Central Texas from across the country for a better quality of life.

That's why Jim Hlavin moved here, and, in Round Rock, he gets more house for his money.

"We came here from Chicago, Illinois," he said. "It's a dream around here -- the house prices."

Southwest and East Austin are also seeing a lot of growth, and the City of Georgetown has seen a tripling in new home starts.

It's traditionally a slower market, but experts say, because of new highway and commercial development, residential development is skyrocketing.