

# Real Estate Market Overview 2008

## Beaumont - Port Arthur

The Beaumont-Port Arthur Metropolitan Statistical Area (MSA) has approximately 385,000 residents and is located on the southeast Texas Gulf Coast. The entire Beaumont area was changed on January 10, 1901, when the Lucas well at Spindletop blew in from a depth of 1,020 feet with oil gushing 200 feet into the air. Many MSA inhabitants refer to the area bordered by Beaumont, Orange and Port Arthur as the "Golden Triangle." Area employment relies heavily on petroleum-based industries, timber production and shipping through area ports. The Port of Beaumont is the fifth busiest port in the United States in terms of annual tonnage. More than 15 million people live within a 300-mile radius of Beaumont-Port Arthur.

Quick Facts	
<b>Land Area</b>	2,154.28 square miles
<b>2007 Population Density</b>	174.6 people per square mile
<b>Counties</b>	Hardin, Jefferson, Orange
Area Cities and Towns	
Beaumont, Bridge City, Buna, China, Deweyville, Evadale, Fannett, Groves, Hamshire, Kountze, Lumberton, Lumberton, Nederland, Nome, Orange, Port Arthur, Port Neches, Saratoga, Silsbee, Sour Lake, Vidor, West Orange	

Source: U.S. Census Bureau and Real Estate Center at Texas A&M University



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# Metropolitan Statistical Areas (MSAs)



- |                                |                              |
|--------------------------------|------------------------------|
| 1. Abilene                     | 14. Lubbock                  |
| 2. Amarillo                    | 15. McAllen-Edinburg-Mission |
| 3. Austin-Round Rock           | 16. Midland                  |
| 4. Beaumont-Port Arthur        | 17. Odessa                   |
| 5. Brownsville-Harlingen       | 18. San Angelo               |
| 6. College Station-Bryan       | 19. San Antonio              |
| 7. Corpus Christi              | 20. Sherman-Denison          |
| 8. Dallas-Fort Worth-Arlington | 21. Texarkana                |
| 9. El Paso                     | 22. Tyler                    |
| 10. Houston-Sugar Land-Baytown | 23. Victoria                 |
| 11. Killeen-Temple-Fort Hood   | 24. Waco                     |
| 12. Laredo                     | 25. Wichita Falls            |
| 13. Longview                   |                              |

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## Beaumont-Port Arthur Market Overview 2008 Demographics

### Beaumont-Port Arthur Population\*

Year	Population	Percent Change
1996	380,417	-
1997	381,675	0.3
1998	382,827	0.3
1999	385,034	0.6
2000	385,090	0.0
2001	382,622	-0.6
2002	382,503	0.0
2003	382,596	0.0
2004	383,251	0.2
2005	383,530	0.1
2006	379,640	-1.0
2007	376,241	-0.9

\* July 1 population estimates

Source: U.S. Census Bureau

### County Population\* Growth

County	1997	2007	Growth 1997-2007 (in percent)
Hardin	47,243	51,597	9.22
Jefferson	250,012	241,975	-3.21
Orange	84,420	82,669	-2.07

\* July 1 population estimates

Source: U.S. Census Bureau

### Area Cities With 10,000 or More Residents

City	1990 Population	2000 Population	Growth 1990 - 2000 (in percent)
Beaumont	114,323	113,866	-0.4
Groves	16,513	15,733	-4.7
Nederland	16,192	17,422	7.6
Orange	19,381	18,643	-3.8
Port Arthur	58,724	57,755	-1.7
Port Neches	12,974	13,601	4.8
Vidor	10,935	11,440	4.6

Source: U.S. Census Bureau

**Texas Metropolitan Area Population\* Change**

<b>Metropolitan Area</b>	<b>1997</b>	<b>2007</b>	<b>Percent Change</b>
Austin-Round Rock	1,111,264	1,598,161	43.8
McAllen-Edinburg-Mission	519,903	710,514	36.7
Laredo	177,140	233,152	31.6
Dallas-Fort Worth-Arlington	4,770,420	6,145,037	28.8
Houston-Sugar Land-Baytown	4,427,401	5,628,101	27.1
Brownsville-Harlingen	318,281	387,210	21.7
San Antonio	1,628,676	1,990,675	22.2
<b>Texas</b>	<b>19,740,317</b>	<b>23,904,380</b>	<b>21.1</b>
Tyler	168,531	198,705	17.9
Sherman-Denison	105,122	118,675	12.9
El Paso	665,066	734,669	10.5
College Station-Bryan	176,098	203,371	15.5
Amarillo	219,752	242,240	10.2
Killeen-Temple-Fort Hood	321,821	370,008	15.0
Waco	207,991	228,123	9.7
Midland	116,826	126,408	8.2
Longview	192,139	203,611	6.0
Lubbock	247,658	267,211	7.9
Texarkana	128,258	134,215	4.6
Victoria	109,417	113,797	4.0
Odessa	121,749	129,570	6.4
Corpus Christi	402,504	414,376	2.9
San Angelo	105,261	108,085	2.7
Abilene	157,405	159,343	1.2
<b>Beaumont-Port Arthur</b>	<b>381,675</b>	<b>376,241</b>	<b>-1.4</b>
Wichita Falls	151,480	148,148	-2.2

\* July 1 population estimates

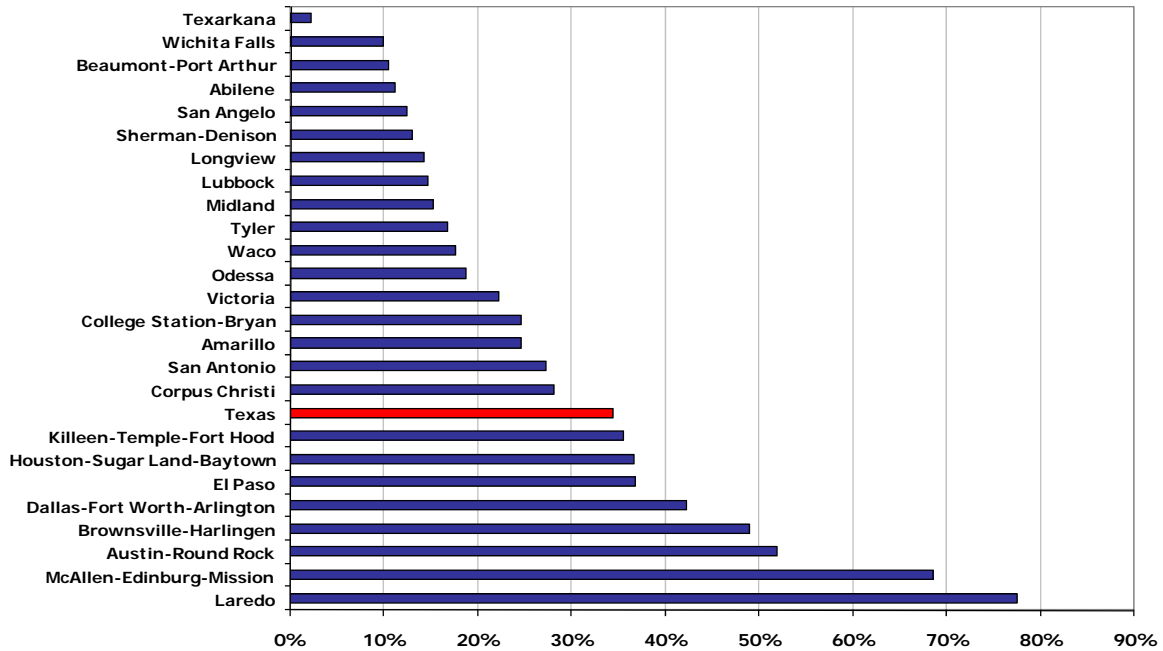
Source: U.S. Census Bureau

**Beaumont-Port Arthur MSA Projected Population**

<b>Year</b>	<b>Texas State Data Center (Scenario 0.5)</b>	<b>Texas Water Development Board</b>
2000	385,090	385,090
2005	395,999	-
2010	406,144	404,707
2015	415,805	-
2020	425,444	424,075
2025	433,833	-
2030	441,439	437,619
2035	448,382	-
2040	455,531	448,079

Sources: Texas State Data Center (2006 projection) and Texas Water Development Board (2006 projection)

**Texas Metropolitan Area  
Population Growth Forecast, 2000 - 2020**



Source: Texas State Data Center – Scenario 0.5 (2006 projection)

**Household Composition**

	Beaumont- Port Arthur MSA	Texas
Average household size (2000)	2.59	2.74
Population younger than 18 (2000, in percent)	26.5	28.2
Population 65 and older (2000, in percent)	13.2	9.9

Source: U.S. Census Bureau (1999 definition)

**Distribution by Race and Hispanic or Latino Origin, 2000 (in percent)**

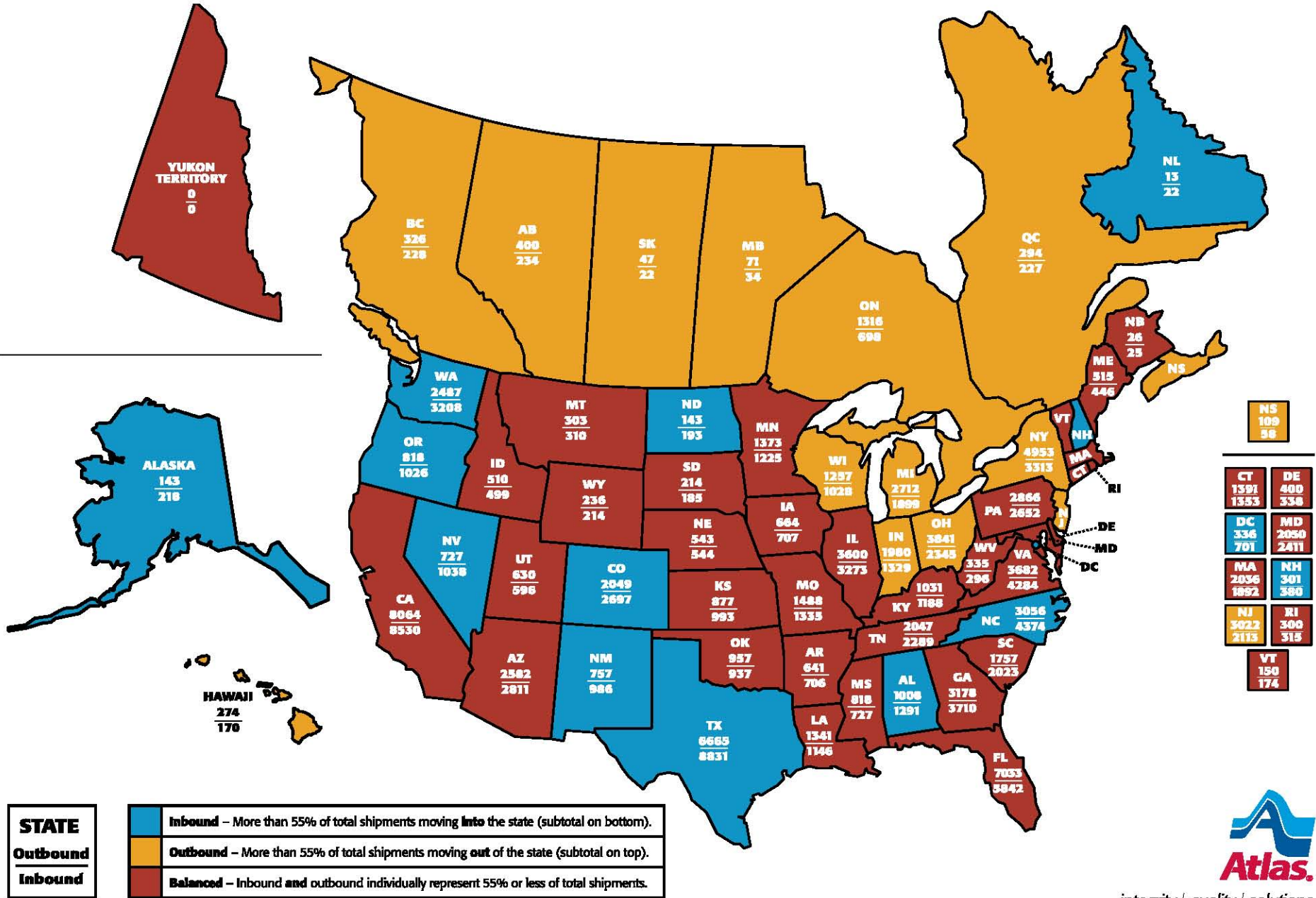
	Beaumont- Port Arthur MSA	Texas
White	68.2	71.0
Black	24.8	11.5
Asian	2.1	2.7
American Indian	0.4	0.6
Other	3.1	11.7
Two or more races	1.4	2.5
Hispanic (of any race)	8.0	32.0

Source: U.S. Census Bureau (1999 definition)

# Interstate and Cross-Border

# 2007 Migration Patterns – traffic flow by state/province

Based on 92,743 Interstate Household Goods Moves from January 1, 2007 through December 31, 2007



## Texas Migration Patterns 2007

Data is based on Atlas Van Lines Interstate and Cross-Border Household Goods Moves per calendar year. Atlas analyzes data in January on the origins and destinations of the company's interstate moves during the prior 12 months.

Year	Inbound / Outbound	
■ 2007	8,831	6,665
■ 2006	9,714	6,812
■ 2005	9,525	7,210
■ 2004	8,644	7,442
■ 2003	8,075	6,920
■ 2002	7,723	6,778
■ 2001	9,030	7,584
■ 2000	10,063	8,659
■ 1999	8,718	7,945
■ 1998	10,075	7,965

Source: Atlas Van Lines Jan-2008

<http://www.atlasworldgroup.com/migration/>

## Beaumont-Port Arthur Market Overview 2008 Education

**Educational Attainment, Persons Age 25 and Older, 2000**  
(in percent)

County	High school graduate	Some college, no degree	Associate's degree	Bachelor's degree	Master's degree	Doctorate degree
Hardin	40.3	21.0	5.2	9.7	2.2	0.4
Jefferson	33.1	23.8	5.3	11.5	3.1	0.4
Orange	38.7	24.1	5.2	8.2	1.9	0.2
<b>Texas</b>	<b>24.8</b>	<b>22.4</b>	<b>5.2</b>	<b>15.6</b>	<b>5.2</b>	<b>0.8</b>

Source: U.S. Census Bureau

**Educational Level, Persons Age 25 and Older, 2000**  
(in percent)

Level of Education	Beaumont -	
	Port Arthur MSA	Texas
High School Graduate or Higher	78.7	75.7
Bachelor's Degree or Higher	14.7	23.2

Source: U.S. Census Bureau (1999 definition)

**Local College and University Enrollment, Fall Semester**

School	2003	2004	2005	2006	2007
Lamar State College - Port Arthur	2,429	2,385	2,501	2,387	2,279
Lamar State College - Orange	1,853	2,047	2,132	2,011	2,005
Lamar University	10,379	10,804	10,523	9,867	10,213

Source: Texas Higher Education Coordinating Board

## Beaumont-Port Arthur Market Overview 2008 Employment

### Beaumont Top Ten Employers 2006

Employer	Sector	Employees
Entergy - Texas	Energy services	13,475
Capital One Bank	Financial services	6,487
Christus St. Elizabeth Hospital	Health care	3,282
AT&T	Communications	3,003
Beaumont ISD	Education	2,600
Crockett Street Dining & Entertainment District	Retail	2,400
Texas State Bank	Financial services	1,900
Talon Insurance Agency, LTD.	Insurance services	1,718
Port of Beaumont	Transportation	1,677
ExxonMobil Beaumont Refinery	Petrochemical manufacturing	1,244

Source: Beaumont Chamber of Commerce and Entergy Economic Development Oct-06

### Beaumont Top Ten Private Employers

Employer	Sector	Employees
Entergy - Texas	Energy services	13,475
Capital One Bank	Financial services	6,487
Christus St. Elizabeth Hospital	Health care	3,282
AT&T	Communications	3,003
Crockett Street Dining & Entertainment District	Retail	2,400
Texas State Bank	Financial services	1,900
Talon Insurance Agency, LTD.	Insurance services	1,718
ExxonMobil Beaumont Refinery	Petrochemical manufacturing	1,244
Conn's	Retail appliance	1,189
Kinsel Ford, Inc.	New and used vehicle dealer	1,135

Source: Beaumont Chamber of Commerce and Entergy Economic Development Oct-06

2007 data not available

### Port Arthur Top Ten Employers

Employer	Sector	Employees
Port Arthur ISD	Education	1,309
Huntsman Corp.	Petrochemical mfg.	1,100
Motiva Enterprises	Petroleum refining	900
The Medical Center of SETX	Medical services	825
Wal-Mart SuperCenter (2 locations)	Retailer	816
CHRISTUS St. Mary Hospital	Medical service	800
Valero Refining Group	Petroleum refining	750
City of Port Arthur	City government	607
Client Logic	Call center	575
Total Petrochemical USA, Inc.	Petroleum refining	450

Source: Port Arthur Chamber of Commerce

Living in Port Arthur

[www.portarthurtexas.com](http://www.portarthurtexas.com)

## Employment Growth by Industry

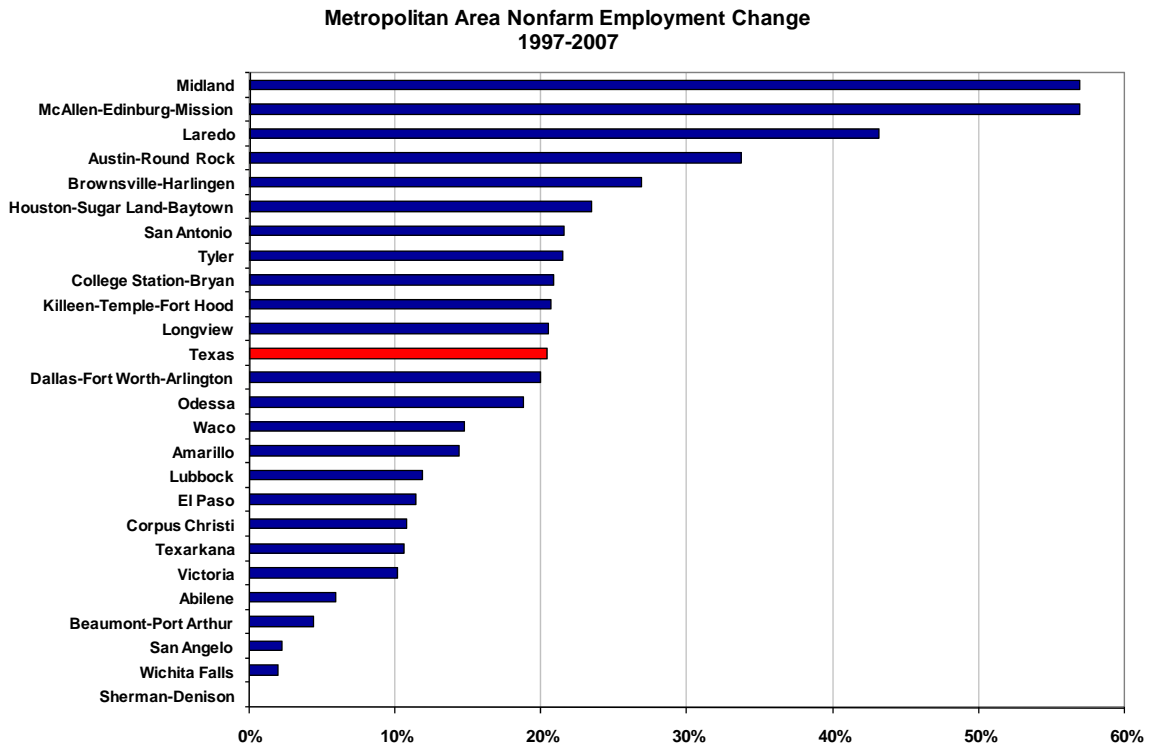
Employment Growth by Industry	Beaumont-Port Arthur	
	MSA	Texas
Employment Growth 2007 (Percent Change)	2.4	3.0
Unemployment Rate 2007 (Percent Change)	5.3	4.3
Net Job Change in 2007	3,800	305,900
<b>2007 Employment Growth by Sector (Percent Change)</b>		
Natural Resources and Mining and Construction	6.7	7.5
Manufacturing	9.0	0.9
Trade, Transportation, and Utilities	0.6	2.9
Information	-11.5	-0.7
Financial Activities	5.3	3.0
Professional and Business Services	0.0	5.3
Educational and Health Services	2.8	3.1
Leisure and Hospitality	2.9	3.9
Government	-1.1	0.9

Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

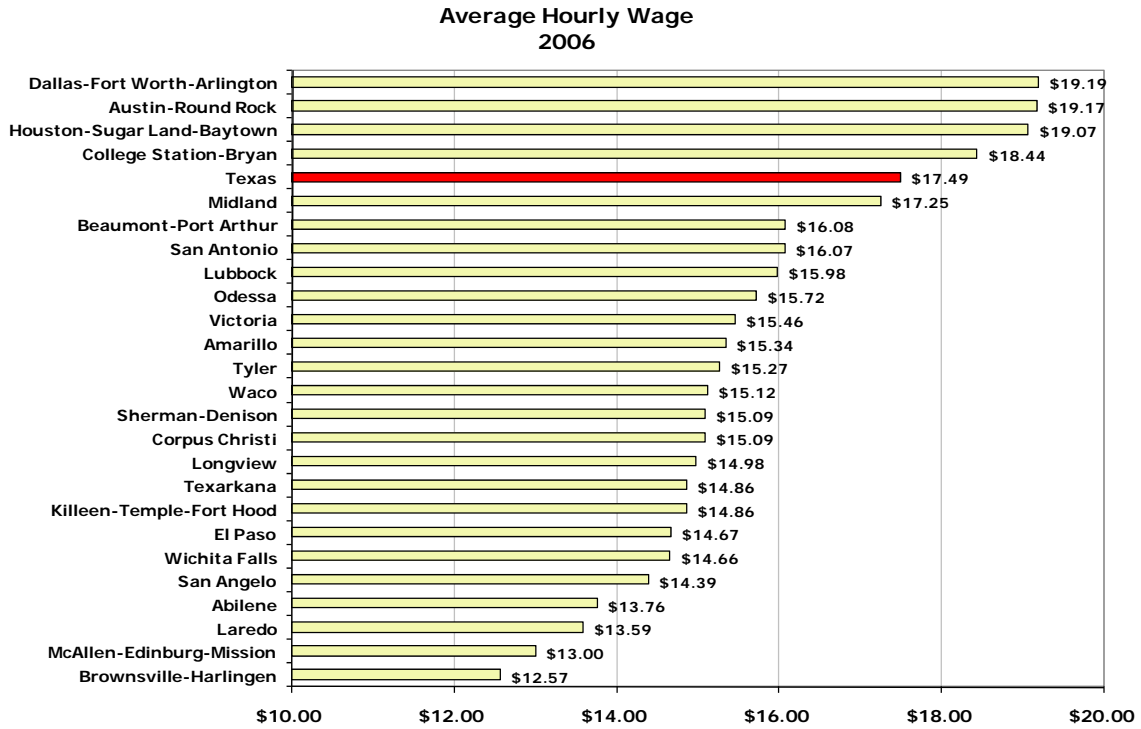
## Texas Metropolitan Area Nonfarm Employment Change

Metropolitan Area	1997	2007	Percent Change
Sherman-Denison	43,900	43,800	-0.2
Wichita Falls	61,300	62,500	2.0
San Angelo	43,900	44,900	2.3
<b>Beaumont-Port Arthur</b>	<b>157,400</b>	<b>164,300</b>	<b>4.4</b>
Abilene	62,000	65,700	6.0
Victoria	46,200	50,900	10.2
Texarkana	50,800	56,200	10.6
Corpus Christi	158,800	176,000	10.8
El Paso	243,100	270,900	11.4
Lubbock	114,900	128,500	11.8
Amarillo	97,800	111,900	14.4
Waco	94,800	108,800	14.8
Odessa	50,000	59,400	18.8
Dallas-Fort Worth-Arlington	2,452,900	2,941,700	19.9
<b>Texas</b>	<b>8,608,500</b>	<b>10,359,200</b>	<b>20.3</b>
Longview	79,500	95,800	20.5
Killeen-Temple-Fort Hood	100,600	121,400	20.7
College Station-Bryan	74,600	90,200	20.9
Tyler	76,900	93,400	21.5
San Antonio	684,400	832,400	21.6
Houston-Sugar Land-Baytown	2,064,400	2,549,600	23.5
Brownsville-Harlingen	97,400	123,600	26.9
Austin-Round Rock	566,300	757,300	33.7
Laredo	60,200	86,200	43.2
McAllen-Edinburg-Mission	133,900	210,200	57.0
Midland	133,900	210,200	57.0

Source: Texas Workforce Commission and Real Estate Center at Texas A&M University



Source: Texas Workforce Commission and Real Estate Center at Texas A&M University



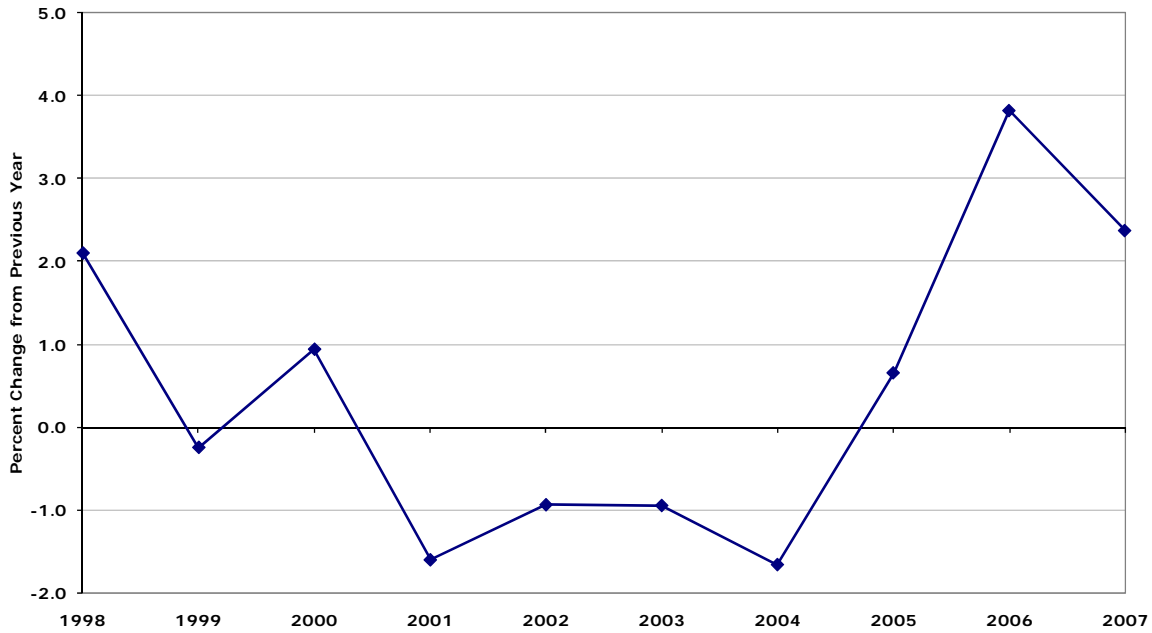
Source: Texas Workforce Commission

### Beaumont - Port Arthur MSA Nonfarm Employment

Year	Employment	Percent Change
1997	157,400	-
1998	160,700	2.1
1999	160,300	-0.2
2000	161,800	0.9
2001	159,200	-1.6
2002	157,700	-0.9
2003	156,200	-1.0
2004	153,600	-1.7
2005	154,600	0.7
2006	160,500	3.8
2007	164,300	2.4

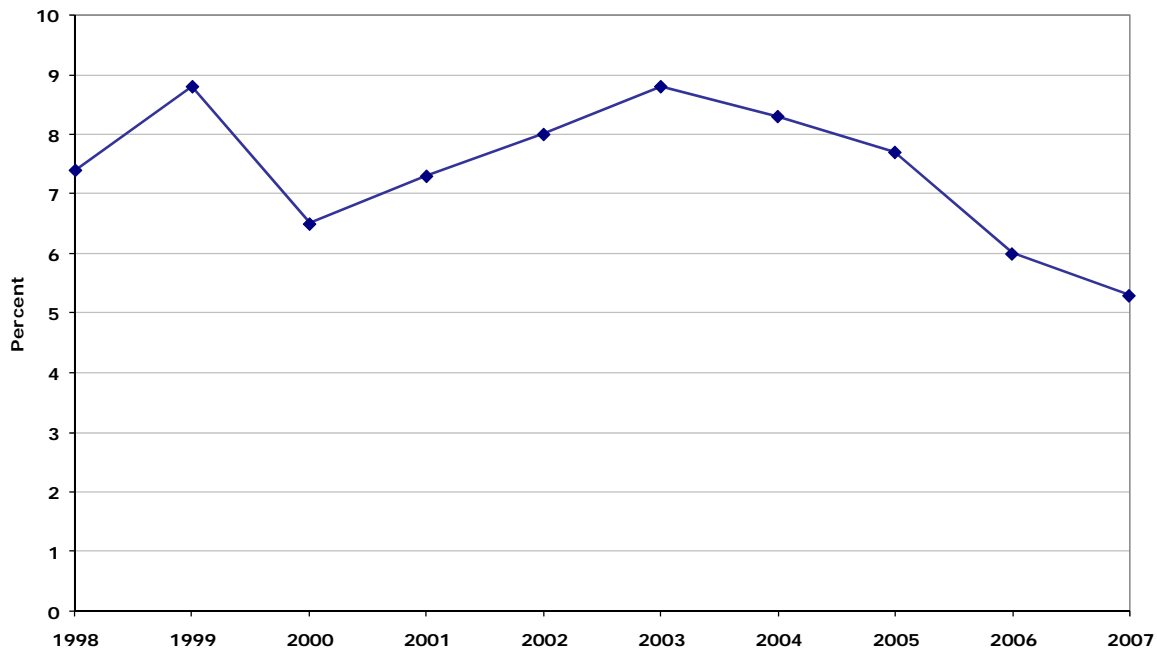
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Nonfarm Employment Growth  
Beaumont-Port Arthur MSA



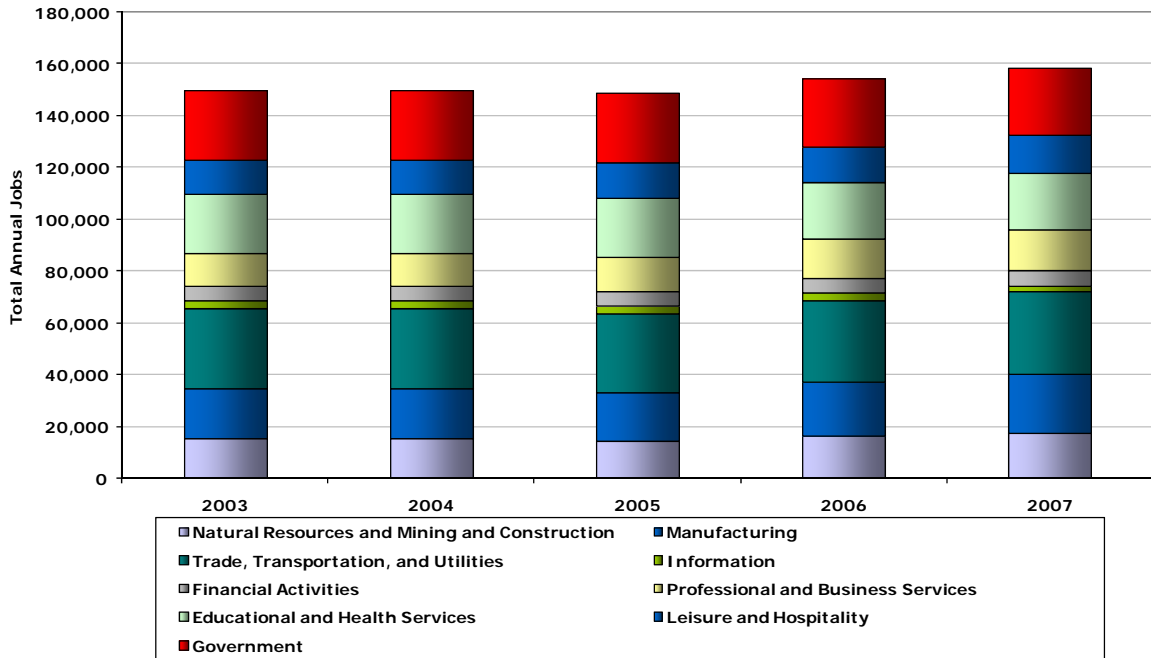
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Beaumont-Port Arthur MSA  
Unemployment Rate



Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Distribution of Employment in Major Categories  
Beaumont-Port Arthur MSA



Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

# Beaumont-Port Arthur Market Overview 2008

## Economy

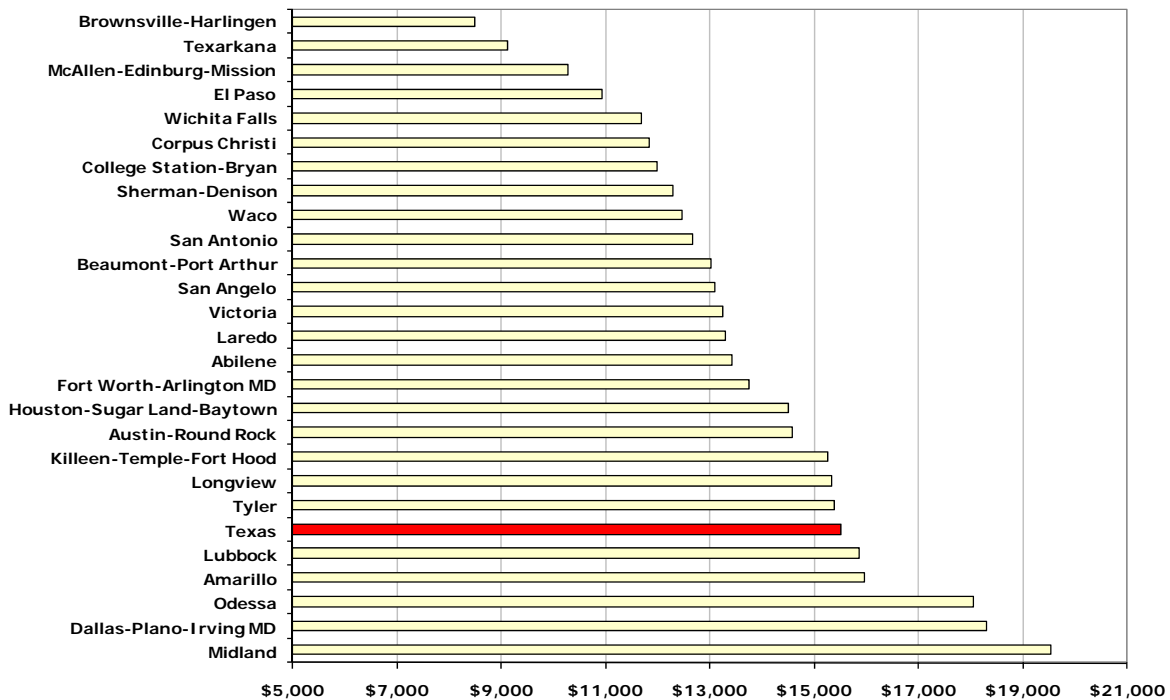
**Beaumont-Port Arthur MSA  
Gross Retail Sales**

Year	Total Sales	Sales per Capita
1996	\$3,154,717,442	\$8,293
1997	\$3,211,314,126	\$8,414
1998	\$3,363,213,935	\$8,785
1999	\$3,584,746,460	\$9,310
2000	\$3,763,249,502	\$9,772
2001	\$3,850,255,019	\$10,063
2002	\$3,547,694,660	\$9,275
2003	\$3,615,715,315	\$9,450
2004	\$3,717,880,624	\$9,701
2005	\$4,118,482,658	\$10,738
2006	\$4,940,527,029	\$13,014
State Average 2006:		\$15,527

\* 2007 data not available as of January 2008.

Source: Texas Comptroller's Office

**Gross Retail Sales per Capita  
2006**



Source: Texas Comptroller's Office

## Beaumont-Port Arthur Market Overview 2008 Infrastructure

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### Beaumont-Port Arthur Airline Activity

Southeast Texas Regional Airport	2003	2004	2005	2006	2007
Enplaned (int'l & national)	42,476	54,018	45,661	26,696	25,451
Deplaned (int'l & national)	41,894	53,890	45,261	27,923	25,774
<b>Total (int'l &amp; national)</b>	<b>84,370</b>	<b>107,908</b>	<b>90,922</b>	<b>54,619</b>	<b>51,225</b>

Source: Southeast Texas Regional Airport

# Beaumont-Port Arthur Market Overview 2008

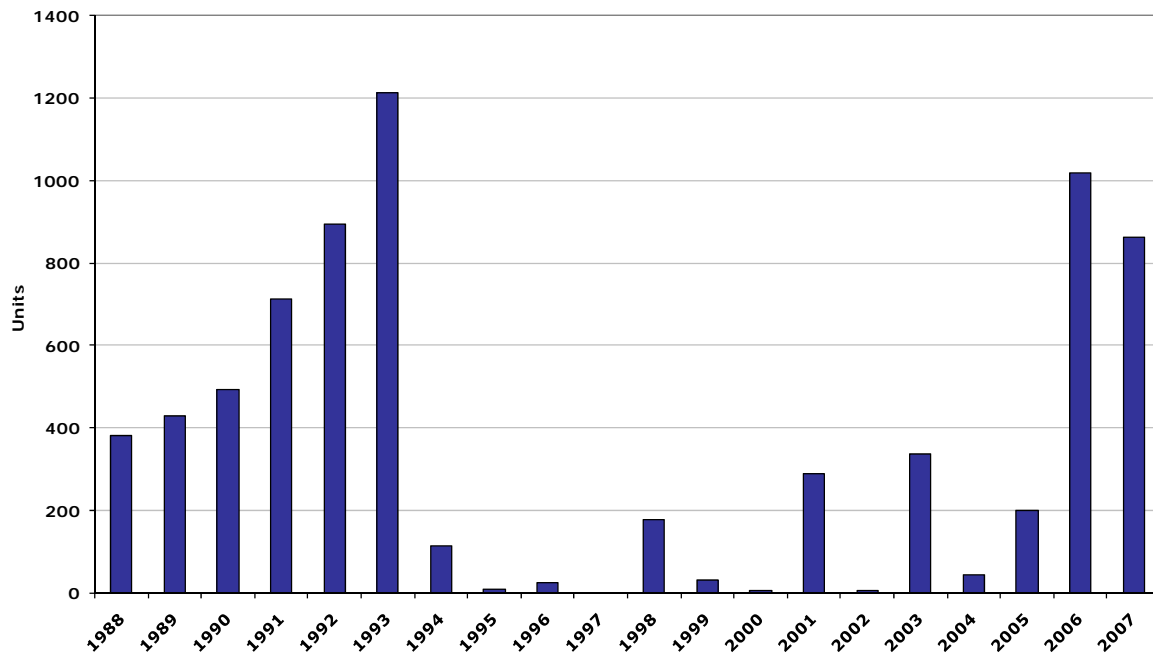
## Multifamily

**Beaumont Apartment Statistics 2007**

	Beaumont- Southeast Texas	Texas Metro Average
Average rent per square foot	\$0.70	\$0.80
Average rent for units built since 2000	\$0.76	\$0.89
Average occupancy	96.7%	92.8%
Average occupancy for units built since 2000	98.5%	93.8%

Source: Apartment MarketData Research

**Beaumont-Port Arthur MSA  
Multifamily Building Permits**  
5+ Multifamily Building Permits



Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

2007 figure is a preliminary number.

## Beaumont-Port Arthur Market Overview 2008 Housing

### 2007 Housing Affordability Index

MLS	2007 Median- Priced Home	Required Income to Qualify	Median Family Income	HAI*	HAI for First-Time Homebuyers**
Beaumont	\$126,200	\$31,046	\$50,200	1.62	1.22
Port Arthur	\$126,200	\$30,982	\$50,200	1.62	1.34
TEXAS	\$147,500	\$36,286	\$52,600	1.45	1.03
United States	\$217,800	\$53,138	\$59,000	1.11	-

\* The HAI is the ratio of the median family income to the income required to buy the median-priced house using standard mortgage financing at the current interest rate. Standard financing is a fixed-rate, 30-year loan covering 80 percent of the cost of the home. A HAI of 1.00 indicates that the median family income is exactly equal to the required income to qualify for the standard loan to purchase the median-priced house.

\*\* First-time home buyer is assumed to purchase a home equal to the first quartile home price using a 90% home loan at an interest rate 0.5 percent greater than the standard current rate.

**Source: Real Estate Center at Texas A&M University**

### Property Tax Rates 2007: County, Major City, Major School District Tax Rate per \$100 Valuation

Taxing Entity*	Beaumont	Port Arthur	Orange
County	0.3900	0.3900	0.5366
City	0.6540	0.7600	0.7450
School District	1.0950	1.2784	1.1318
<b>Total</b>	<b>\$2.14</b>	<b>\$2.43</b>	<b>\$2.41</b>

\* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation. See following link for a more complete list: [http://www.jcad.org/reports/reports\\_entitycode.aspx](http://www.jcad.org/reports/reports_entitycode.aspx)

**Source: Jefferson and Orange County Appraisal District**

**Price Distribution of MLS Homes Sold, Beaumont**  
(in percent)

Price Range	2001	2002	2003	2004	2005	2006	2007
\$29,999 or less	6.5	8.6	7.7	7.0	5.7	3.9	5.0
30,000 - 39,999	4.1	4.6	3.9	3.3	2.3	2.1	2.1
40,000 - 49,999	5.0	4.7	4.9	3.8	3.8	2.5	2.5
50,000 - 59,999	7.1	6.5	6.1	6.3	5.2	4.1	3.6
60,000 - 69,999	10.1	9.4	7.2	7.3	7.1	5.4	4.7
70,000 - 79,999	9.5	8.9	8.4	7.7	8.0	6.8	5.0
80,000 - 89,999	10.1	7.0	8.2	8.0	8.0	8.2	7.0
90,000 - 99,999	6.8	7.1	7.1	6.5	7.4	6.9	6.3
100,000 - 119,999	10.6	10.8	10.7	12.0	11.6	12.4	10.1
120,000 - 139,999	8.7	9.1	8.5	9.7	10.1	12.5	12.2
140,000 - 159,999	6.2	6.6	7.4	6.8	7.4	8.7	9.0
160,000 - 179,999	3.8	4.6	5.2	5.3	6.1	5.3	7.1
180,000 - 199,999	2.3	2.8	3.5	3.0	4.0	5.5	5.6
200,000 - 249,999	4.4	3.8	4.7	5.2	5.5	6.9	7.9
250,000 - 299,999	2.4	2.5	3.1	4.2	3.7	4.5	5.3
300,000 - 399,999	1.2	1.9	1.7	2.0	2.7	2.8	4.0
400,000 - 499,999	0.8	0.6	0.7	0.7	0.7	0.7	1.2
500,000 and more	0.4	0.5	1.1	1.1	0.6	0.7	1.3

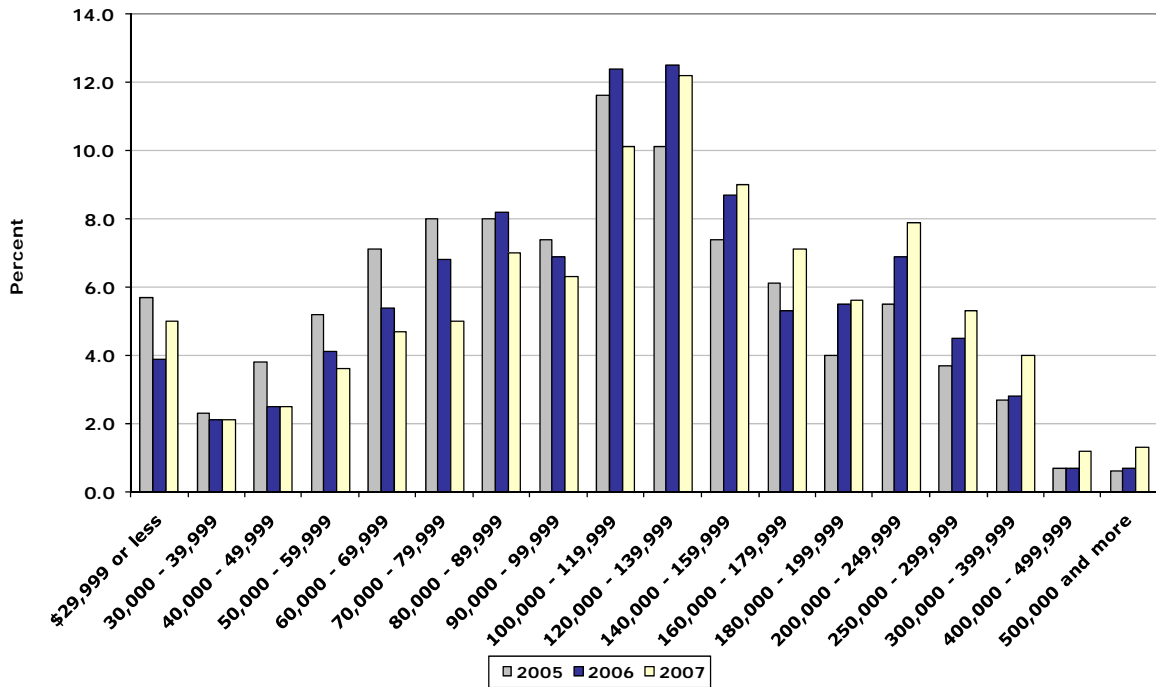
Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold, Port Arthur**  
(in percent)

Price Range	2001	2002	2003	2004	2005	2006	2007
\$29,999 or less	12.6	13.0	14.3	11.7	10.1	7.8	5.2
30,000 - 39,999	5.4	7.8	5.4	6.5	4.1	4.4	4.9
40,000 - 49,999	10.5	8.8	6.5	5.8	5.4	5.2	3.7
50,000 - 59,999	9.3	11.4	8.6	7.4	7.1	5.1	5.2
60,000 - 69,999	12.9	10.5	11.4	11.5	10.4	8.8	7.3
70,000 - 79,999	7.6	9.2	9.9	8.2	8.8	8.4	7.0
80,000 - 89,999	7.9	7.4	6.8	8.9	8.9	9.0	8.2
90,000 - 99,999	4.5	4.6	6.1	6.0	5.8	7.3	5.5
100,000 - 119,999	8.5	7.8	9.5	10.3	10.8	9.0	9.3
120,000 - 139,999	7.8	6.7	7.1	9.1	8.1	11.0	10.2
140,000 - 159,999	4.1	4.1	3.3	4.4	5.8	6.3	9.1
160,000 - 179,999	3.2	2.4	4.5	2.8	4.6	4.3	5.4
180,000 - 199,999	1.8	1.8	2.6	1.7	2.8	4.3	4.9
200,000 - 249,999	2.8	2.6	1.8	2.0	4.2	4.4	7.2
250,000 - 299,999	0.6	1.4	1.5	1.4	1.4	2.3	3.4
300,000 - 399,999	0.1	0.4	0.5	1.5	1.3	1.5	2.2
400,000 - 499,999	0.1	0.0	0.1	0.5	0.2	0.4	0.5
500,000 and more	0.0	0.0	0.1	0.1	0.1	0.2	0.9

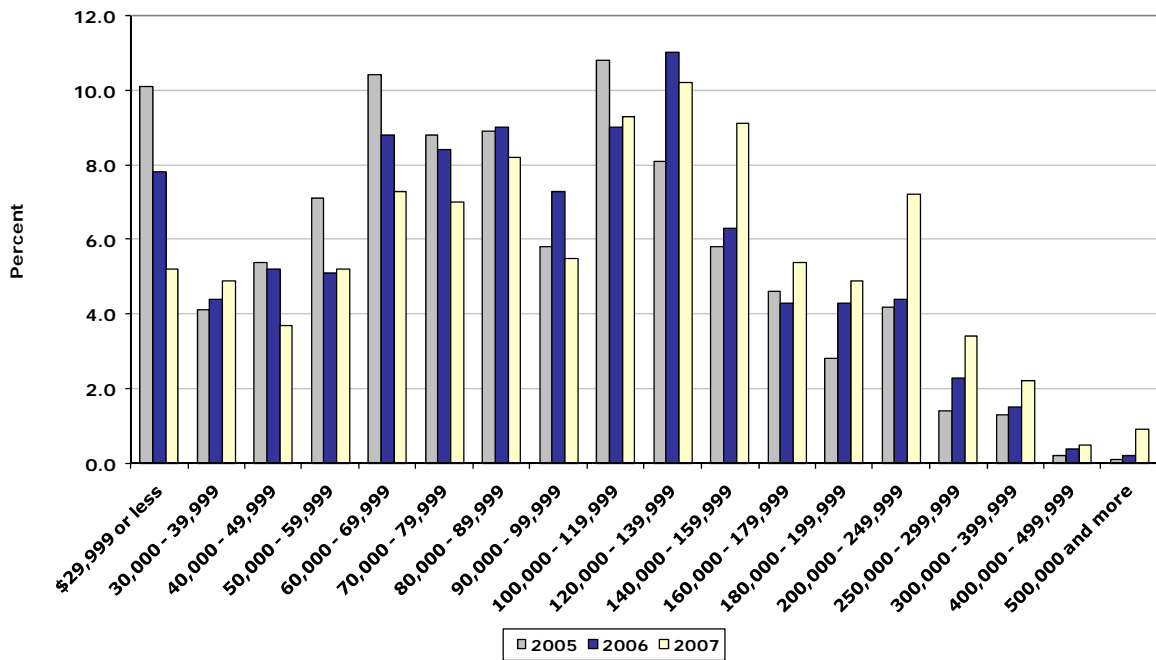
Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold  
Beaumont



Source: Real Estate Center at Texas A&M University

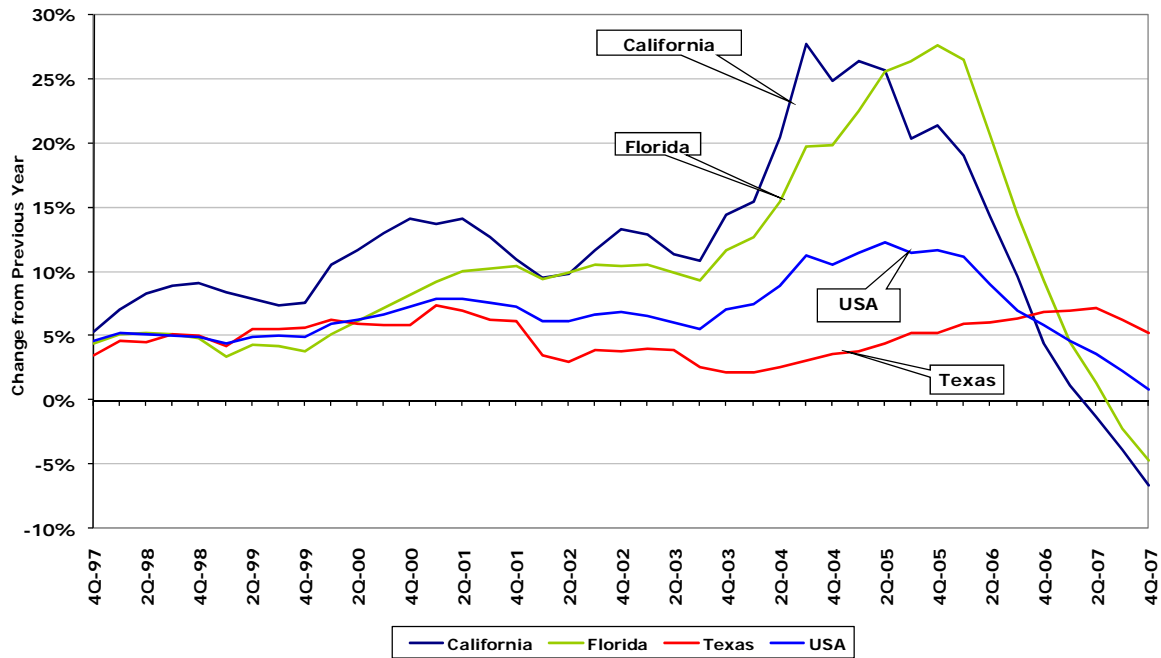
Price Distribution of MLS Homes Sold  
Port Arthur



Source: Real Estate Center at Texas A&M University

**National Home Price Appreciation**

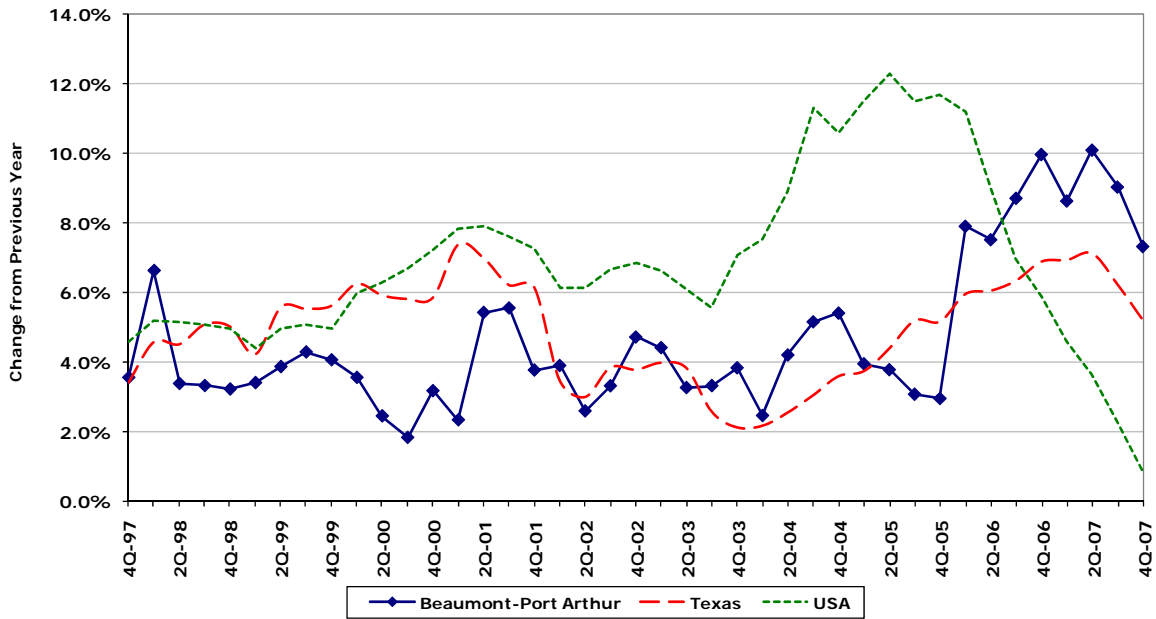
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

**Home Price Appreciation  
Beaumont-Port Arthur MSA**

The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

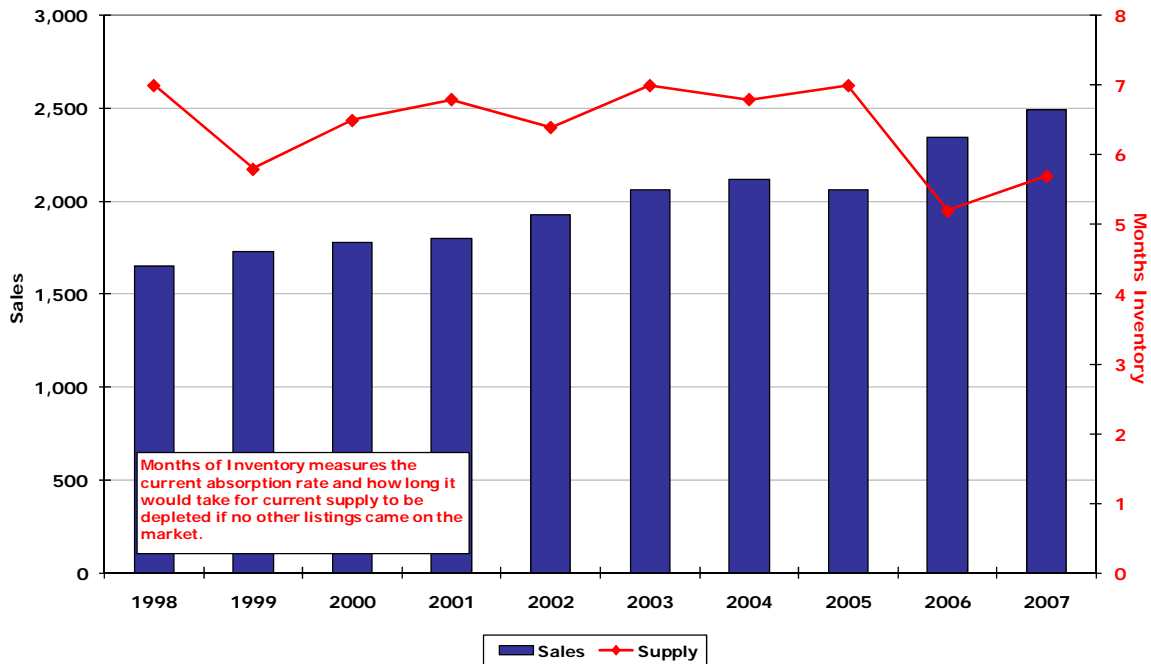
2005 Occupied Housing Unit Characteristics

Housing Unit Characteristics	Beaumont - Port Arthur MSA			Texas		
	Owner-occupied housing units	Renter-occupied housing units	Total occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Total occupied housing units
Occupied housing units	97,507	47,055	144,562	5,162,604	2,815,491	7,978,095
<b>Household Size</b>						
1-person household	21.1%	39.6%	27.1%	19.1%	35.0%	24.7%
2-person household	37.2%	29.0%	34.5%	34.2%	25.8%	31.2%
3-person household	17.6%	12.7%	16.0%	17.2%	16.0%	16.8%
4-or-more person household	24.1%	18.8%	22.4%	29.5%	23.2%	27.3%
<b>Race and Hispanic or Latino Origin of Householder</b>						
<b>One Race</b>						
White	77.5%	51.3%	69.0%	79.0%	66.2%	74.5%
Black or African American	16.8%	41.5%	24.8%	8.2%	17.9%	11.6%
American Indian and Alaska Native	-	-	0.5%	0.5%	0.6%	0.6%
Asian	1.2%	3.3%	1.9%	2.9%	3.1%	3.0%
Native Hawaiian and Other Pacific Islander	-	-	0.0%	0.0%	0.1%	0.0%
Some other race	3.3%	3.2%	3.3%	8.3%	10.8%	9.2%
Two or more races	0.6%	0.5%	0.5%	1.0%	1.4%	1.2%
<b>Age of Householder</b>						
Under 35 years	11.4%	39.1%	20.4%	14.4%	46.3%	25.6%
35 to 44 years	19.7%	20.0%	19.8%	21.9%	21.4%	21.7%
45 to 54 years	20.8%	19.0%	20.2%	24.1%	15.4%	21.0%
55 to 64 years	19.0%	9.4%	15.9%	18.1%	8.3%	14.7%
65 to 74 years	15.1%	5.8%	12.1%	11.9%	4.2%	9.2%
75 to 84 years	10.0%	4.1%	8.1%	7.6%	3.1%	6.1%
85 years and over	4.0%	2.5%	3.5%	2.0%	1.3%	1.8%
<b>Units in Structure</b>						
1, detached	88.1%	42.0%	73.1%	87.5%	28.3%	66.6%
1, attached	1.6%	4.7%	2.6%	2.3%	3.6%	2.8%
2 apartments	0.0%	5.4%	1.8%	0.3%	4.9%	1.9%
3 or 4 apartments	0.3%	9.0%	3.1%	0.4%	8.8%	3.3%
5 to 9 apartments	0.1%	11.2%	3.7%	0.3%	13.8%	5.1%
10 or more apartments	0.1%	20.6%	6.8%	0.7%	35.1%	12.9%
Mobile home or other type of housing	9.9%	7.1%	9.0%	8.5%	5.6%	7.5%
<b>Year Structure Built</b>						
2000 or later	7.4%	4.8%	6.6%	13.7%	10.9%	12.7%
1990 to 1999	14.2%	8.5%	12.3%	18.6%	14.8%	17.2%
1980 to 1989	13.0%	15.7%	13.9%	18.7%	22.5%	20.1%
1960 to 1979	30.8%	38.9%	33.5%	28.7%	35.0%	30.9%
1940 to 1959	27.4%	24.7%	26.5%	15.4%	12.4%	14.3%
1939 or earlier	7.2%	7.4%	7.3%	4.9%	4.5%	4.8%
<b>Bedrooms</b>						
No bedroom	0.0%	2.1%	0.7%	0.2%	1.5%	0.6%
1 bedroom	1.8%	27.5%	10.2%	2.1%	32.6%	12.9%
2 or 3 bedrooms	80.3%	67.6%	76.1%	70.8%	61.7%	67.6%
4 or more bedrooms	17.9%	2.8%	13.0%	26.8%	4.2%	18.9%
<b>Annual Household Income and Housing Costs*</b>						
Median household income (dollars)	\$49,196	\$21,078	\$37,623	\$54,610	\$26,782	\$42,139
Annual Median Housing Costs (dollars)	\$6,660	\$6,672	\$6,660	\$10,536	\$8,052	\$9,108
Housing Costs as a percentage of household income	13.5%	31.7%	17.7%	19.3%	30.1%	21.6%

\* in 2005 inflation-adjusted dollars

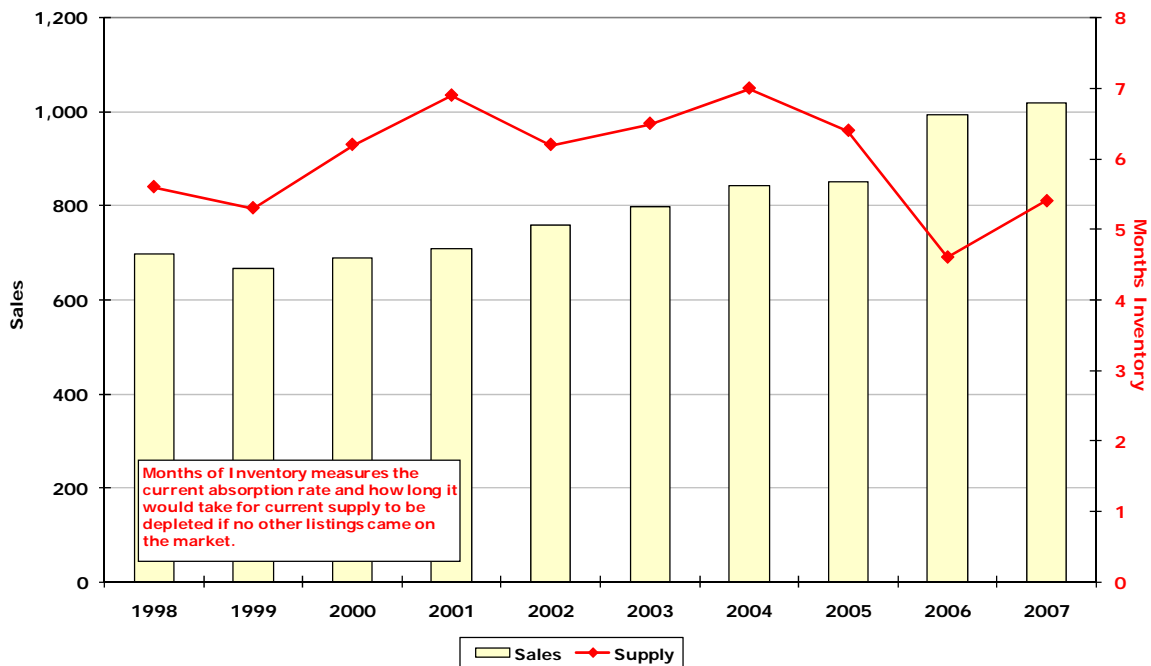
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

Yearly Homes Sales and Months Inventory  
Beaumont MLS



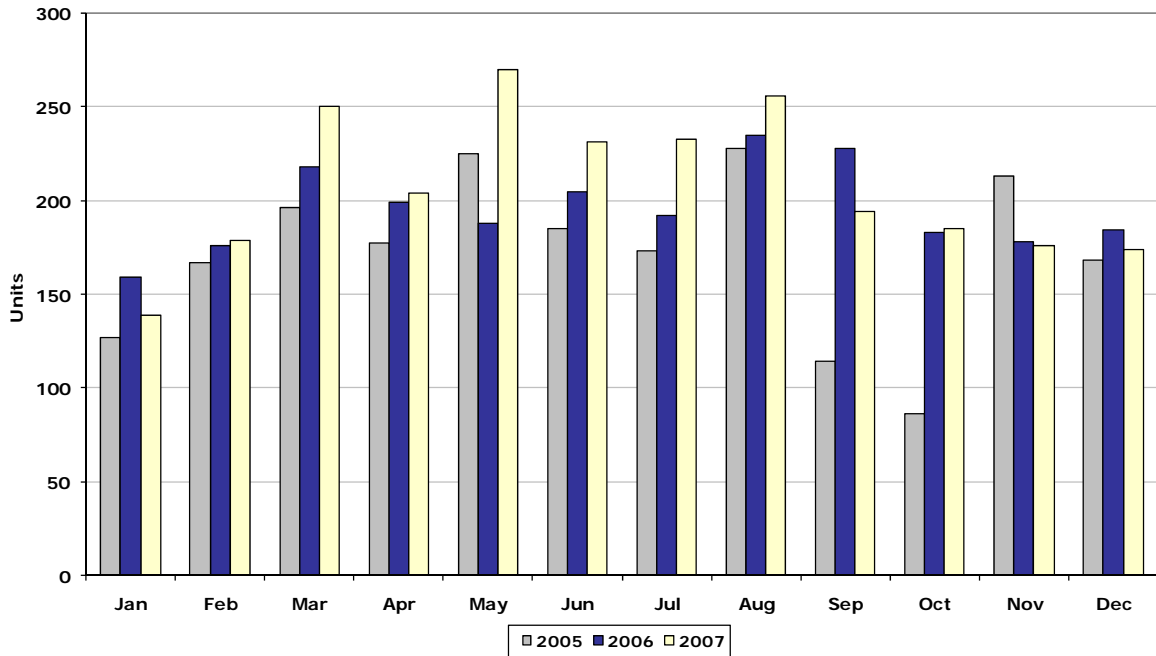
Source: Real Estate Center at Texas A&M University

Yearly Homes Sales and Months Inventory  
Port Arthur MLS



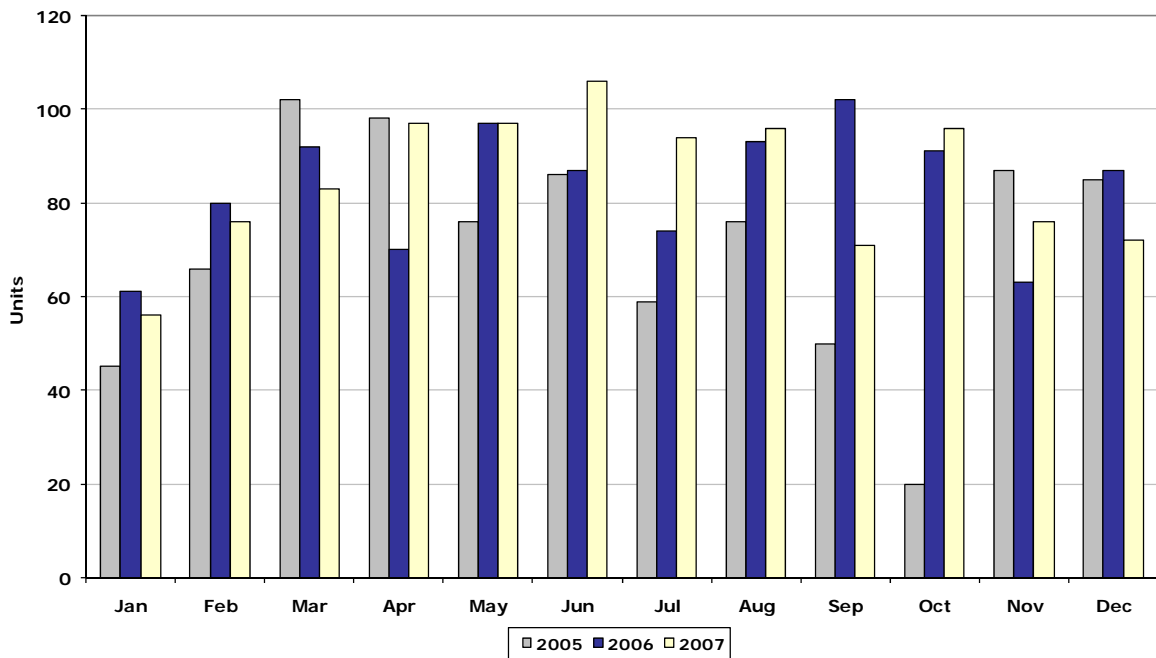
Source: Real Estate Center at Texas A&M University

Single-Family Homes Sales Volume  
Beaumont



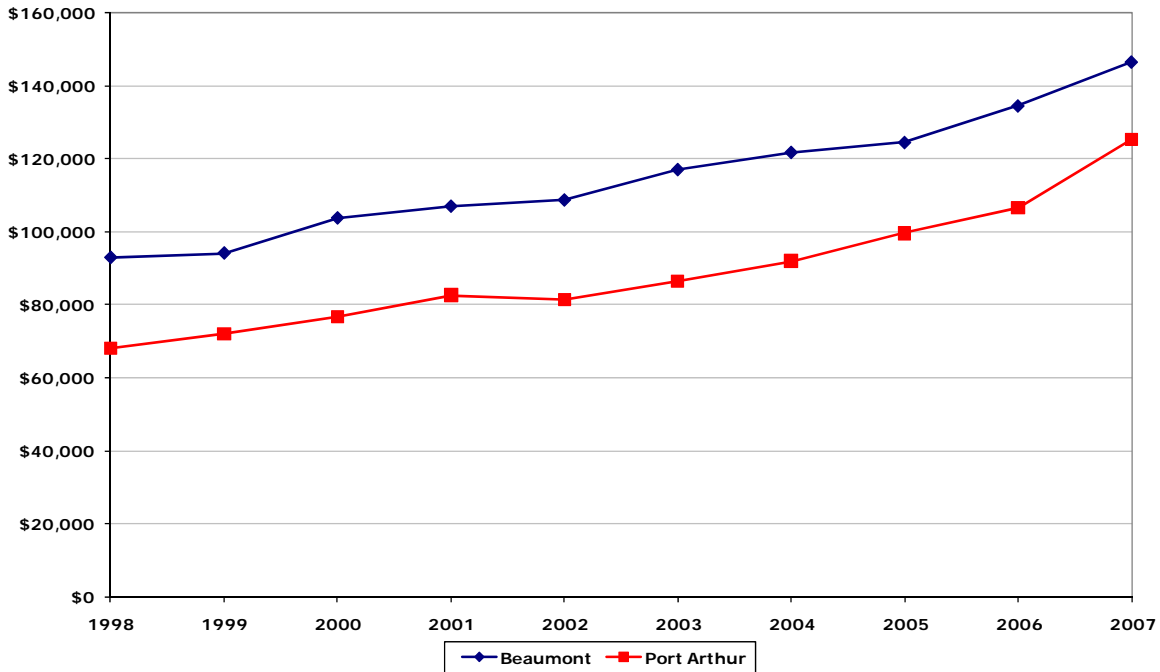
Source: Real Estate Center at Texas A&M University

Single-Family Homes Sales Volume  
Port Arthur



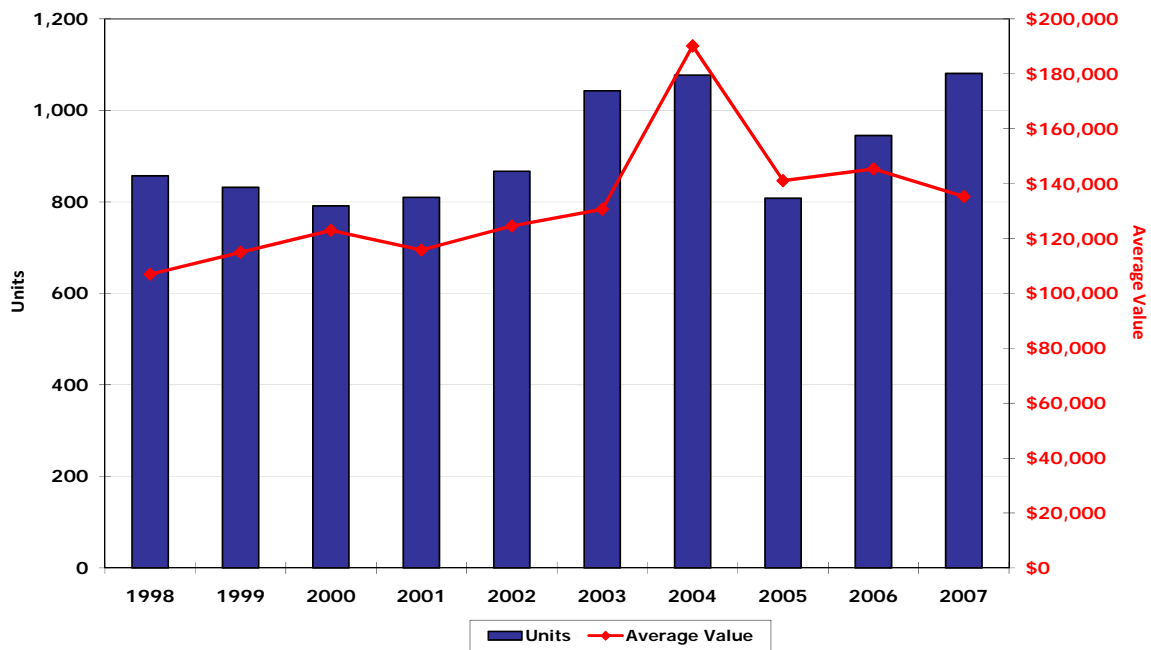
Source: Real Estate Center at Texas A&M University

Average Residential Sales Price



Source: Real Estate Center at Texas A&M University

Single-Family Building Permits and Average Value  
Beaumont-Port Arthur MSA



Source: U.S. Bureau of Census and Real Estate Center at Texas A&M University

## Beaumont-Port Arthur Market Overview 2008 Hotel

**Hotel\* Occupancy and Rental Rates**

	2006		2007	
	Beaumont/ Port Arthur	Texas	Beaumont/ Port Arthur	Texas
# Rooms 000's	4.5	339.9	4.8	349.7
Average daily rate	\$64.59	\$80.74	\$66.95	\$85.28
Occupancy rate (in percent)	67.8	61.3	63.6	61.4

\*Only properties exceeding \$18,000 in the current quarter are included; those units below \$18,000 only result in 1.5% of the total state revenues, and have been excluded from this database.

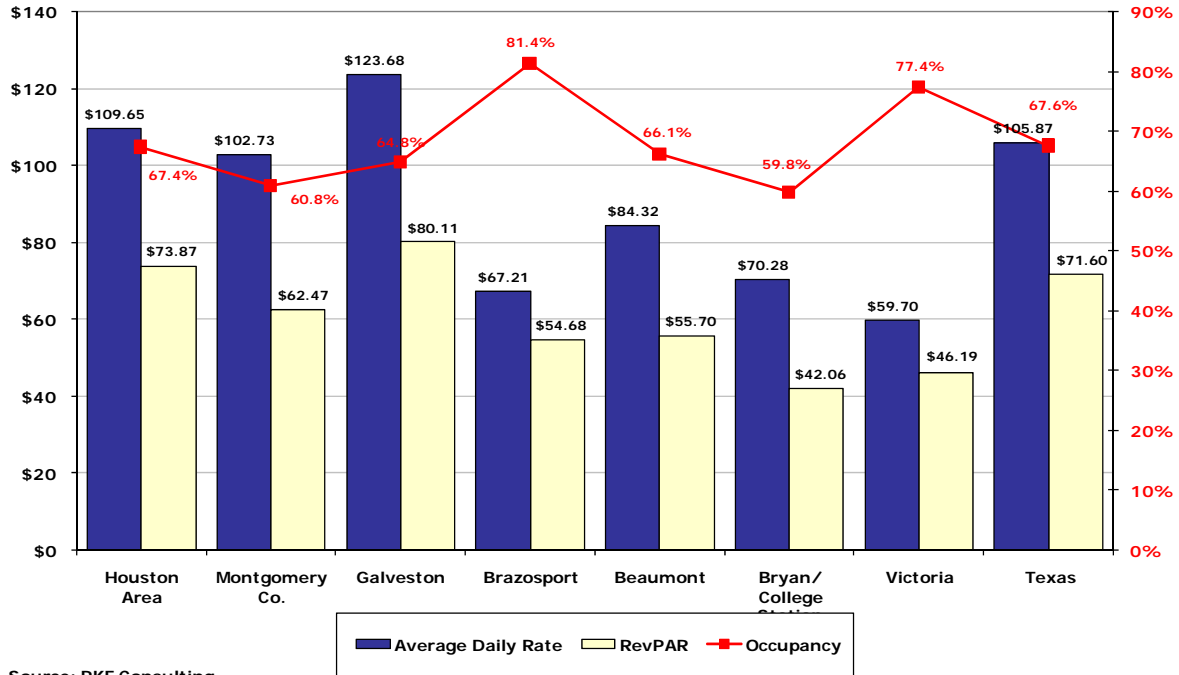
**Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio**

**Trends in the Hotel Industry (For the 12 Months Ended December)**

Market	Occupancy		Average Daily Rate		RevPAR	
	2007	2006	2007	2006	2007	2006
Houston Area	67.4%	67.6%	\$109.65	\$102.35	\$73.87	\$69.15
Montgomery Co.	60.8%	61.8%	\$102.73	\$91.43	\$62.47	\$56.50
Galveston	64.8%	64.7%	\$123.68	\$119.11	\$80.11	\$77.02
Brazosport	81.4%	72.2%	\$67.21	\$68.53	\$54.68	\$49.46
Beaumont	66.1%	72.7%	\$84.32	\$82.27	\$55.70	\$59.81
Bryan / College Station	59.8%	51.3%	\$70.28	\$67.55	\$42.06	\$34.69
Victoria	77.4%	75.7%	\$59.70	\$58.20	\$59.70	\$58.20
Texas	67.6%	68.9%	\$105.87	\$99.61	\$71.60	\$68.63

Source: PKF Consulting

Trends in the Hotel Industry  
For the 12 Months Ended December 2007



Source: PKF Consulting

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