

Real Estate Market Overview 2008

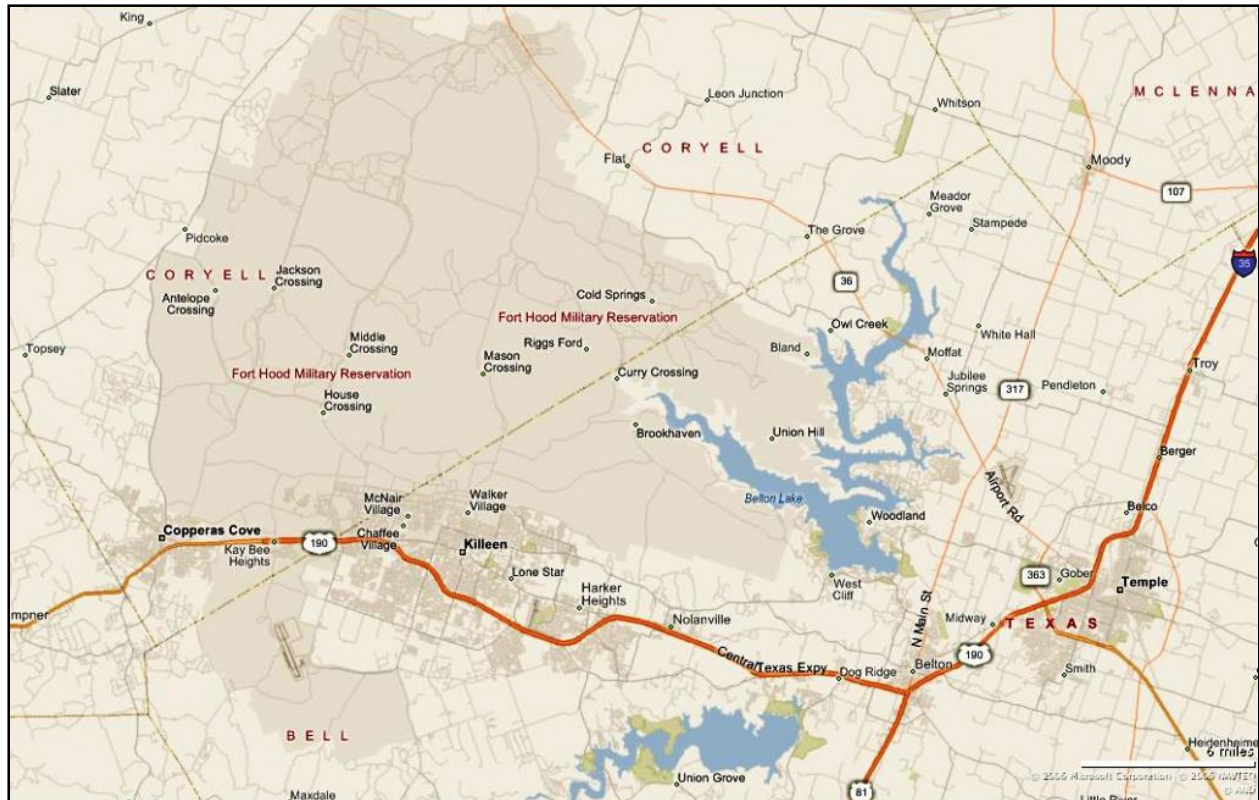
Killeen-Temple-Fort Hood

The Killeen-Temple-Fort Hood Metropolitan Statistical Area (MSA), located along I-35 between Austin and Dallas-Fort Worth, consists of three counties. Temple and Killeen are located in Bell County, while most of Ft. Hood is located in Coryell County. Ft. Hood, the largest active U.S. Army post in the United States, is adjacent to Killeen. The base boasts an on-post population of more than 70,000 and encompasses more than 200,000 acres. The military and medical services sectors are a major influence on the MSA's economy.

Quick Facts	
Land Area	3,600.33 square miles
2007 Population Density	102.8 people per square mile
Counties	Bell, Coryell, Lampasas
Area Cities and Towns	
Belton, Copperas Cove, Gatesville, Harker Heights, Killeen, Lampasas, Morgans Point, Salado, Temple, Troy	

*This report's MSA data reflects either 1999 or 2003 MSA definitions based on data availability. Use of 1999 definition is noted where applicable.

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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Killeen-Temple-Fort Hood Market Overview 2008

Demographics

Killeen-Temple-Fort Hood MSA Population

Year	Population	Percent Change
1996	318,613	-
1997	321,821	1.0
1998	325,335	1.1
1999	325,473	0.0
2000	330,714	1.6
2001	333,556	0.9
2002	338,212	1.4
2003	343,935	1.7
2004	345,949	0.6
2005	351,528	1.6
2006	351,322	-0.1
2007	370,008	5.3

* July 1 population estimates

Source: U.S. Census Bureau

County Population Growth

County	Growth 1997-2007		
	1997	2007	(in percent)
Bell	230,436	276,975	20.2
Coryell	74,125	72,156	-2.7
Lampasas	17,260	20,877	21.0

* July 1 population estimates

Source: U.S. Census Bureau

Area Cities With 10,000 or More Residents

City	1990	2000	Growth 1990 - 2000 (in percent)
	Population	Population	
Belton	12,476	14,623	17.2
Copperas Cove	24,079	29,592	22.9
Gatesville	11,492	15,591	35.7
Harker Heights	12,841	17,308	34.8
Killeen	63,535	86,911	36.8
Temple	46,109	54,514	18.2

Source: U.S. Census Bureau

Texas Metropolitan Area Population* Change

Metropolitan Area	1997	2007	Percent Change
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
Texas	19,740,317	23,904,380	21.1
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
Beaumont-Port Arthur	381,675	376,241	-1.4
Wichita Falls	151,480	148,148	-2.2

* July 1 population estimates

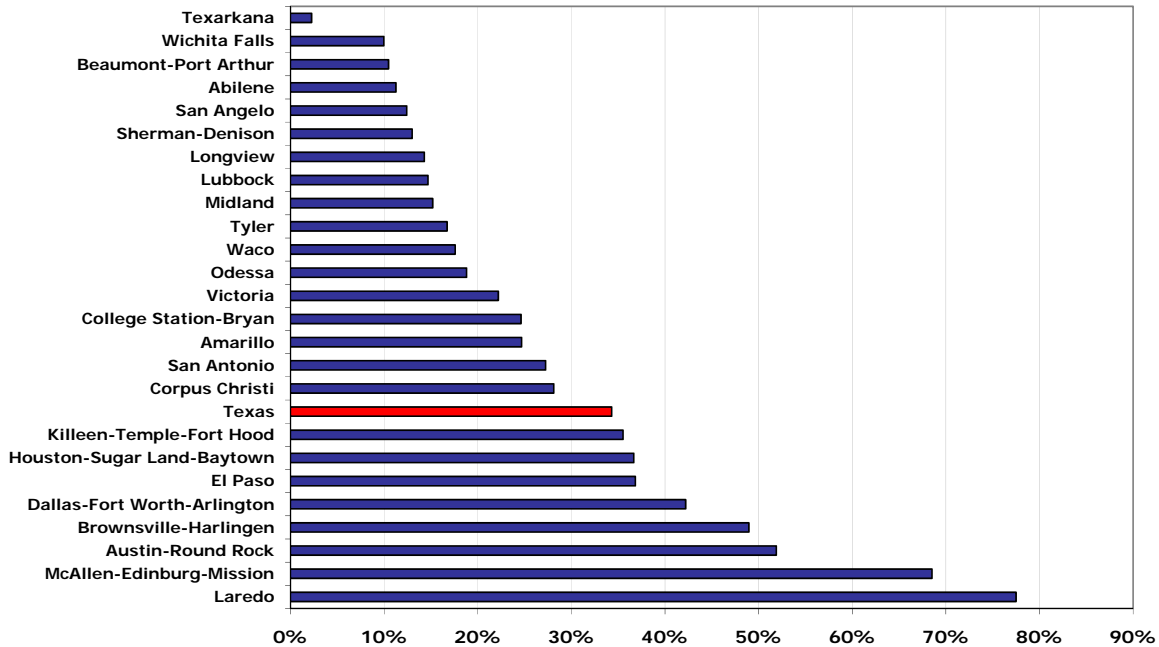
Source: U.S. Census Bureau

Killeen-Temple-Fort Hood MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2000	330,714	330,714
2005	361,165	-
2010	391,194	387,134
2015	420,206	-
2020	448,203	440,776
2025	476,475	-
2030	504,378	492,473
2035	530,393	-
2040	553,668	534,448

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

	Killeen-Temple MSA	Texas
Average household size (2000)	2.72	2.74
Population younger than 18 (2000, in percent)	28.2	28.2
Population 65 and older (2000, in percent)	8.0	9.9

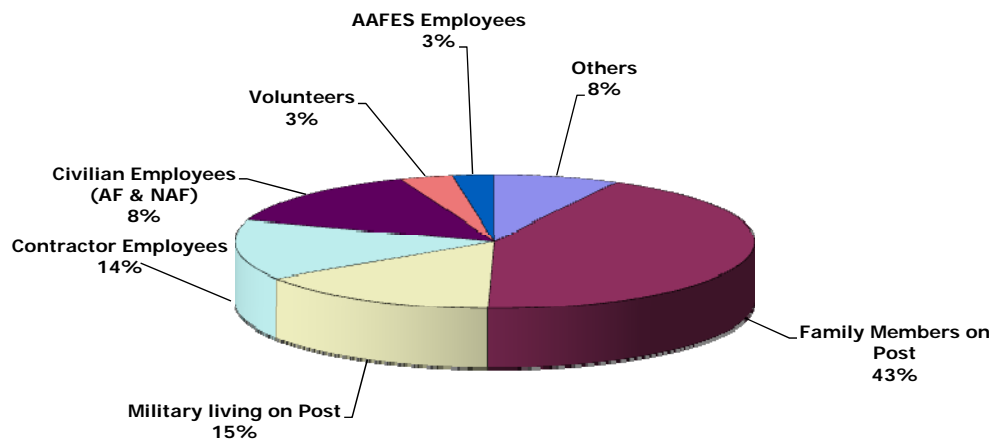
Source: U.S. Census Bureau (1999 definition)

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

	Bell County	Coryell Co.	Texas
White	63.4	65.3	71.0
Black	20.4	21.8	11.5
Asian	2.6	1.8	2.7
American Indian	0.7	0.9	0.6
Other	8.5	6.3	11.7
Two or more races	3.9	3.5	2.5
Hispanic (of any race)	16.7	12.6	32.0

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

Fort Hood Post Population Profile
Feb-2008

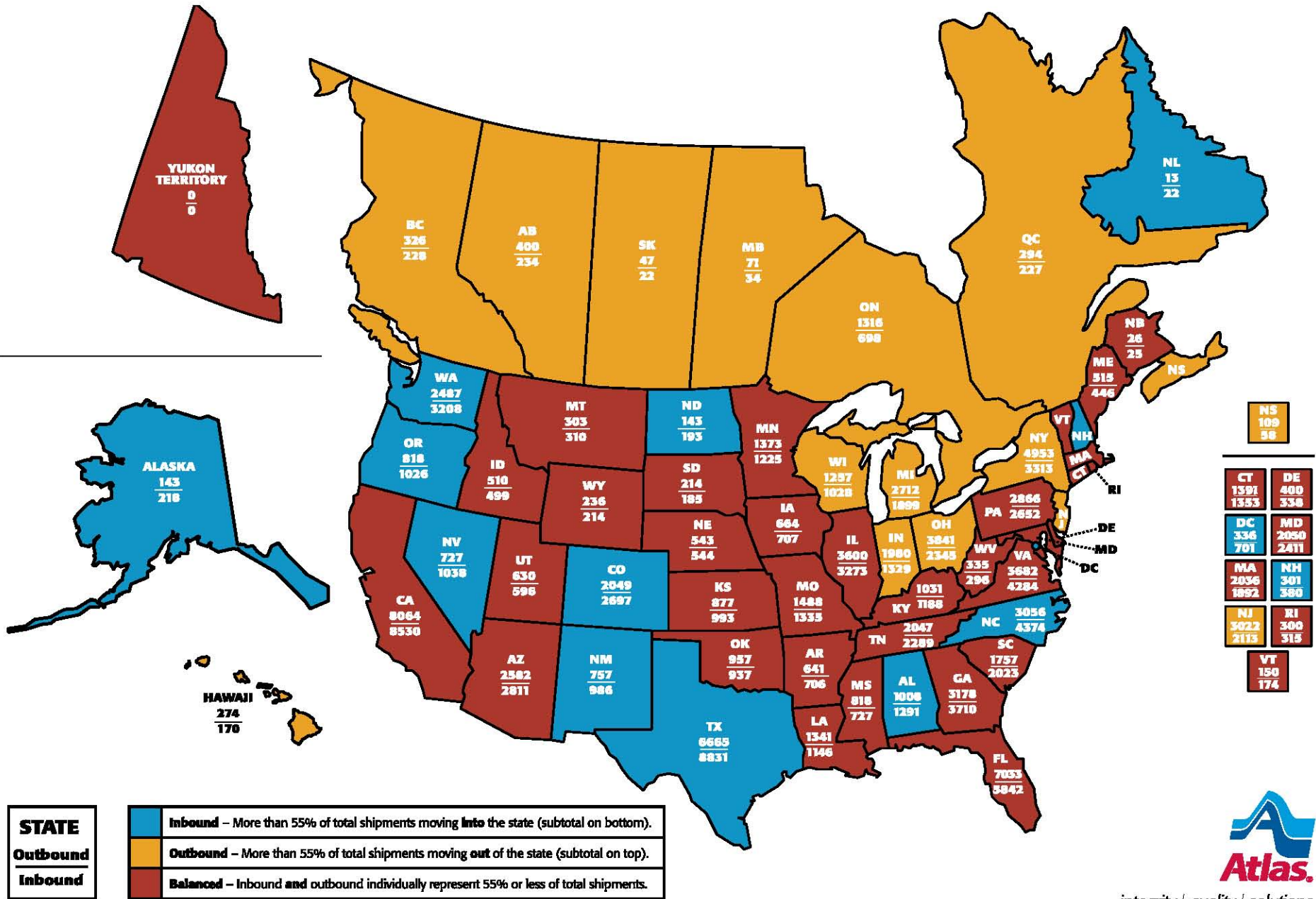


Source: Fort Hood Plans, Analysis, and Integration Office

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/>

Killeen-Temple-Fort Hood Market Overview 2008 Education

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

County	High school graduate	Some college, no degree	Associate's degree	Bachelor's degree	Master's degree	Doctorate degree
Bell	27.4	28.7	8.7	13.4	4.2	0.4
Coryell	32.1	28.5	8.1	8.6	3.0	0.1
Lampasas	30.5	25.8	6.3	10.9	4.3	0.4
Texas	24.8	22.4	5.2	15.6	5.2	0.8

Source: U.S. Census Bureau 2000 Census

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

Level of Education	Killeen-Temple MSA	Texas
High School Graduate or Higher	83.8	79.2
Bachelor's Degree or Higher	18.1	23.9

Source: U.S. Census Bureau 2000 (1999 definition)

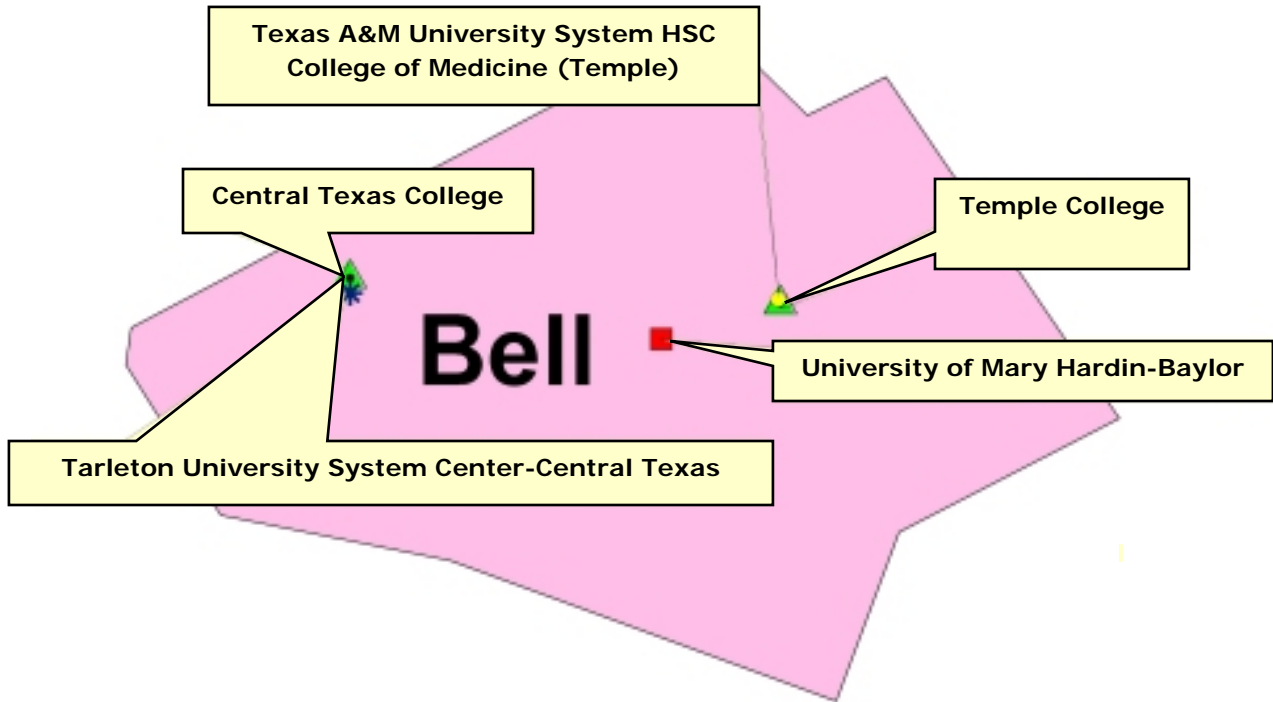
Local College and University Enrollment, Fall Semester

School	2003	2004	2005	2006	2007
Central Texas College District	7,651	8,038	8,704	7,365	8,290
Temple College	3,932	4,068	3,897	4,279	4,787
University of Mary Hardin-Baylor	2,627	2,705	2,725	2,714	2,672

Source: Texas Higher Education Coordinating Board

Texas Higher Education Coordinating Board Higher Education Locator Map (HELM)

Bell County



Source: Texas Higher Education Coordinating Board

Higher Education Locator Map (HELM)

<http://www.thecb.state.tx.us/InteractiveTools/HELM/>

Killeen-Temple-Fort Hood Market Overview 2008 Employment

Killeen Top Ten Employers

Employer	Sector	Employees
III Corps & Fort Hood - Includes Air Force	Military	52,404
Killeen ISD	Education system	6,000
Civilian Personnel (Appropriated funds & NAF)	Government	5,889
Central Texas College	Education system	1,360
Metroplex Health System	Health care	1,300
Fort Hood Exchange (AAFES)	Retail	1,099
Westar Aerospace & Defense Group, Inc.	Defense contractor	1,050
First National Bank	Financial	1,000
Science Applications International Corp.	Defense contractor	1000
Sallie Mae	Financial	966

Source: Killeen Chamber of Commerce Nov-07, and Fort Hood Plans, Analysis, and Integration Office Feb-2008

Temple Top Ten Employers

Employer	Sector	Employees
Scott & White Medical Center	Healthcare/medical services	7,608
Wilsonart International	Corporate headquarters	2,300
McLane Company, Inc.	Wholesale grocery	1,549
Sprint (Nextel) Communications	Call center	1,070
PACTIV Corporation	Plastic manufacturing	1,046
Wal-Mart Distribution Center	Distribution	817
Texas Hydraulics, Inc.	Hydraulic cylinders	739
McLane Southwest	Distribution	701
McLane Company, Inc. (Corp.)	Corporate headquarters	608
Artco-Bell Corporation	Educational seating/dorm furniture	534

Source: Temple Economic Development Council Nov-2007

Belton Top Ten Employers

Employer	Sector	Employees
Belton ISD	Education	1,200
Bell County	Government	1,021
University of Mary Hardin-Baylor	Education	615
Super Wal-Mart	Department store	373
Custom Printing	Advertising specialties	225
Fleetwood Homes of Texas	Mobile home manufacture	145
Cedar Crest Hospital & Clinic	Counseling and treatment center	145
Central TX Council of Government	Government	132
City of Belton	Government	127
United Parcel Service	Shipping service	127

Source: Development Corporation of Belton Oct-2006

Employment Growth by Industry

	Killeen - Temple - Fort Hood MSA	Texas
Employment Growth 2007 (Percent Change)	2.8	3.0
Unemployment Rate 2007 (Percent Change)	4.6	4.3
Net Job Change in 2007	3,300	305,900
2007 Employment Growth by Sector (Percent Change)		
Natural Resources and Mining and Construction	1.7	7.5
Manufacturing	1.2	0.9
Trade, Transportation, and Utilities	4.1	2.9
Information	0.0	-0.7
Financial Activities	0.0	3.0
Professional and Business Services	4.4	5.3
Educational and Health Services	2.5	3.1
Leisure and Hospitality	5.7	3.9
Government	1.5	0.9

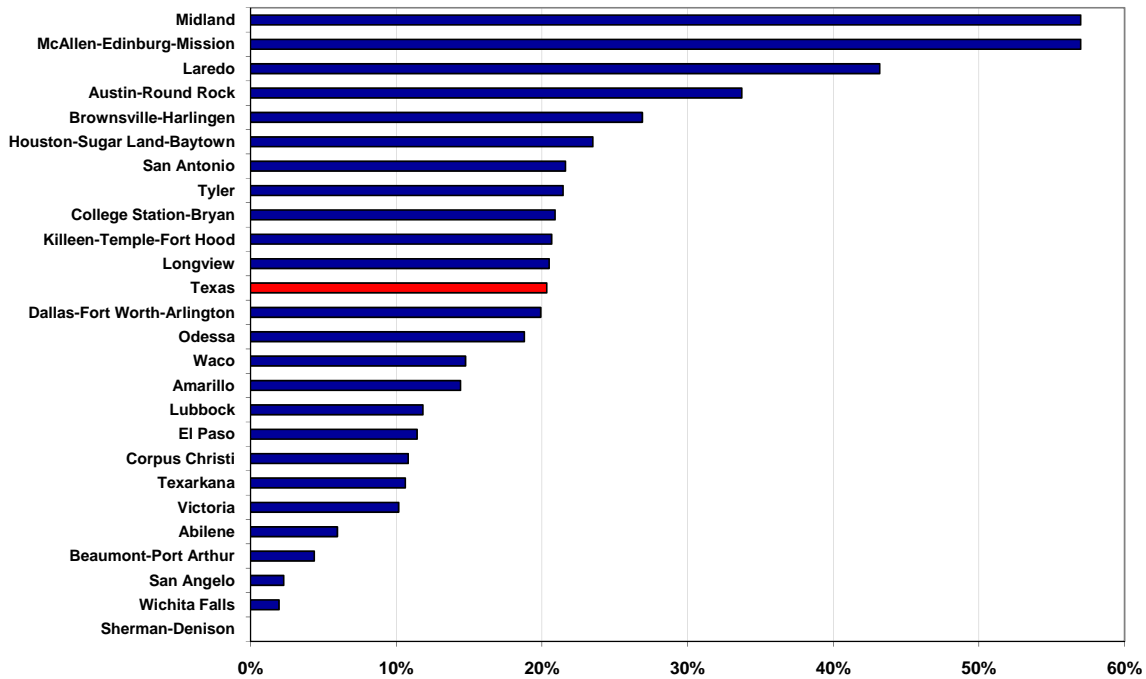
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

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
Beaumont-Port Arthur	157,400	164,300	4.4
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
Texas	8,608,500	10,359,200	20.3
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

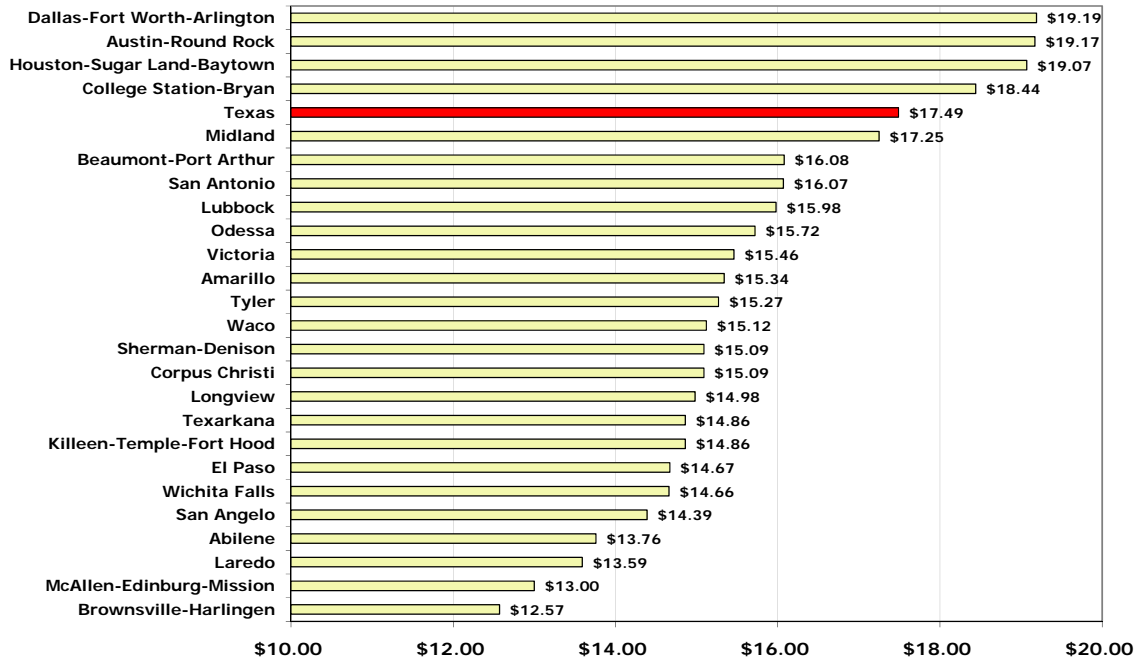
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Metropolitan Area Nonfarm Employment Change
1997-2007



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

Average Hourly Wage
2006



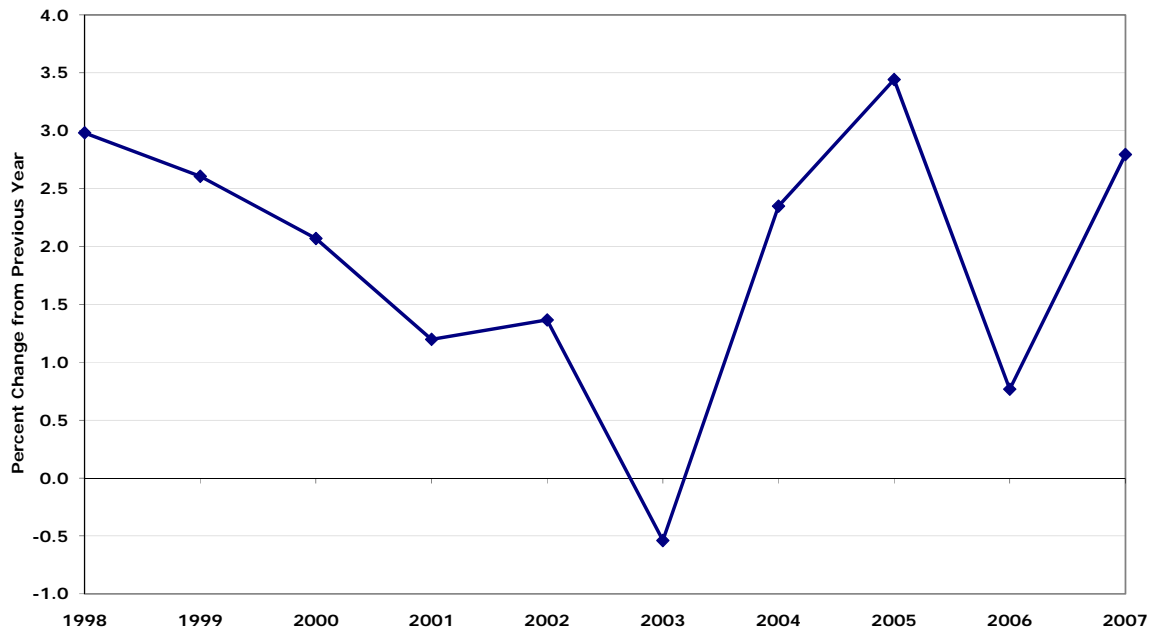
Source: Texas Workforce Commission

**Killeen-Temple-Fort Hood MSA
Nonfarm Employment**

Year	Employment	Perent Change
1997	100,600	-
1998	103,600	3.0
1999	106,300	2.6
2000	108,500	2.1
2001	109,800	1.2
2002	111,300	1.4
2003	110,700	-0.5
2004	113,300	2.3
2005	117,200	3.4
2006	118,100	0.8
2007	121,400	2.8

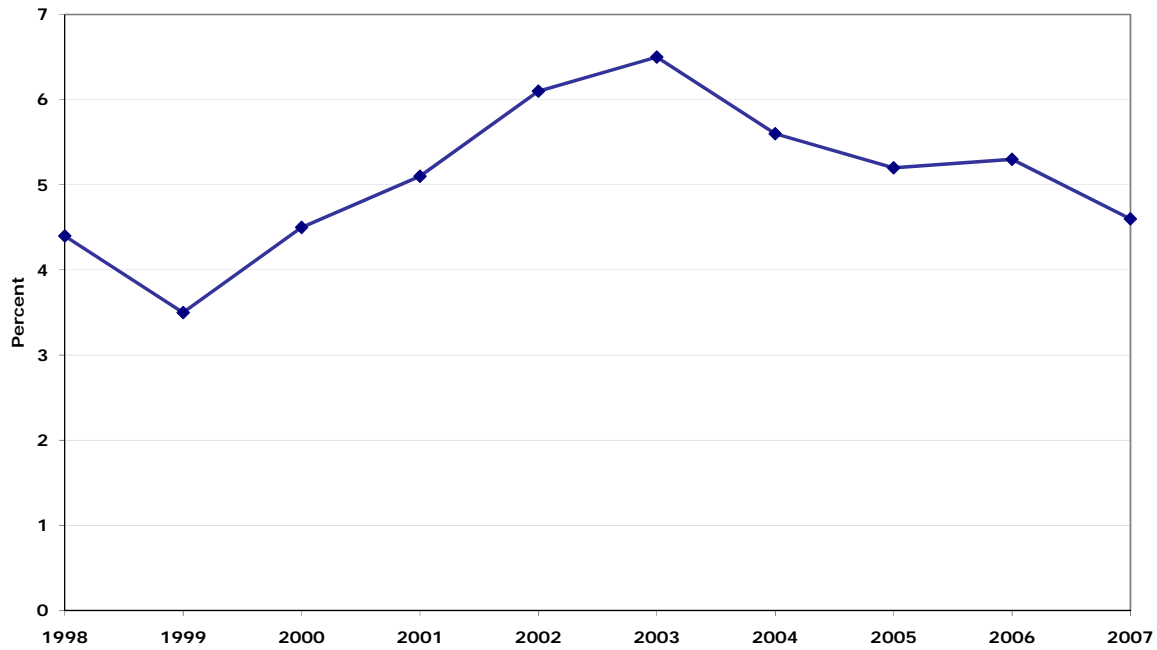
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Nonfarm Employment Growth
Killeen-Temple-Fort Hood MSA**



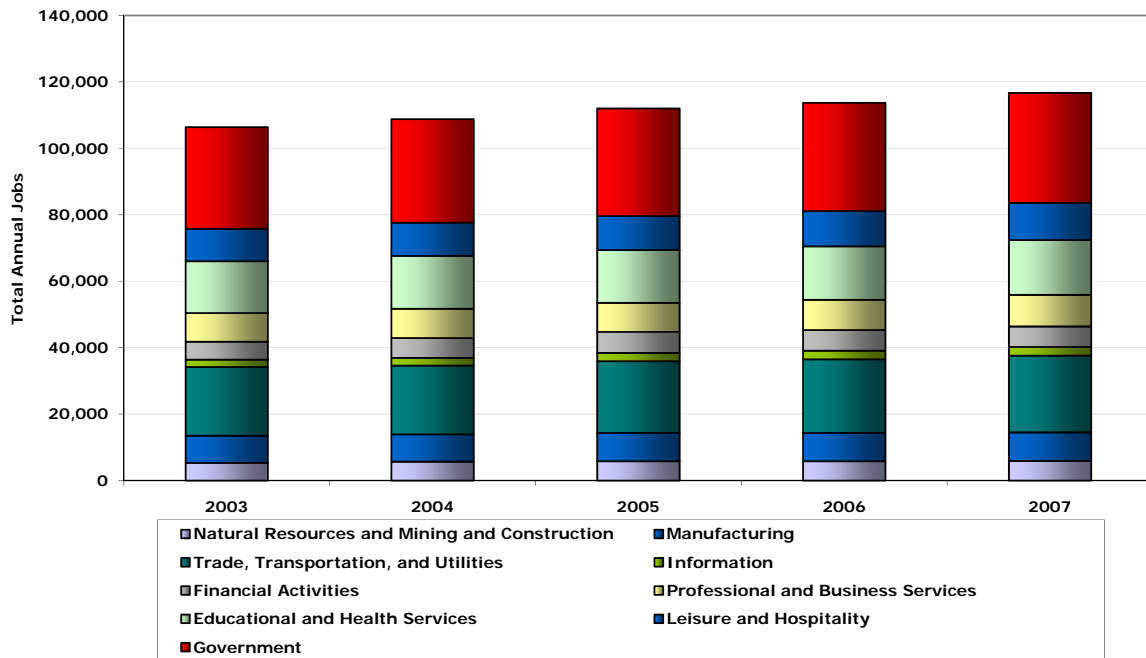
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Killeen-Temple-Fort Hood MSA
Unemployment Rate



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

Distribution of Employment in Major Categories
Killeen-Temple-Fort Hood MSA



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

Killeen-Temple-Fort Hood Market Overview 2008 Economy

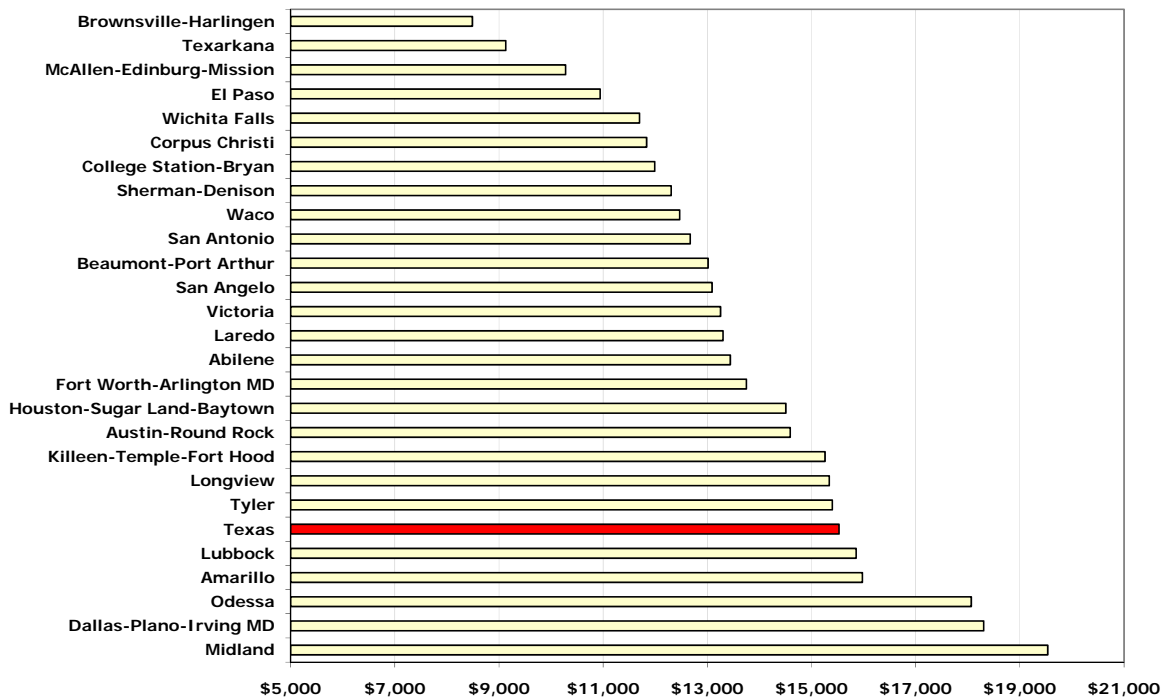
**Killeen-Temple-Fort Hood MSA
Gross Retail Sales**

Year	Total Sales	Sales per Capita
1996	\$3,109,941,662	\$9,761
1997	\$2,310,343,379	\$7,179
1998	\$2,317,419,011	\$7,123
1999	\$3,682,455,927	\$11,314
2000	\$4,306,224,940	\$13,021
2001	\$4,021,809,215	\$12,057
2002	\$3,073,069,401	\$9,086
2003	\$4,117,832,006	\$11,973
2004	\$4,296,237,689	\$12,419
2005	\$4,759,709,821	\$13,540
2006	\$5,361,211,125	\$15,260
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

Fort Hood Facts

Economic Impact	\$6.02 BILLION
TOTAL LAND	214,778 ACRES/336 SQ. MILES
Post Population	
Others	3,200
Family Members on Post	17,903
Military living on Post	6,472
Contractor Employees	6,013
Civilian Employees (Appropriated Fund)	4,922
Volunteers	1,385
AAFES Employees	853
Civilian Employees (NAF Employees)	967
AAFES Concession Employees	246
Fort Worth District Engineers	47
Defense Reutilization & Marketing Office	23
Army Audit Agency	11
TOTAL POST POPULATION	42,042
Supported population	
Number of survivors and family members	131,186
Number of retirees	82,495
Off post population	93,765
Military - authorized as of 14 Feb 08, Army Stationing and Installation Plan (ASIP)	52,404
TOTAL SUPPORTED POPULATION	401,892

Source: Fort Hood Plans, Analysis, and Integration Office Feb-2008 and Texas State Comptroller Jan-2007

Killeen-Temple-Fort Hood Market Overview 2008 Infrastructure

Killeen Airline Activity

Killeen-Fort Hood Regional Airport	2003	2004	2005	2006	2007
Enplaned	94,026	112,807	159,301	180,088	190,063
Deplaned	95,302	112,704	160,777	180,664	188,754
Total	189,328	225,511	320,078	360,752	378,817

Source: Killeen-Fort Hood Regional Airport

Airport Cargo Statistics (in pounds)

Killeen-Fort Hood Regional Airport	2003	2004	2005	2006	2007
	43,309	44,485	19,726	34,438	21,548

Source: Killeen-Fort Hood Regional Airport

Killeen-Temple-Fort Hood Market Overview 2008

Multifamily

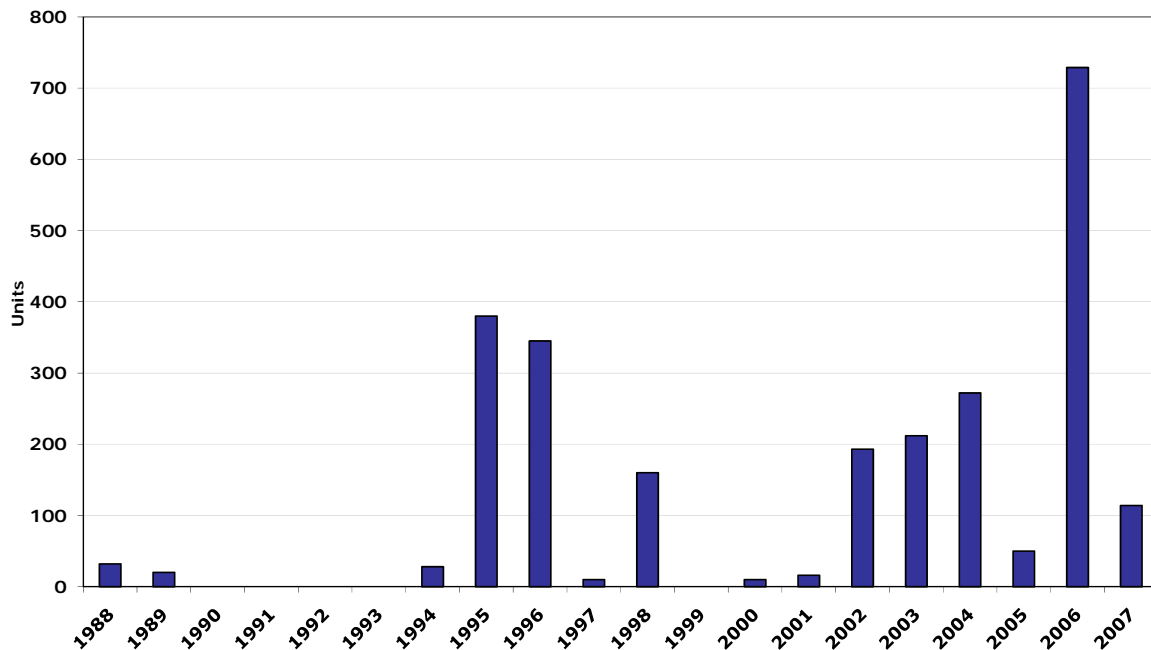
Belton/Central Texas Apartment Statistics 2007

	Belton/Central Texas	Texas Metro Average
Average rent per square foot	\$0.70	\$0.80
Average rent for units built since 2000	\$0.78	\$0.89
Average occupancy	92.5%	92.8%
Average occupancy for units built since 2000	94.0%	93.8%

Source: Apartment MarketData Research

**Killeen-Temple
Multifamily Building Permits**
5+ Multifamily Building Permits

1999 MSA definition



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

2007 figure is a preliminary number.

Killeen-Temple-Fort Hood 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**
Killeen	\$116,200	\$28,586	\$49,600	1.74	1.18
Temple	\$118,600	\$29,176	\$49,600	1.70	1.23
TEXAS	\$147,500	\$36,286	\$52,600	1.45	1.03
United States	\$217,800	\$53,138	\$59,000	1.11	0.63

* 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

Price Distribution of MLS Homes Sold, Temple - Belton Area (in percent)

Price Range	2001	2002	2003	2004	2005	2006	2007
\$29,999 or less	3.5	-	3.0	3.6	3.4	3.3	2.4
30,000 - 39,999	2.9	-	3.6	2.6	3.1	2.5	2.1
40,000 - 49,999	4.8	-	4.1	3.0	3.0	2.9	3.0
50,000 - 59,999	7.0	-	5.9	6.0	3.5	3.0	2.6
60,000 - 69,999	10.8	-	8.0	6.7	4.9	5.0	4.9
70,000 - 79,999	10.3	-	10.0	9.9	7.6	5.5	4.8
80,000 - 89,999	12.3	-	9.9	9.7	8.0	7.9	8.4
90,000 - 99,999	6.3	-	9.2	9.1	11.5	8.9	7.0
100,000 - 119,999	9.6	-	12.3	13.2	12.8	14.4	16.1
120,000 - 139,999	9.5	-	10.5	10.5	12.1	10.7	12.4
140,000 - 159,999	6.8	-	7.9	6.9	7.4	9.8	8.6
160,000 - 179,999	4.2	-	3.2	4.1	5.0	6.5	6.6
180,000 - 199,999	2.3	-	3.1	3.4	3.5	3.7	5.4
200,000 - 249,999	5.4	-	5.1	5.3	7.5	7.1	7.1
250,000 - 299,999	2.2	-	2.4	2.6	3.2	4.5	3.9
300,000 - 399,999	1.5	-	1.1	2.3	2.7	3.0	3.6
400,000 - 499,999	0.5	-	0.5	0.6	0.7	0.7	0.7
500,000 and more	0.4	-	0.2	0.4	0.1	0.5	0.6

"-" represents unreported data or nonparticipation in Real Estate Center's survey.

Source: Real Estate Center at Texas A&M University

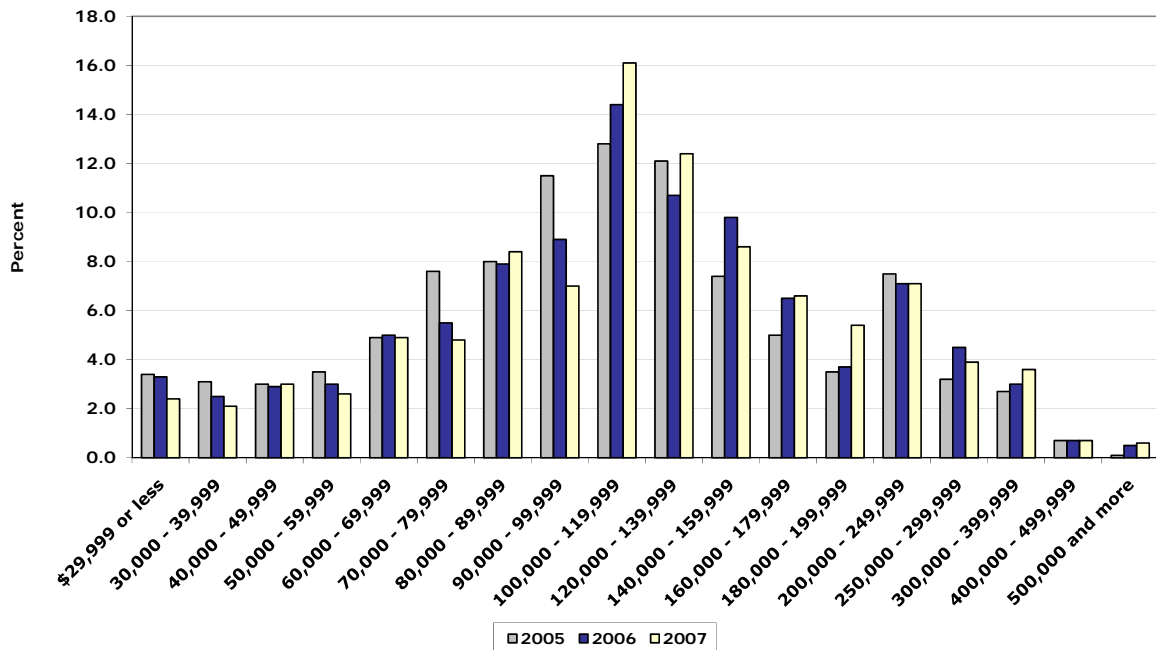
Price Distribution of MLS Homes Sold, Killeen - Fort Hood Area (in percent)

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30,000 - 39,999	3.5	3.1	2.8	2.7	1.9	1.3	1.9
40,000 - 49,999	7.1	4.3	4.4	3.7	2.5	1.8	2.2
50,000 - 59,999	9.5	8.6	6.6	5.0	4.4	3.7	3.1
60,000 - 69,999	14.8	11.8	10.5	9.3	6.3	5.7	4.5
70,000 - 79,999	18.0	15.2	12.7	11.4	8.4	7.2	5.8
80,000 - 89,999	11.6	15.4	14.0	11.2	9.8	9.2	8.3
90,000 - 99,999	6.8	7.6	10.0	11.3	11.4	11.1	7.9
100,000 - 119,999	8.7	10.8	13.3	12.1	15.6	16.5	18.3
120,000 - 139,999	6.7	8.2	8.3	11.4	13.3	14.4	13.7
140,000 - 159,999	4.2	5.3	6.0	8.2	9.6	10.8	12.3
160,000 - 179,999	2.0	2.4	3.4	4.4	5.8	6.0	7.6
180,000 - 199,999	1.4	1.4	1.5	2.9	3.3	3.7	5.0
200,000 - 249,999	1.5	1.8	2.0	2.5	3.7	3.9	4.5
250,000 - 299,999	0.6	0.5	0.7	0.7	1.3	1.8	1.9
300,000 - 399,999	0.1	0.0	0.4	0.5	0.8	1.3	1.0
400,000 - 499,999	0.0	0.0	0.0	0.1	0.1	0.1	0.2
500,000 and more	0.0	0.0	0.0	0.0	0.0	0.0	0.2

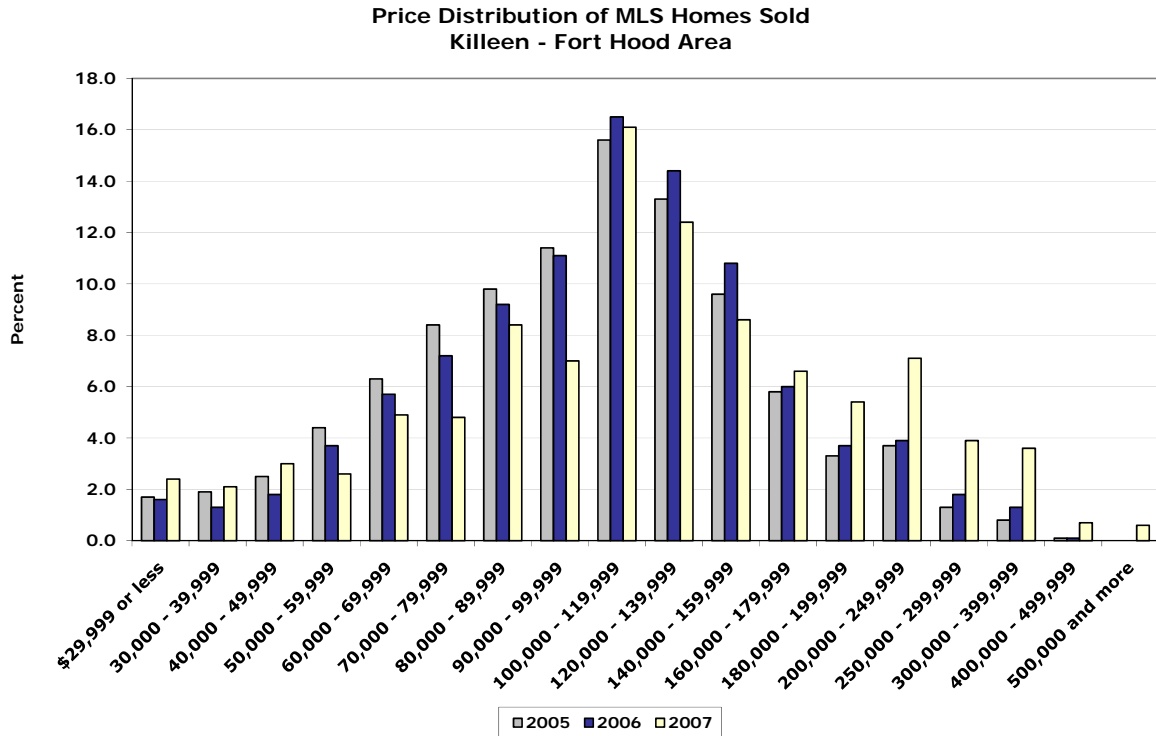
"-" represents unreported data or nonparticipation in Real Estate Center's survey.

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold
Temple - Belton Area



Source: Real Estate Center at Texas A&M University



Source: Real Estate Center at Texas A&M University

**Property Tax Rates, 2007
County, Major City, Major School District**

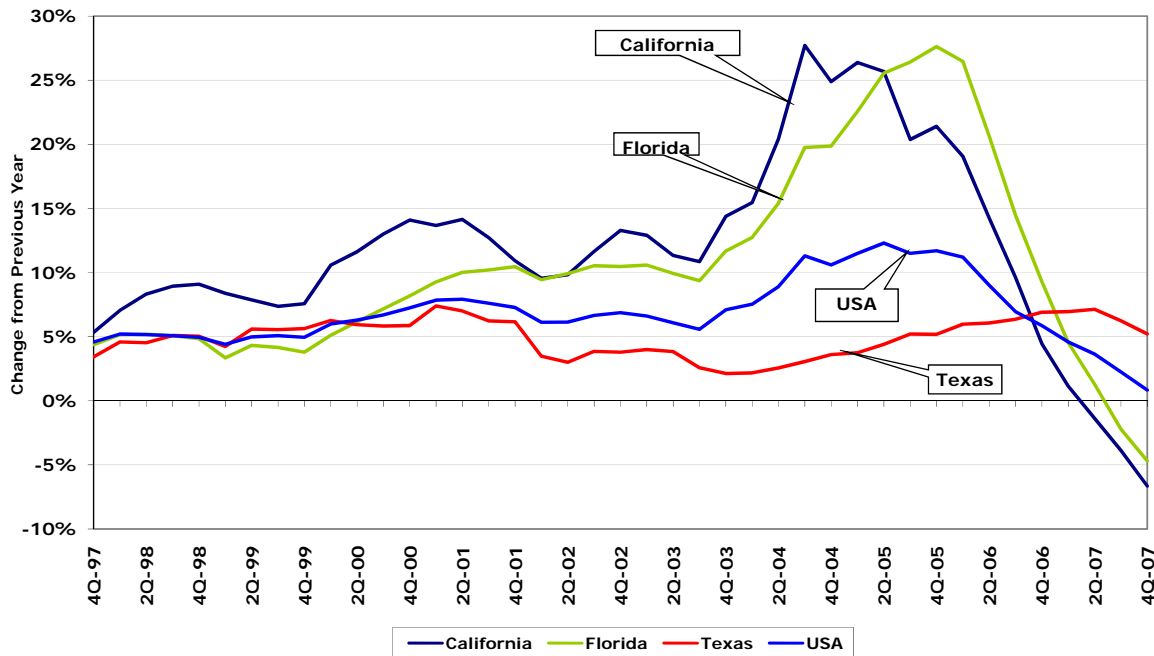
Taxing Entity*	Tax Rate per \$100 Valuation
Bell County	0.3795
City of Killeen	0.6950
Killeen ISD	1.1412
Total	\$2.22
Bell County	0.3795
City of Temple	0.5681
Temple ISD	1.2401
Total	\$2.19
Lampasas County	0.4914
City of Lampasas	0.3772
Lampasas ISD	1.5000
Total	\$2.37

* 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.

Source: Bell and Lampasas County Appraisal District

National Home Price Appreciation

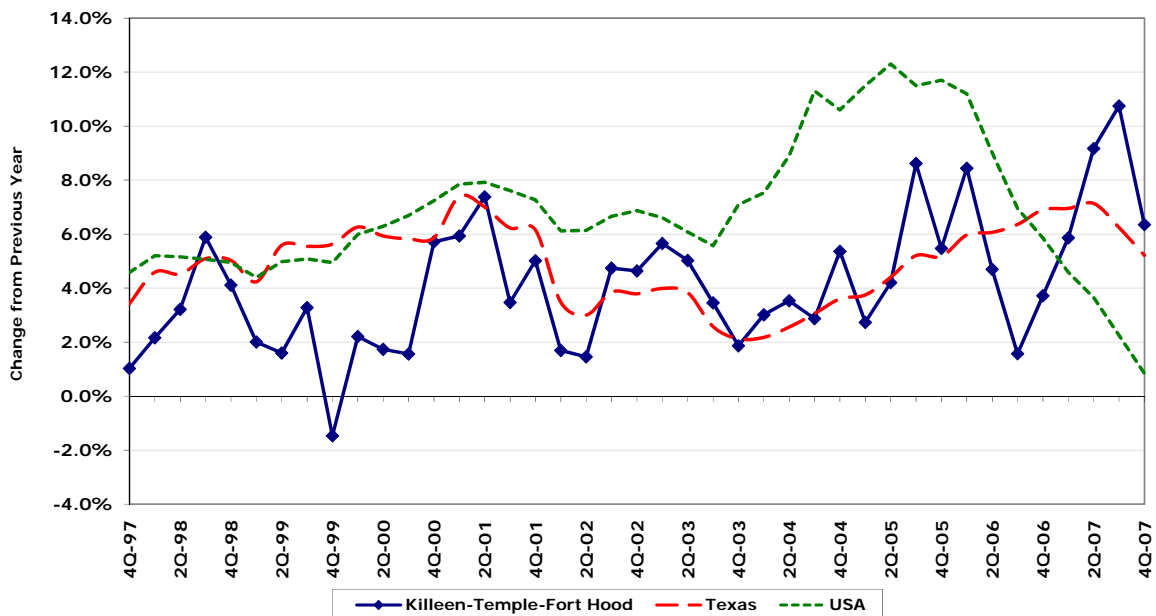
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

**Home Price Appreciation
Killeen-Temple-Fort Hood 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

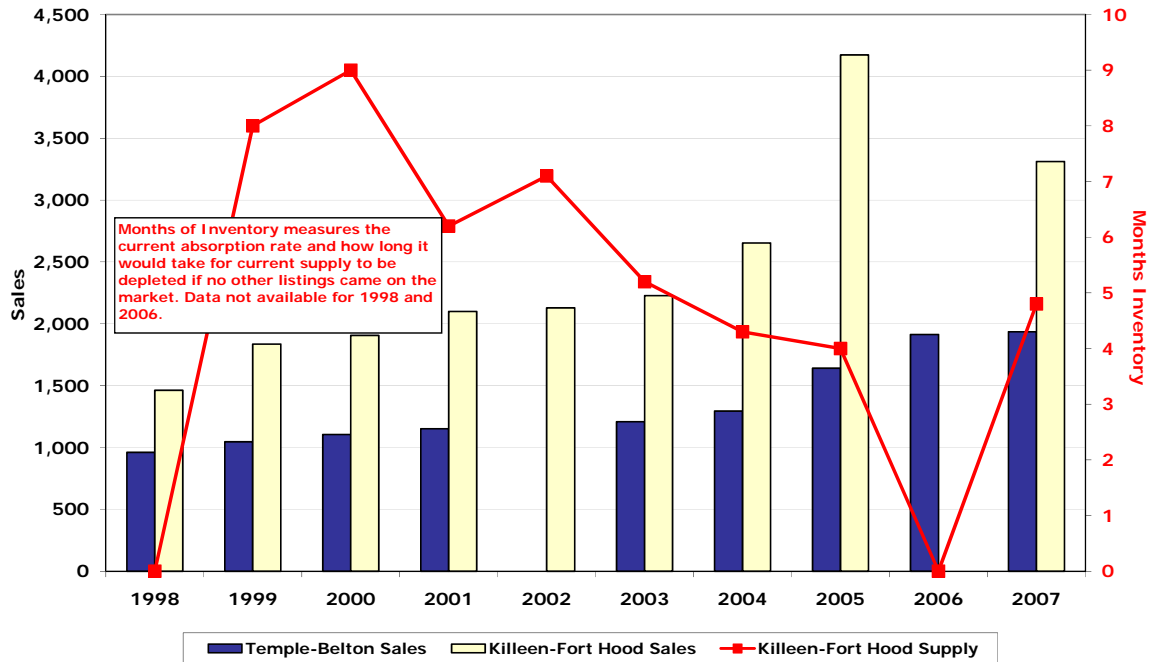
2005 Occupied Housing Unit Characteristics

Housing Unit Characteristics	Killeen - Temple - Fort Hood 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	69,531	52,030	121,561	5,162,604	2,815,491	7,978,095
Household Size						
1-person household	20.2%	31.9%	25.2%	19.1%	35.0%	24.7%
2-person household	36.1%	20.9%	29.6%	34.2%	25.8%	31.2%
3-person household	19.2%	19.5%	19.3%	17.2%	16.0%	16.8%
4-or-more-person household	24.5%	27.6%	25.8%	29.5%	23.2%	27.3%
Race and Hispanic or Latino Origin of Householder						
One Race						
White	78.1%	62.7%	71.5%	79.0%	66.2%	74.5%
Black or African American	13.6%	25.7%	18.8%	8.2%	17.9%	11.6%
American Indian and Alaska Native	0.3%	0.6%	0.4%	0.5%	0.6%	0.6%
Asian	2.5%	2.6%	2.6%	2.9%	3.1%	3.0%
Native Hawaiian and Other Pacific Islander	-	-	0.1%	0.0%	0.1%	0.0%
Some other race	3.9%	5.6%	4.6%	8.3%	10.8%	9.2%
Two or more races	1.5%	2.6%	2.0%	1.0%	1.4%	1.2%
Age of Householder						
Under 35 years	14.6%	53.8%	31.4%	14.4%	46.3%	25.6%
35 to 44 years	22.1%	22.3%	22.2%	21.9%	21.4%	21.7%
45 to 54 years	23.6%	11.7%	18.5%	24.1%	15.4%	21.0%
55 to 64 years	16.6%	6.7%	12.3%	18.1%	8.3%	14.7%
65 to 74 years	12.3%	2.1%	7.9%	11.9%	4.2%	9.2%
75 to 84 years	9.3%	3.0%	6.6%	7.6%	3.1%	6.1%
85 years and over	1.6%	0.4%	1.1%	2.0%	1.3%	1.8%
Units in Structure						
1, detached	87.8%	37.1%	66.1%	87.5%	28.3%	66.6%
1, attached	1.0%	7.7%	3.9%	2.3%	3.6%	2.8%
2 apartments	0.3%	12.7%	5.6%	0.3%	4.9%	1.9%
3 or 4 apartments	0.0%	10.7%	4.6%	0.4%	8.8%	3.3%
5 to 9 apartments	0.1%	8.3%	3.6%	0.3%	13.8%	5.1%
10 or more apartments	0.1%	16.8%	7.2%	0.7%	35.1%	12.9%
Mobile home or other type of housing	10.8%	6.7%	9.1%	8.5%	5.6%	7.5%
Year Structure Built						
2000 or later	18.3%	15.5%	17.1%	13.7%	10.9%	12.7%
1990 to 1999	21.3%	16.4%	19.2%	18.6%	14.8%	17.2%
1980 to 1989	19.4%	21.3%	20.2%	18.7%	22.5%	20.1%
1960 to 1979	26.9%	30.2%	28.4%	28.7%	35.0%	30.9%
1940 to 1959	10.1%	13.9%	11.7%	15.4%	12.4%	14.3%
1939 or earlier	4.0%	2.7%	3.4%	4.9%	4.5%	4.8%
Bedrooms						
No bedroom	0.0%	0.4%	0.2%	0.2%	1.5%	0.6%
1 bedroom	0.9%	17.9%	8.2%	2.1%	32.6%	12.9%
2 or 3 bedrooms	72.5%	69.5%	71.2%	70.8%	61.7%	67.6%
4 or more bedrooms	26.6%	12.2%	20.4%	26.8%	4.2%	18.9%
Annual Household Income and Housing Costs*						
Median household income (dollars)	\$54,573	\$30,426	\$41,529	\$54,610	\$26,782	\$42,139
Annual Median Housing Costs (dollars)	\$9,732	\$8,352	\$8,916	\$10,536	\$8,052	\$9,108
Housing Costs as a percentage of household income	17.8%	27.5%	21.5%	19.3%	30.1%	21.6%

* in 2005 inflation-adjusted dollars

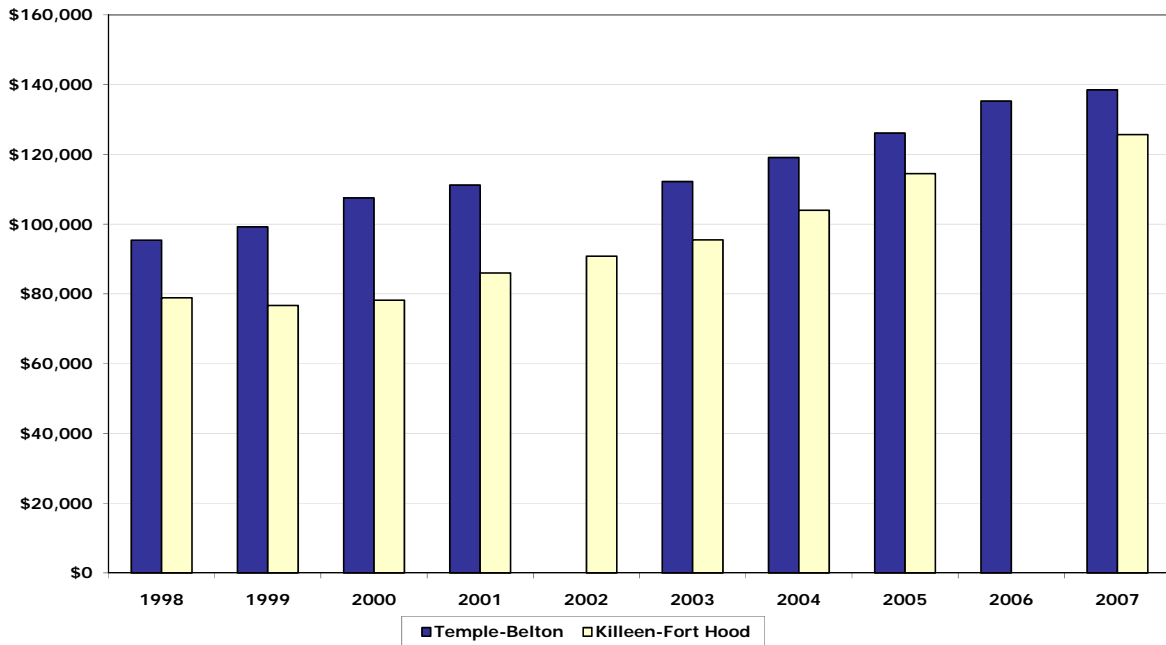
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

Yearly Homes Sales and Months Inventory
Temple-Belton; Killeen-Fort Hood MLS



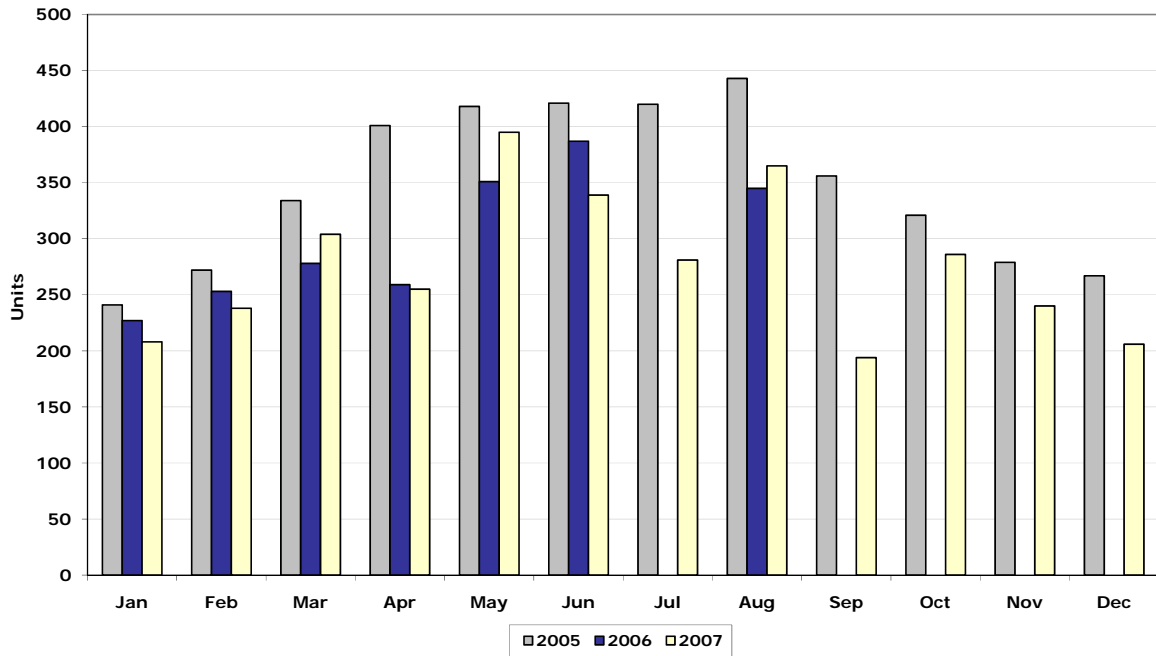
Source: Real Estate Center at Texas A&M University

Average Sales Price
Temple-Belton; Killeen-Fort Hood MLS



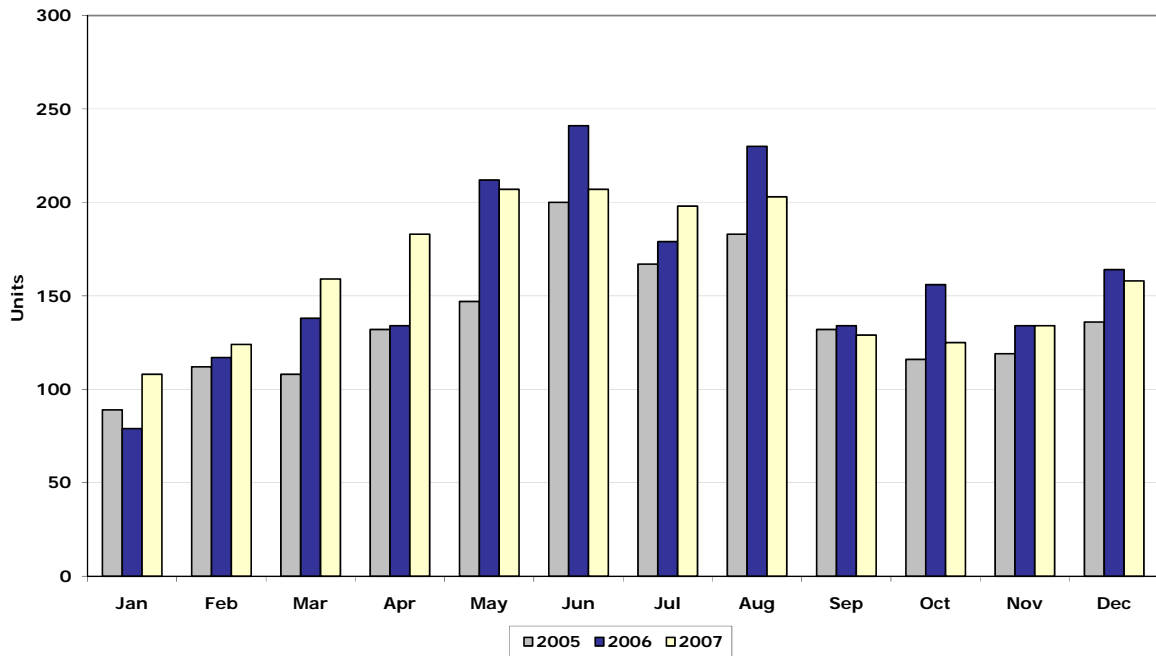
Source: Real Estate Center at Texas A&M University

Single-Family Homes Sales Volume
Killeen-Fort Hood MLS



Source: Real Estate Center at Texas A&M University

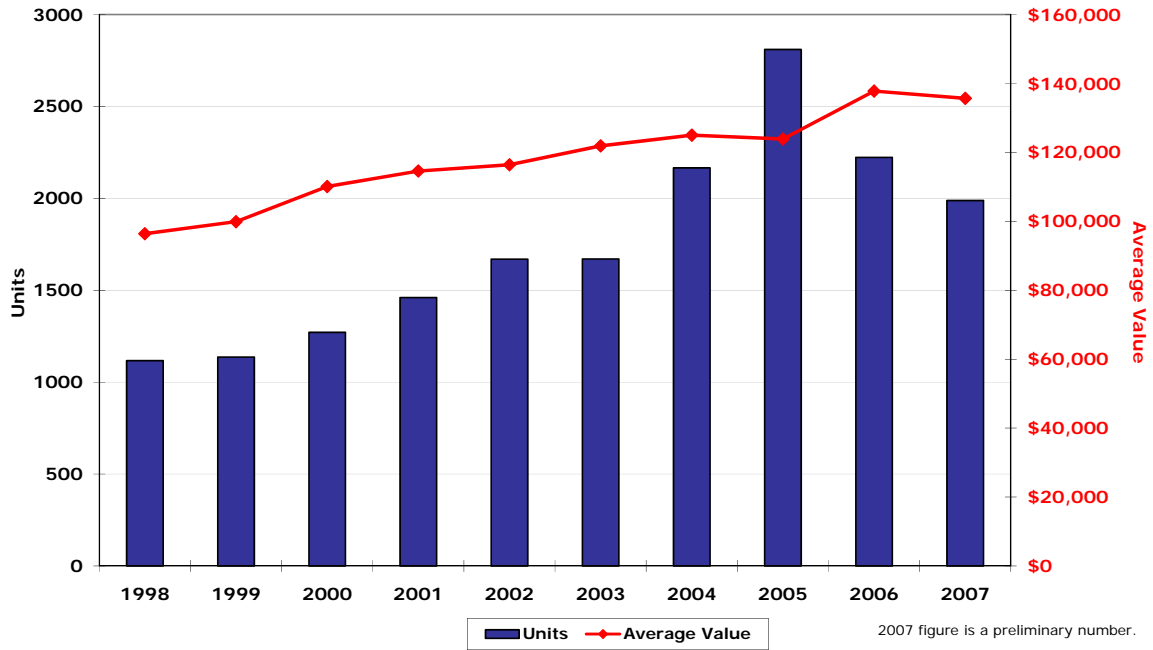
Single-Family Homes Sales Volume
Temple-Belton MLS



Source: Real Estate Center at Texas A&M University

Single-Family Building Permits and Average Value
Killeen-Temple Area

1999 MSA definition



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

Killeen-Temple-Fort Hood Market Overview 2008 Hotel

Hotel* Occupancy and Rental Rates

	2006		2007	
	Killeen - Temple - Fort Hood	Texas	Killeen - Temple - Fort Hood	Texas
# Rooms 000's	4.2	339.9	4.6	349.7
Average daily rate	\$60.96	\$80.74	\$62.75	\$85.28
Occupancy rate (in percent)	57.5	61.3	56.4	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

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