



# **THE TRUTH ABOUT AUSTIN'S MISSING HOUSING DISTRICT LEVEL ANALYSIS**

**NOVEMBER 2023**

# ABOUT THE REPORT

The Truth About Austin’s Missing Housing – District Level Analysis is a research publication from the Austin Board of REALTORS®. This analysis extends the analysis featured in the first segment of this report, **The Truth About Austin’s Missing Housing**, to incorporate all 10 Council Districts and five racial or ethnic cohorts—White (non-Hispanic or Latino), Hispanic/Latino, Black/African American, Asian, and Other races. The report objectively compares the supply of and demand for homes in Travis County, the city of Austin, and all 10 Council Districts across various price ranges based on five distinct median family income (MFI) segments and five races or ethnicities, reflecting the diverse spectrum of our community. Using data drawn from reputable sources, including the U.S. Census Bureau, U.S. Department of Housing and Urban Development (HUD), and Unlock MLS, the report paints a complete picture of our housing market and the challenges facing our community.

# ABOUT THE NUMBERS

This report computes housing affordability for 4-person households in five racial or ethnic cohorts: white (non-Hispanic or Latino), Hispanic/Latino, Black/African American, Asian, and Other races. The five income cohorts reflect those adopted in the **Austin Strategic Housing Blueprint**: 0-30%, 31-60%, 61-80%, 81- 120%, and 121+% of Median Family Income (MFI). The home sale segments are based on homes in price ranges affordable to households in these five MFI cohorts.

The model assumes the average mortgage rate for the first half of 2023 (6.44%) and computes the affordable home price range for the five income cohorts using a weighted average of the multiplier for first-time buyers and repeat buyers. The loan-to-value ratio for repeat buyers is 80%; for first-time buyers, 95%. As the loan-to-value ratio exceeds 80%, a mortgage insurance premium of 0.5% is applied to first-time buyers. The debt-to-income ratio measures 30% for repeat buyers; for first-time buyers, 35%. Property taxes and insurance are priced at 3.5% of home price. The home price-to-income multiplier measures 3.15 for repeat buyers; for first-time buyers, 3.17. The **weighted multiplier** equals 3.15, applying a weight of 24% to first-time buyers and 76% to repeat buyers.

The five racial or ethnic cohorts represent a subset of the racial or ethnic groups measured by the U.S. Census Bureau. However, the summation of the households within these five cohorts exceeds the total population within any given geography due to double-counting of households across racial or ethnic cohorts. For example, the Black/African American, Asian, and other races cohorts may also include households within the Hispanic or Latino cohort. Publicly accessible data from the Census Bureau does not allow users to distinguish between Hispanic/Latino households and Black/African American, Asian, or other races, meaning that an unknown proportion of Black/African American, Asian, or other races also identify as Hispanic/Latino. The presence of double-counting among these racial or ethnic cohorts means that the results cannot be tallied across the racial or ethnic cohorts.

Income limits for each cohort and household size were obtained from 2023 HOME & CDBG Program Limits published by the City’s Housing Department. Data in this analysis is derived from the U.S. Census Bureau, U.S. Department of Housing and Urban Development (HUD), as well as housing market statistics from Unlock MLS, the most complete, accurate source of listing information across the 18-county Central Texas region.

**The full methodology can be found on page 36 in this report.**

**TABLE 1. THE MAXIMUM HOME PRICE AFFORDABLE BY INCOME 4-PERSON HOUSEHOLDS**

INCOME	MAX AFFORDABLE HOME PRICE
\$50,000	\$157,670
\$60,000	\$189,204
\$70,000	\$220,739
\$80,000	\$252,273
\$90,000	\$283,807
\$100,000	\$315,341
\$110,000	\$346,875
\$120,000	\$378,409
\$130,000	\$409,943
\$140,000	\$441,477
\$150,000	\$473,011

SOURCE: AUSTIN BOARD OF REALTORS®, HUD

# HOW TO INTERPRET THE FINDINGS

Knowing how to interpret the data and findings in this report is key to understanding the current landscape of our housing market.

The five values in the two rightmost columns in each table (the percentage and count of the under- or oversupply of homes) sum to zero. In a perfectly balanced market, there is neither an undersupply nor an oversupply of homes, which translates into a percentage/count of zero. An oversupply of homes in any given income cohort indicates that buyers who earn less than that income cohort would have to spend more than is reasonably affordable to them to purchase a home.

For example, in Table 15 in the Appendix, the two rightmost columns for the 121+% MFI row show that there is a 31.3% oversupply, or approximately 170,471 homes, in Travis County for 4-person households who earn 121% or more of MFI. This indicates that to buy a home, buyers in Travis County who earn no more than 120% of MFI would have to “buy up” or spend more than is reasonably affordable to them to purchase a home. The same interpretation is applied to the negative percentages and counts in the two rightmost columns in each table and indicates an undersupply or shortage of homes considered affordable to that MFI cohort.

Using this interpretation throughout the report, the data shows that among 4-person households in Travis County, the city of Austin, and all 10 Council Districts, there is an undersupply of homes for buyers earning no more than 80% of MFI. Homeownership would be difficult for these buyers to attain. Moreover, the shortage of homes affordable to Hispanic or Latino households, black or African American households, and households of other races proves more acute as a share of the proportion of those households. In other words, housing affordability is, on average, lower for Hispanic or Latino households, black or African American households, and households of other races relative to white (non-Hispanic or Latino) and Asian households.

Under (-) or Oversupply	Under (-) or Oversupply (# of Homes)
-16.8%	(91,380)
-19.8%	(107,968)
-8.7%	(47,892)
14.1%	76,768
31.3%	170,471

## LETTER FROM THE AUSTIN BOARD OF REALTORS®

We are pleased to present The Truth About Austin’s Missing Housing – District Level Analysis, which sheds light on the pressing issue of housing affordability and availability within each of the 10 Austin City Council Districts.

The report builds upon the analysis from [The Truth About Austin’s Missing Housing Analysis](#) released in August 2023 and highlights the profound scope of Austin’s housing problem by breaking down Austin’s severe undersupply of housing by Council District and among five racial/ethnic groups. The report also offers actionable policy recommendations that local leaders can implement to help fill the housing gap and provides a status update on recommendations that the City of Austin is already working to implement.

More than half of 4-person households (earning 80% MFI or less) in the City of Austin face a severe shortage of homes considered affordable to them – an estimated 50.0% undersupply (a shortage of 211,023 homes). However, Austin’s shortage of homes is not evenly distributed across Council Districts or race and ethnicity. This comprehensive report extends the analysis by breaking down the supply and demand of housing by the City’s 10 Council Districts, finding disparities in housing affordability not only by Council District but by racial and ethnic categories.

The analysis shows that District 4 has the greatest proportional need for new housing to meet the housing demand for its population with an estimated 65.6% undersupply of housing (27,815 missing homes). Conversely, District 10 has the lowest proportional need for new housing with an estimated 39.3% undersupply of housing (a 25,627 shortage of homes). Breaking the data down by total number of missing homes, the findings show that District 5 has the largest number of missing homes estimated at 32,109 (53.4% undersupply), followed closely by District 7 with a 31,130 shortage of homes (51.3% undersupply).

**DISTRICT 4 HAS THE GREATEST PROPORTIONAL NEED FOR NEW HOUSING TO MEET THE HOUSING DEMAND FOR ITS POPULATION WITH AN ESTIMATED 65.6% UNDERSUPPLY OF HOUSING**

# LETTER FROM THE AUSTIN BOARD OF REALTORS®

Homeownership remains the primary mechanism by which households in the United States build wealth, according to the **Central Texas Buy vs. Rent Index**. The Survey of Consumer Finances reported that an estimated 66.1% of families in the U.S. owned a primary residence in 2022. Meanwhile, the median net worth of homeowners (\$396,500) was nearly 40 times that of renters (\$10,400).

However, the homeownership rate varies substantially by race and ethnicity. An estimated 73.2% of White (non-Hispanic or Latino) families owned a home in 2022 in the U.S., relative to 46.3% of Black/African American (non-Hispanic or Latino) families, 51.1% of Hispanic/Latino families, and 57.3% of families of other or multiple races. Moreover, the median value of homes differs by race, measuring an estimated \$330,000 for White (non-Hispanic or Latino) families, \$250,000 for Black/African American (non-Hispanic or Latino) families, \$275,000 for Hispanic/Latino families, and \$400,000 for families of other or multiple races. Differences in homeownership rates and home values by race and ethnicity indicate that affordability could be a larger constraint for particular racial and ethnic groups.

# 40X

**THE MEDIAN NET  
WORTH OF  
HOMEOWNERS  
(\$396,500) WAS  
NEARLY 40 TIMES  
THAT OF RENTERS  
(\$10,400).**

Our analysis found a similar disparity in the housing shortage among racial and ethnic groups in Austin. All racial and ethnic groups in the City of Austin earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023. However, this groundbreaking analysis finds that, on average, minority groups—particularly, Hispanic/Latino, Black/African American, and households of Other Races—face lower housing affordability than White (non-Hispanic or Latino) households in the City of Austin and across all 10 Council Districts. In the City of Austin, the shortage of affordable homes for sale for Black/African American is 68.7% (an estimated 26,388 shortage of homes), Hispanic/Latino is a 63.2% shortage (estimated at 77,677 homes) and Other Race households with a 57.1% shortage (estimated at 60,746 homes).

We invite you to explore this comprehensive report and hope that it provides you with a snapshot comparison of the demand for homes versus the supply of homes in the 10 Austin City Council Districts and among five racial/ethnic groups.

The compelling data in this report further illustrates the need for swift and bold action. As a community, we must come together to change the trajectory of our housing market. We must continue advancing housing policy changes that will allow for more homes and housing choices for a more equitable and attainable Austin.

## EMILY CHENEVERT

Chief Executive Officer  
Austin Board of REALTORS®  
& Unlock MLS



# RESULTS | TRAVIS COUNTY

Over half of **4-person households (50.2%)** in Travis County have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet **fewer than 5% of homes sold** in Travis County in the first half of 2023 were **considered affordable** to them. As a result, there is an estimated 45.4% shortage of homes (estimated at 247,240 homes) considered affordable to more than half of all 4-person households in Travis County.

- In Travis County, all racial and ethnic groups earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 58.3% shortage of homes (estimated at 28,214 homes), followed closely by Hispanic/Latino households with a 57.6% shortage (estimated at 90,255 homes) and Other Race households with a 53.2% shortage (estimated at 74,083 homes). Both Asian and White 4-person households earning 80% MFI or less face lower percentage of undersupply at 35.0% for Asian households and 38.4% for White households in Travis County.

**1.34M+**  
EST. POPULATION  
OF TRAVIS COUNTY

Estimated number of missing homes in Travis County that are considered affordable to a 4-person household with a median family income of 80% MFI or less.

**247,240**  
**HOMES**

Estimated number of missing homes in the City of Austin that are considered affordable to a 4-person household with a median family income of 80% MFI or less.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in Travis County have the greatest need for new housing due to an estimated 19.8% undersupply of housing (a shortage of 107,968 homes).
  - With an estimated 26.4% undersupply of housing, Black/African American 4-person households earning between 31-60% MFI (between \$35,051 and \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 12,756 shortage of homes.
- Travis County has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more), an estimated 45.4% oversupply. This equates to a home price of nearly \$295,000 or greater.

**TABLE 2. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

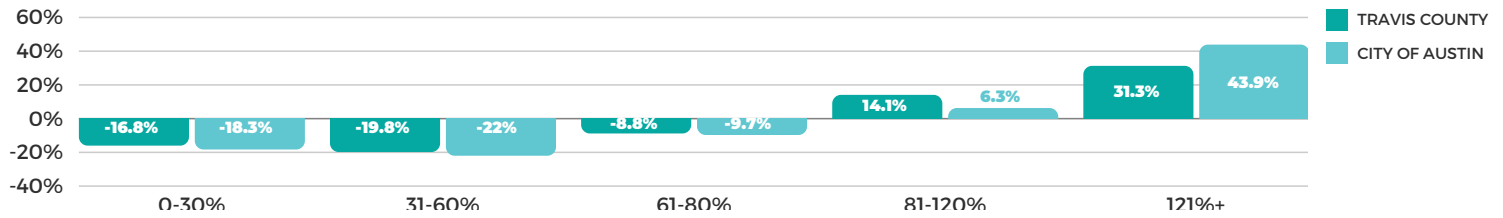
INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(39,942)	(34,153)	(11,013)	(7,281)	(25,644)
31-60%	\$110,528 - \$220,991	(55,499)	(39,381)	(12,756)	(5,429)	(35,092)
61-80%	\$220,992 - \$294,686	(24,392)	(16,721)	(4,446)	(2,628)	(13,347)
81-120%	\$294,687 - \$462,763	50,949	23,731	8,404	6,832	22,959
121+%	\$462,764+	68,885	66,524	19,810	8,506	51,124

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# RESULTS | TRAVIS COUNTY CONT.

## CHART 1. ESTIMATED UNDER/OVERSUPPLY OF HOUSING

4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# RESULTS | CITY OF AUSTIN

Over half of 4-person households (54.0%) in the City of Austin have a median family income of 80% MFI or less (annual income of \$93,450 or less), yet **only 4% of homes sold** in the City in the first half of 2023 were **considered affordable** to them. As a result, there is an estimated 50.0% shortage of homes (estimated at 211,023 homes) considered affordable to more than half of all 4-person households in The City of Austin.

- All racial and ethnic groups in the City of Austin earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 68.7% shortage of homes (estimated at 26,388 homes), followed closely by Hispanic/Latino households with a 63.2% shortage (estimated at 77,677 homes) and Other Race households with a 57.1% shortage (estimated at 60,746 homes). Both Asian and White 4-person households earning 80% MFI or less face lower percentage of undersupply at 37.5% for Asian households and 41.8% for White households in Travis County.

**990,200+**  
EST. POPULATION  
OF CITY OF AUSTIN

With an estimated population of over 990,255, the racial composition of the City of Austin is 53.1% White, 27.1% Hispanic/Latino, 7.9% Black/African American, 8.2% Asian, and 23.2% Other Races.

**211,023**  
HOMES

Estimated number of missing homes in the City of Austin that are considered affordable to a 4-person household with a median family income of 80% MFI or less.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in the City of Austin have the greatest need for new housing due to an estimated 22.0% undersupply of housing (a shortage of 92,846 homes).
  - With an estimated 29.3% undersupply of housing, Black/African American 4-person households earning between 31-60% MFI (between \$35,051 and \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 11,250 shortage of homes.
- The City of Austin has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more), an estimated 50.1% oversupply. This equates to a home price of nearly \$295,000 or greater.

# RESULTS | CITY OF AUSTIN

**TABLE 3. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(31,496)	(30,439)	(11,930)	(6,928)	(22,594)
31-60%	\$110,528 - \$220,991	(45,939)	(33,885)	(11,250)	(5,007)	(28,020)
61-80%	\$220,992 - \$294,686	(24,333)	(13,353)	(3,208)	(2,121)	(10,131)
81-120%	\$294,687 - \$462,763	17,781	11,365	4,872	3,376	9,238
121+%	\$462,764+	83,989	66,312	21,516	10,681	51,508

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**TABLE 4. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY CITY OF AUSTIN COUNCIL DISTRICT

COUNCIL DISTRICT	UNDER (-) OR OVERSUPPLY (% OF HOMES)	UNDER (-) OR OVERSUPPLY (# OF HOMES)
1	-55.2%	(26,078)
2	-57.9%	(29,706)
3	-58.8%	(27,893)
4	-65.6%	(27,815)
5	-53.4%	(32,109)
6	-47.3%	(29,998)
7	-51.3%	(31,130)
8	-51.0%	(27,638)
9	-45.8%	(22,758)
10	-39.3%	(25,627)

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

## PERSPECTIVE:

Austin's estimated **211,023 shortage** of homes affordable to 4-person households at **80% MFI or below** is more than **3.5 times higher** than the City's **60,000 affordable unit goal** outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.



# RESULTS | AUSTIN CITY COUNCIL DISTRICT 1

Nearly **61% of 4-person households** in District 1 have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet only a small portion of homes sold (**5.3%**) in District 1 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 55.2% shortage of homes (estimated at 26,078 homes) **considered affordable** to the majority of 4-person households in District 1.

- Nearly every racial and ethnic group in District 1 (except for Asian households) earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 78.3 % shortage of homes (estimated at 6,451 homes), followed by Hispanic/Latino households with a 67.7% shortage (estimated at 10,877 homes) and Other Race households with a 65.7% shortage (estimated at 7,062 homes). White 4-person households earning 80% MFI or less face a lower percentage of undersupply at a 37.6% shortage of homes. Comparatively, while Asian 4-person households earning between 61-80% MFI do not face an undersupply of housing, Asian households earning 60% MFI or less face a 45.5% shortage of homes.

**47,000+**  
**EST. POPULATION**  
**OF DISTRICT 1**

With an estimated population of over 47,000, the racial composition of Council District 1 is 43% White, 34% Hispanic/Latino, 17% Black/African American, 3% Asian, and 23% Other Races.

**26,078**  
**HOMES**

Estimated number of missing homes in District 1 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning 30% MFI or less (annual income of \$35,050 or less) in District 1 have the greatest need for new housing due to an estimated 25.2% undersupply of housing (a shortage of 11,889 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 43.3% undersupply of housing, Black/African American 4-person households earning 30% MFI or less (annual income of \$35,050 or less) have the greatest proportional need for new housing to meet the estimated 3,569 shortage of homes in District 1.
- District 1 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.



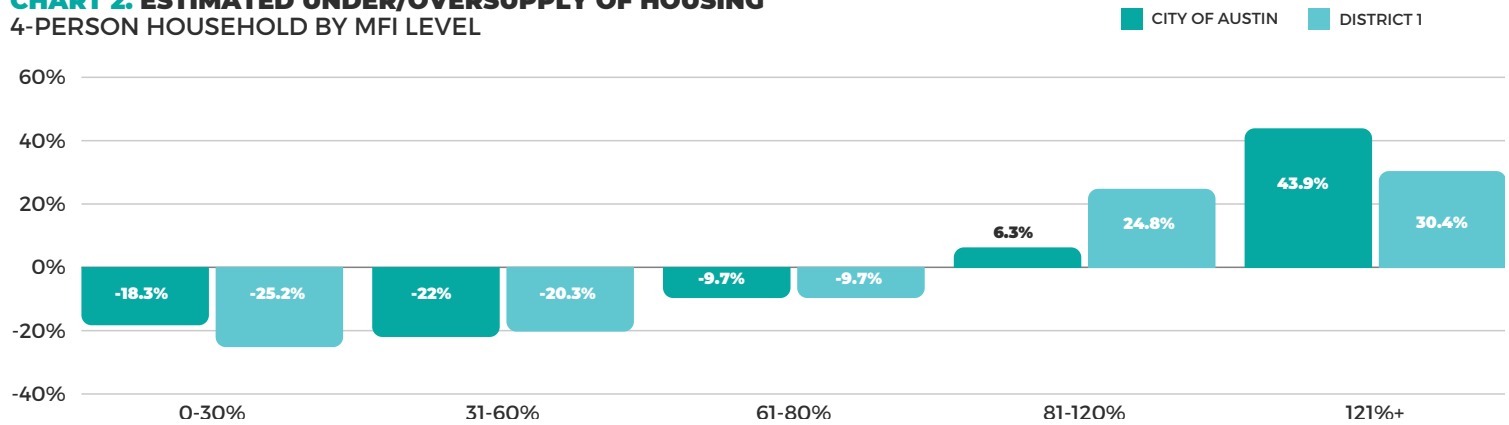
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 1

**TABLE 5. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(2,633)	(4,919)	(3,569)	(467)	(2,963)
31-60%	\$110,528 - \$220,991	3,047	(4,101)	(2,232)	(231)	(2,792)
61-80%	\$220,992 - \$294,686	(1,947)	(1,858)	(650)	13	(1,307)
81-120%	\$294,687 - \$462,763	4,011	4,283	2,787	440	2,749
121+%	\$462,764+	3,616	6,594	3,665	245	4,312

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 2. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **26,078 shortage** of homes affordable to 4-person households at 80% MFI or below for District 1 is **nearly 3.7 times higher than the City's 7,086 affordable unit goal** for District 1 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 7,086 homes in District 1, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

## RESULTS | AUSTIN CITY COUNCIL DISTRICT 2

Nearly **65% of 4-person households** in District 2 have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet only a small portion of homes sold (**6.6%**) in District 2 in the first half of 2023 were **considered affordable** to them. As a result, there is an estimated 57.9% shortage of homes (estimated at 29,706 homes) considered affordable to the majority of 4-person households in District 2.

- All racial and ethnic groups in District 2 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 63.0 % shortage of homes (estimated at 2,445 homes), followed closely by Hispanic/Latino households with a 60.4% shortage (estimated at 15,854 homes) and Other Race households with a 57.8% shortage (estimated at 6,905 homes). Both Asian and White 4-person households earning 80% MFI or less face slightly lower percentage of undersupply at 55.8% for Asian households and 53.7% for White households in District 2.

**51,000+**  
**EST. POPULATION**  
**OF DISTRICT 2**

With an estimated population of over 51,000, the racial composition of Council District 2 is 36% white (non-Hispanic or Latino), 51% Hispanic or Latino, 8% black or African American, 3% Asian, and 23% other races.

**29,706**  
**HOMES**

Estimated number of missing homes in District 2 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in District 2 have the greatest need for new housing due to an estimated 28.5% undersupply of housing (a shortage of 14,595 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 32.3% undersupply of housing, Other Race 4-person households earning between 31-60% MFI (between \$35,051 and \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 3,862 shortage of homes.
- District 2 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.

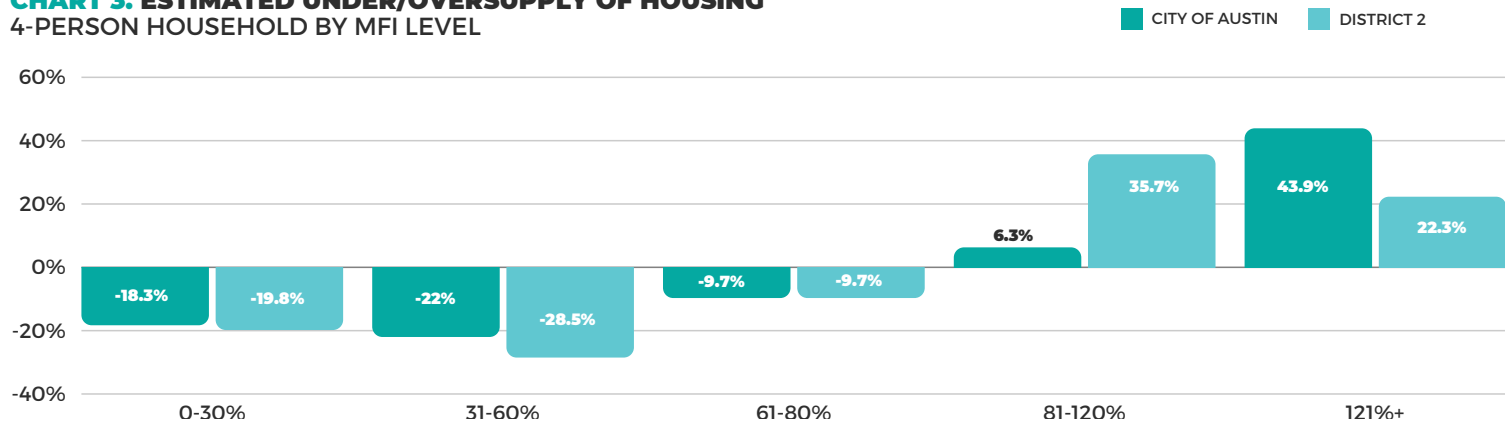
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 2

**TABLE 6. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(3,062)	(5,639)	(974)	(254)	(1,840)
31-60%	\$110,528 - \$220,991	(5,147)	(7,667)	(1,027)	(378)	(3,862)
61-80%	\$220,992 - \$294,686	(1,726)	(2,548)	(444)	(179)	(1,204)
81-120%	\$294,687 - \$462,763	6,476	9,373	1,344	588	4,346
121%+	\$462,764+	3,459	6,481	1,101	222	2,559

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 3. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **27,893 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 3 is **more than 4.4 times higher** than the **City's 6,295 affordable unit goal** for District 3 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 6,295 homes in District 3, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 3

Nearly **68% of 4-person households** in District 3 have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet only a small portion of homes sold (**8.9%**) in District 3 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 58.8% shortage of homes (estimated at 27,893 homes) **considered affordable** to the majority of 4-person households in District 3.

- All racial and ethnic groups in District 3 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 77.5 % shortage of homes (estimated at 3,148 homes), followed by Hispanic/Latino households with a 69.4% shortage (estimated at 12,189 homes) and Other Race households with a 62.2% shortage (estimated at 5,400 homes). Both Asian and White 4-person households earning 120% MFI or less face lower percentage of undersupply at 54.9% for Asian households and 50.7% for White households in District 3.

**47,000+**  
**EST. POPULATION**  
**OF DISTRICT 3**

With an estimated population of over 47,000, the racial composition of Council District 3 is 48% white (non-Hispanic or Latino), 37% Hispanic or Latino, 9% black or African American, 3% Asian, and 18% other races.

**27,893**  
**HOMES**

Estimated number of missing homes in District 1 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in District 3 have the greatest need for new housing due to an estimated 29.7% undersupply of housing (a shortage of 14,081 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 45.7% undersupply of housing, Black/African American 4-person households earning 30% MFI or less (annual income of \$35,050 or less) have the greatest proportional need for new housing to meet the estimated 1,858 shortage of homes in District 3.
- District 3 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.

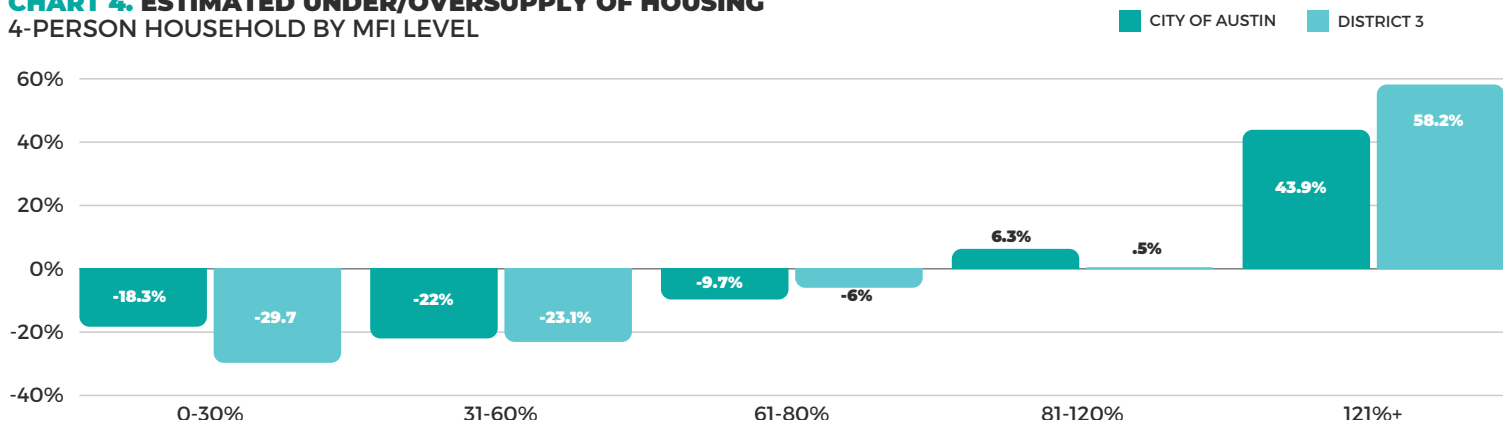
# RESULTS AUSTIN CITY COUNCIL DISTRICT 3

**TABLE 7. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY RACE/ETHNICITY**

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(4,641)	(6,878)	(1,858)	(377)	(2,746)
31-60%	\$110,528 - \$220,991	(4,999)	(4,293)	(1,018)	(343)	(2,076)
61-80%	\$220,992 - \$294,686	(1,359)	(1,018)	(272)	(157)	(578)
81-120%	\$294,687 - \$462,763	(469)	550	288	(30)	127
121+%	\$462,764+	11,469	11,639	2,860	906	5,273

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 4. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY MFI LEVEL**



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **29,706 shortage** of homes affordable to 4-person households at 80% MFI or below for District 2 is **more than 6.6 times higher** than the City's **4,492 affordable unit goal** for District 2 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 4,492 homes in District 2, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

## RESULTS | AUSTIN CITY COUNCIL DISTRICT 4

Nearly 75% of 4-person households in District 4 have a median family income of 80% MFI or less (annual income of \$93,450 or less), yet only a small portion of homes sold (8.9%) in District 4 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 65.6% shortage of homes (estimated at 27,815 homes) considered affordable to the majority of 4-person households in District 4.

- All racial and ethnic groups in District 4 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 76.6% shortage of homes (estimated at 4,345 homes), followed closely by Other Race households with a 75.8% shortage (estimated at 7,387 homes) and Hispanic/Latino households with a 74.1% shortage (estimated at 13,868 homes). Both Asian and White 4-person households earning 80% MFI or less face lower percentage of undersupply at 67.0% for Asian households and 51.1% for White households in District 2.

**42,000+**  
EST. POPULATION  
OF DISTRICT 4

With an estimated population of over 42,000, the racial composition of Council District 4 is 28% white (non-Hispanic or Latino), 50% Hispanic or Latino, 16% black or African American, 4% Asian, and 27% other races.

**27,815**  
HOMES

Estimated number of missing homes in District 4 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning 30% MFI or less (annual income of \$35,050 or less) in District 4 have the greatest need for new housing due to an estimated 34.1% undersupply of housing (a shortage of 14,458 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 49.5% undersupply of housing, Black/African American 4-person households earning 30% MFI or less (annual income of \$35,050 or less) have the greatest proportional need for new housing to meet the estimated 2,805 shortage of homes in District 4.
- District 4 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.

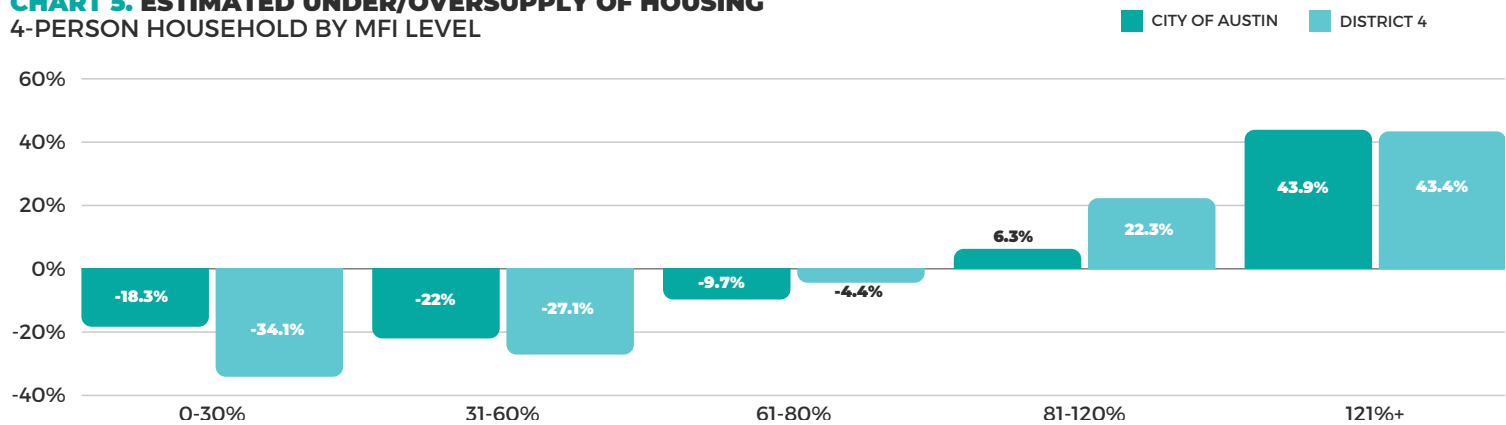
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 4

**TABLE 8. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(3,627)	(7,073)	(2,805)	(766)	(3,848)
31-60%	\$110,528 - \$220,991	(3,171)	(6,069)	(1,534)	(351)	(3,090)
61-80%	\$220,992 - \$294,686	(1,004)	(726)	(6)	(65)	(450)
81-120%	\$294,687 - \$462,763	2,534	4,546	1,673	444	2,470
121+%	\$462,764+	5,268	9,321	2,673	738	4,917

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 5. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **27,815 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 4 is **nearly nine times higher** than the **City's 3,105 affordable unit goal** for District 4 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 3,105 homes in District 4, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 5

More than **54% of 4-person households** in District 5 have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet **less than 1%** of homes sold in District 5 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 53.4% shortage of homes (estimated at 32,109 homes) **considered affordable** to the majority of 4-person households in District 5.

- All racial and ethnic groups in District 5 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 69.5% shortage of homes (estimated at 1,722 homes), followed by Other Race households with a 60.9% shortage (estimated at 4,352 homes) and Hispanic/Latino households with a 57.1% shortage (estimated at 10,051 homes). Both Asian and White 4-person households earning 80% MFI or less face a similar percentage of undersupply at 49.7% for Asian households and 49.5% for White households in District 5.

**60,000+**  
**EST. POPULATION**  
**OF DISTRICT 5**

With an estimated population of over 60,000, the racial composition of Council District 5 is 59% white (non-Hispanic or Latino), 29% Hispanic or Latino, 4% black or African American, 4% Asian, and 12% other races.

**32,109**  
**HOMES**

Estimated number of missing homes in District 5 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in District 5 have the greatest need for new housing due to an estimated 23.4% undersupply of housing (a shortage of 14,051 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 30.4% undersupply of housing, Black/African American 4-person households earning between 31-60% MFI (between \$35,051 and \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 753 shortage of homes.
- District 5 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.



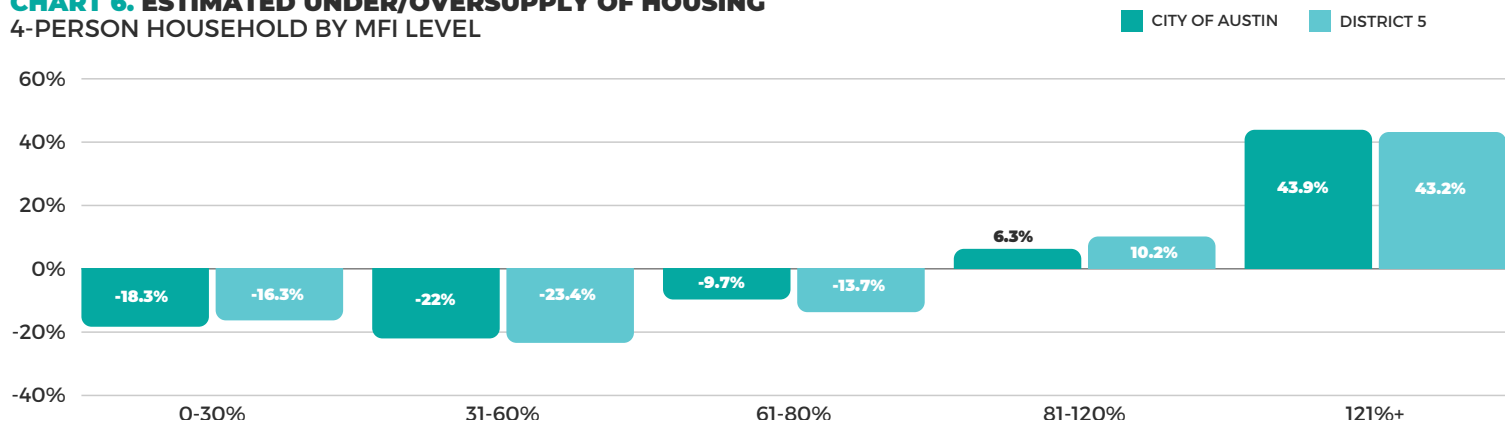
# RESULTS AUSTIN CITY COUNCIL DISTRICT 5

**TABLE 9. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY RACE/ETHNICITY**

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(4,853)	(3,562)	(651)	(389)	(1,159)
31-60%	\$110,528 - \$220,991	(7,785)	(4,194)	(753)	(436)	(2,030)
61-80%	\$220,992 - \$294,686	(4,898)	(2,294)	(319)	(314)	(1,164)
81-120%	\$294,687 - \$462,763	3,822	1,570	222	124	872
121%+	\$462,764+	13,715	8,481	1,501	1,016	3,480

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 6. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY MFI LEVEL**



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **32,109 shortage** of homes affordable to 4-person households at 80% MFI or below for District 5 is **nearly 7.2 times higher than the City's 4,473 affordable unit goal** for District 5 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 4,473 homes in District 5, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 6

More than 49% of 4-person households in District 6 have a median family income of 80% MFI or less (annual income of \$93,450 or less), yet less than 2% of homes sold in District 6 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 47.3% shortage of homes (estimated at 29,998 homes) considered affordable to a significant portion of 4-person households in District 6.

- All racial and ethnic groups in District 6 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 72.1% shortage of homes (estimated at 2,610 homes), followed by Other Race households with a 61.3% shortage (estimated at 3,478 homes) and Hispanic/Latino households with a 59.1% shortage (estimated at 5,594 homes). Both Asian and White 4-person households earning 80% MFI or less face a lower percentage of undersupply at 29.3% for Asian households and 45.8% for White households in District 6.

**63,000+**  
EST. POPULATION  
OF DISTRICT 6

With an estimated population of over 63,000, the racial composition of Council District 6 is 62% white (non-Hispanic or Latino), 15% Hispanic or Latino, 6% black or African American, 17% Asian, and 9% other races.

**29,998**  
HOMES

Estimated number of missing homes in District 6 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in District 6 have the greatest need for new housing due to an estimated 25.0% undersupply of housing (a shortage of 15,848 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 38.8% undersupply of housing, Black/African American 4-person households earning between 31-60% MFI (between \$35,051 and \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 1,404 shortage of homes.
- District 6 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.

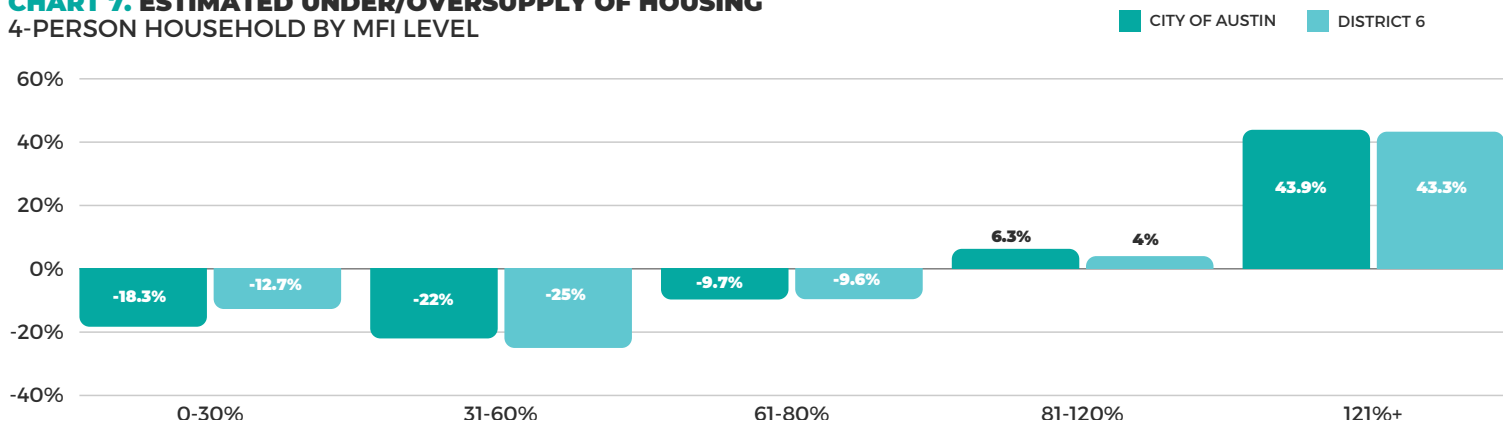
# RESULTS AUSTIN CITY COUNCIL DISTRICT 6

**TABLE 10. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY RACE/ETHNICITY**

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(4,744)	(993)	(946)	(1,291)	(518)
31-60%	\$110,528 - \$220,991	(9,636)	(3,353)	(1,404)	(1,093)	(2,123)
61-80%	\$220,992 - \$294,686	(3,707)	(1,249)	(259)	(749)	(836)
81-120%	\$294,687 - \$462,763	1,475	444	274	169	307
121+%	\$462,764+	16,612	5,150	2,335	2,965	3,170

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 7. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY MFI LEVEL**



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **29,998 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 6 is **nearly 3.5 times higher than the City's 8,590 affordable unit goal** for District 6 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 8,590 homes in District 6, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 7

More than **58% of 4-person households** in District 7 have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet only a small portion of homes sold (**7.0%**) in District 7 in the first half of 2023 were **considered affordable** to them. As a result, there is an estimated 51.3% shortage of homes (estimated at 31,130 homes) considered affordable to the majority of 4-person households in District 7.

- All racial and ethnic groups in District 7 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 71.9 % shortage of homes (estimated at 3,855 homes), followed by Other Race households with a 61.2% shortage (estimated at 4,588 homes) and Hispanic/Latino households with a 59.1% shortage (estimated at 7,469 homes). Both Asian and White 4-person households earning 80% MFI or less face similar percentage of undersupply at 45.7% for Asian households and 45.6% for White households in District 7.

**60,000+**  
**EST. POPULATION**  
**OF DISTRICT 7**

With an estimated population of over 60,000, the racial composition of Council District 7 is 57% white (non-Hispanic or Latino), 21% Hispanic or Latino, 9% black or African American, 10% Asian, and 12% other races.

**31,130**  
**HOMES**

Estimated number of missing homes in District 7 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in District 7 have the greatest need for new housing due to an estimated 22.8% undersupply of housing (a shortage of 13,828 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 34.0% undersupply of housing, Black/African American 4-person households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 1,826 shortage of homes in District 7.
- District 7 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.

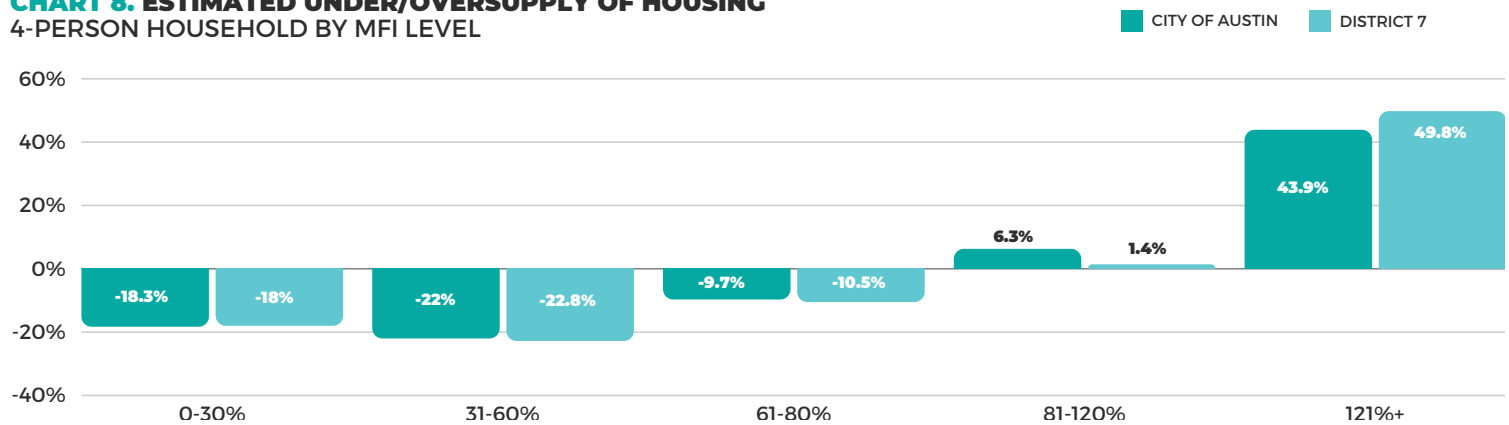
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 7

**TABLE 11. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(5,064)	(3,362)	(1,462)	(782)	(1,673)
31-60%	\$110,528 - \$220,991	(7,361)	(2,824)	(1,826)	(1,039)	(2,002)
61-80%	\$220,992 - \$294,686	(3,453)	(1,284)	(567)	(825)	(913)
81-120%	\$294,687 - \$462,763	39	265	448	(99)	414
121+%	\$462,764+	15,838	7,204	3,407	2,745	4,173

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 8. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **31,130 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 7 is **nearly 4.7 times higher** than the City's **6,651 affordable unit goal** for District 7 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 6,651 homes in District 7, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 8

**More than 60% of 4-person households** in District 8 have a median family income of **120% MFI or less** (annual income of \$146,750 or less), yet only a small portion of homes sold (**9.6%**) in District 8 in the first half of 2023 were **considered affordable** to them. As a result, there is an estimated 51.0% shortage of homes (estimated at 27,638 homes) considered affordable to the majority of 4-person households in District 8.

- All racial and ethnic groups in District 8 earning 120% MFI or less (annual income of \$146,750 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 120% MFI or less, Hispanic/Latino households face the largest percentage of undersupply in housing with a 68.0% shortage of homes (estimated at 6,281 homes), followed by Black/African American households with a 67.4% shortage (estimated at 852 homes) and Other Race households with a 65.6% shortage (estimated at 2,345 homes). Both Asian and White 4-person households earning 120% MFI or less face similar percentage of undersupply at 36.9% for Asian households and 47.5% for White households in District 8.

**60,000+**  
**EST. POPULATION**  
**OF DISTRICT 8**

With an estimated population of over 60,000, the racial composition of Council District 8 is 70% white (non-Hispanic or Latino), 17% Hispanic or Latino, 2% black or African American, 8% Asian, and 7% other races.

**27,638**  
**HOMES**

Estimated number of missing homes in District 8 that are considered affordable to a 4-person household with a median family income of 120% or less (annual income of \$146,750 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$462,763.

- Households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) in District 8 have the greatest need for new housing due to an estimated 15.8% undersupply of housing (a shortage of 8,587 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 27.8% undersupply of housing, Black/African American 4-person households earning between 31% - 60% MFI (between \$35,051 - \$70,080 annually) have the greatest proportional need for new housing to meet the estimated 351 shortage of homes in District 8.
- District 8 has a sufficient oversupply of homes affordable to 4-person households earning more than 120% MFI (annual income of \$146,751 or more) – this equates to a home price of nearly \$463,00 or greater.

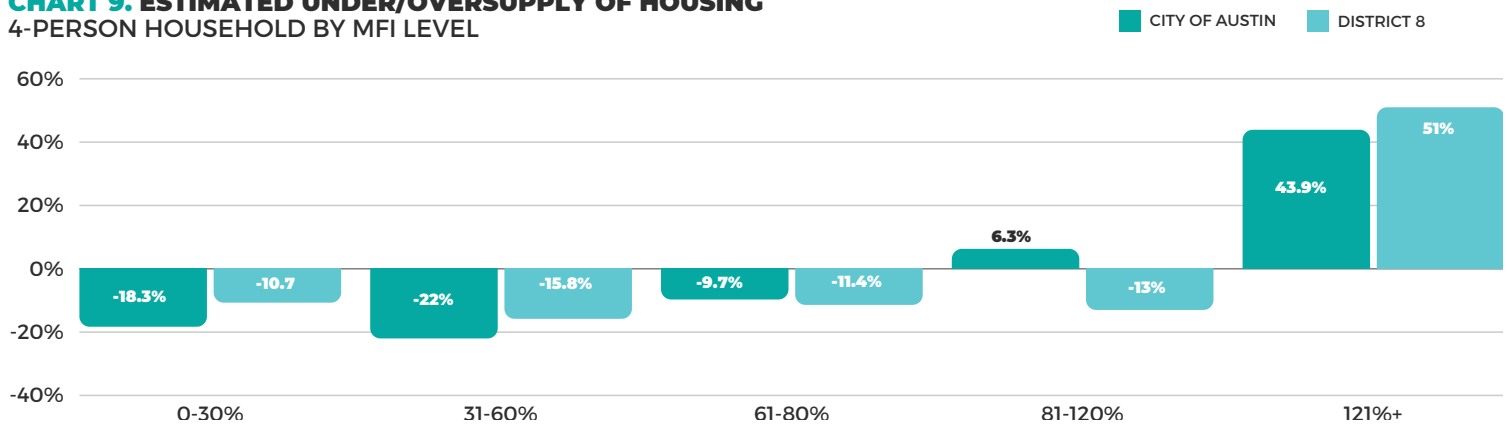
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 8

**TABLE 12. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY RACE/ETHNICITY**

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(3,462)	(1,660)	(121)	(393)	(639)
31-60%	\$110,528 - \$220,991	(5,962)	(1,678)	(351)	(331)	(601)
61-80%	\$220,992 - \$294,686	(4,072)	(1,275)	(225)	(309)	(672)
81-120%	\$294,687 - \$462,763	(4,587)	(1,668)	(155)	(481)	(433)
121+%	\$462,764+	18,084	6,281	852	1,514	2,345

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 9. ESTIMATED UNDER/OVERSUPPLY OF HOUSING 4-PERSON HOUSEHOLD BY MFI LEVEL**



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **20,601 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 8 is **nearly 2.9 times higher** than the **City's 7,217 affordable unit goal** for District 8 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 7,217 homes in District 8, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 9

Nearly 55% of 4-person households in District 9 have a median family income of 80% MFI or less (annual income of \$93,450 or less), yet only a small portion of homes sold (9.0%) in District 9 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 45.8% shortage of homes (estimated at 22,758 homes) considered affordable to the majority of 4-person households in District 9.

- Nearly every racial and ethnic group in District 9 (except for Asian households) earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Black/African American households face the largest percentage of undersupply in housing with a 66.7% shortage of homes (estimated at 1,266 homes), followed by Hispanic/Latino households with a 61.4% shortage (estimated at 5,020 homes) and Other Race households with a 49.3% shortage (estimated at 2,230 homes). White 4-person households earning 80% MFI or less face a lower percentage of undersupply at a 39.4% shortage of homes. Comparatively, while Asian 4-person households earning between 61-80% MFI do not face an undersupply of housing, Asian households earning 60% MFI or less face a 65.1% shortage of homes.

**50,000+**  
EST. POPULATION  
OF DISTRICT 9

With an estimated population of nearly 50,000, the racial composition of Council District 9 is 69% white (non-Hispanic or Latino), 16% Hispanic or Latino, 4% black or African American, 7% Asian, and 9% other races.

**22,758**  
HOMES

Estimated number of missing homes in District 9 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning 30% MFI or less (annual income of \$35,050 or less) in District 9 have the greatest need for new housing due to an estimated 25.4% undersupply of housing (a shortage of 12,631 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 54.8% undersupply of housing, Asian 4-person households earning 30% MFI or less (annual income of \$35,050 or less) have the greatest proportional need for new housing to meet the estimated 2,022 shortage of homes in District 9.
- District 9 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.



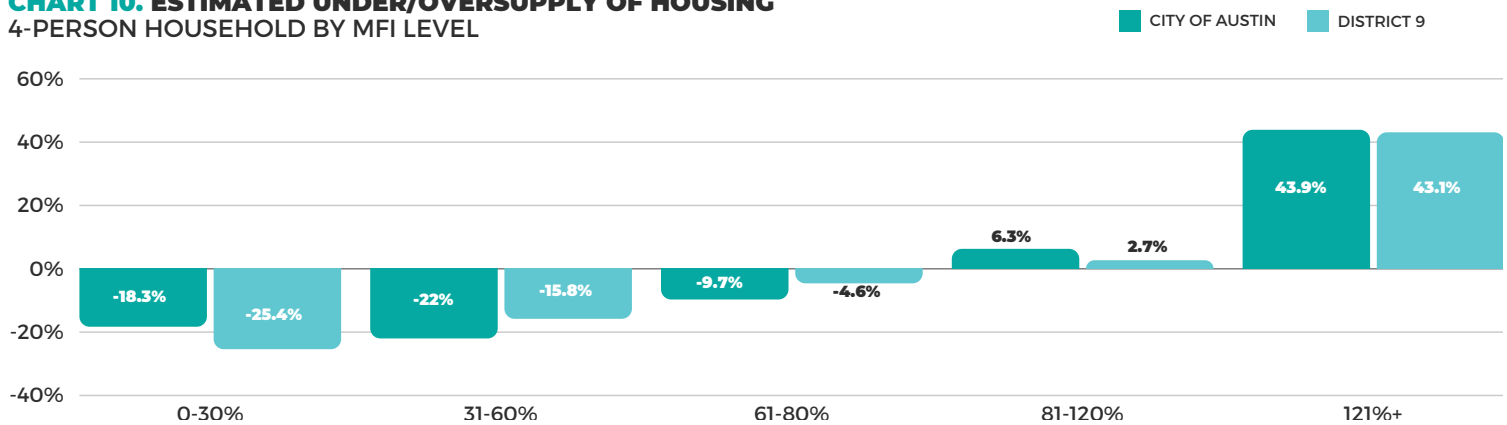
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 9

**TABLE 13. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(6,531)	(2,853)	(774)	(2,022)	(1,139)
31-60%	\$110,528 - \$220,991	(5,288)	(1,577)	(409)	(379)	(783)
61-80%	\$220,992 - \$294,686	(1,601)	(590)	(83)	65	(307)
81-120%	\$294,687 - \$462,763	462	414	124	380	21
121+%	\$462,764+	12,959	4,606	1,142	1,955	2,209

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 10. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **22,758 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 9 is **nearly 6.3 times higher** than the City's **3,635 affordable unit goal** for District 9 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 3,635 homes in District 9, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RESULTS | AUSTIN CITY COUNCIL DISTRICT 10

More than **43% of 4-person households** in District 10 have a median family income of **80% MFI or less** (annual income of \$93,450 or less), yet only **4.0%** of homes sold in District 10 in the first half of 2023 were considered affordable to them. As a result, there is an estimated 50.8% shortage of homes (estimated at 25,627 homes) **considered affordable** to the majority of 4-person households in District 10.

- All racial and ethnic groups in District 10 earning 80% MFI or less (annual income of \$93,450 or less) faced a shortage of affordable homes for sale in the first half of 2023 – however, the shortage of homes is not evenly distributed across race and ethnicity.
  - The results of the analysis show that among 4-person households earning 80% MFI or less, Hispanic/Latino households face the largest percentage of undersupply in housing with a 60.8% shortage of homes (estimated at 4,802 homes), followed closely by Black/African American households with a 59.9% shortage (estimated at 801 homes) and Other Race households with a 54.3% shortage (estimated at 2,455 homes). Both Asian and White 4-person households earning 80% MFI or less face similar percentages of undersupply at 32.9% for Asian households and 36.1% for White households in District 10.

**65,000+**  
**EST. POPULATION**  
**OF DISTRICT 10**

With an estimated population of over 65,000, the racial composition of Council District 10 is 74% white (non-Hispanic or Latino), 12% Hispanic or Latino, 2% black or African American, 9% Asian, and 7% other races.

**25,627**  
**HOMES**

Estimated number of missing homes in District 10 that are considered affordable to a 4-person household with a median family income of 80% or less (annual income of \$93,450 or less). The price of homes affordable to a 4-person household in this MFI level is less than \$294,686.

- Households earning 30% MFI or less (annual income of \$35,050 or less) in District 10 have the greatest need for new housing due to an estimated 18.1% undersupply of housing (a shortage of 11,804 homes).
  - Breaking the data down by race and ethnic groups, with an estimated 43.1% undersupply of housing, Black/African American 4-person households earning 30% MFI or less (annual income of \$35,050 or less) have the greatest proportional need for new housing to meet the estimated 575 shortage of homes in District 10.
- District 10 has a sufficient oversupply of homes affordable to 4-person households earning more than 80% MFI (annual income of \$93,451 or more) – this equates to a home price of nearly \$295,000 or greater.

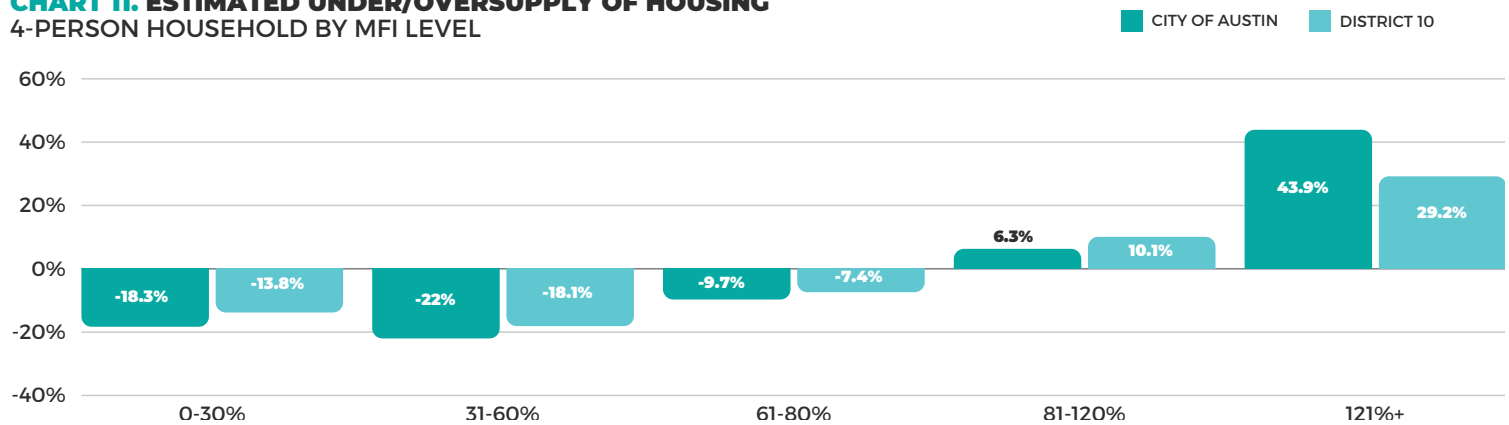
# RESULTS | AUSTIN CITY COUNCIL DISTRICT 10

**TABLE 14. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY RACE/ETHNICITY

INCOME LIMIT	AFFORDABLE HOME PRICE RANGE	WHITE	HISPANIC/LATINO	BLACK/AFRICAN AMERICAN	ASIAN	OTHER
0-30%	\$110,527-	(5,329)	(1,799)	(575)	(1,118)	(1,139)
31-60%	\$110,528 - \$220,991	(8,779)	(1,948)	(131)	(537)	(860)
61-80%	\$220,992 - \$294,686	(3,339)	(1,055)	(94)	(177)	(457)
81-120%	\$294,687 - \$462,763	4,737	1,057	278	495	300
121+%	\$462,764+	12,709	3,745	522	1,336	2,156

SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

**CHART 11. ESTIMATED UNDER/OVERSUPPLY OF HOUSING**  
4-PERSON HOUSEHOLD BY MFI LEVEL



SOURCE: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



## PERSPECTIVE:

The estimated **25,627 shortage** of homes affordable to 4-person households at **80% MFI or below** for District 10 is **more than three times higher than the City's 8,456 affordable unit goal** for District 10 outlined in the **Austin Strategic Housing Blueprint**. The City's goal is to build 60,000 new homes, including 8,456 homes in District 10, that are affordable to 4-person households at 80% MFI or below by 2025 to keep pace with population growth.

# RECOMMENDATIONS FOR LOCAL POLICYMAKERS

**The Truth About Austin's Missing Housing**, outlined several actionable policy recommendations that local jurisdictions can implement to help fill the gap in missing housing in their community – this report re-emphasizes those recommendations. While the City of Austin is already working on advancing several of these recommendations, we encourage the Austin City Council to continue their work to help increase the supply and diversity of our Austin's housing stock.

## 1. ESTABLISH DATA-DRIVEN HOUSING GOALS AND REGULARLY UPDATE

The City of Austin should revisit the **Austin Strategic Housing Blueprint** to ensure that the housing goals outlined in the plan are based on accurate data that reflects the current landscape of Austin's housing market.

**Why it matters:** Accurate data serves as the foundation for informed decision-making. Setting housing goals rooted in accurate data and committing to annual measurement and evaluation can help local jurisdictions to make impactful decisions to effectively address housing challenges and shape vibrant, inclusive environments for generations to come.

## 2. REDUCE MINIMUM LOT SIZE REQUIREMENTS AND REVISE THE SUBDIVISION PROCESS

The City of Austin should work to reduce the residential minimum lot size, properly adjust site development standards accordingly and revise the subdivision process so it is efficient and accessible to all residents – this includes removing arduous site development and design standards, like the “McMansion” regulations.

**Status:** The Austin City Council has initiated code amendments to reduce the minimum lot size and allow for up to three homes per residential lot.

**Why it matters:** Accurate data serves as the foundation for informed decision-making. Setting housing goals rooted in accurate data and committing to annual measurement and evaluation, can help local jurisdictions to make impactful decisions to effectively address housing challenges and shape vibrant, inclusive environments for generations to come.

## 3. REMOVE RESIDENTIAL PARKING REQUIREMENTS

The City of Austin should work to implement market-based parking requirements. Revising policies to eliminate parking requirements could reduce the development cost of multi-family homes especially in high transit areas.

**Status:** The Austin City Council recently approved code amendments to remove minimum parking requirements city-wide.

**Why it matters:** A 2019 article from the National Association of REALTORS®, **Parking Requirements Harm the Value of Land**, explains how parking requirements can affect real estate values. Planner Daniel Herriges states, “Parking is a significant cost of real-estate development, typically in the tens of thousands of dollars per stall. When local regulations require more parking than is actually needed, that cost must either be swallowed by the developer or passed on to customers.” Reducing parking requirements could reduce the cost of housing and encourage transit-oriented development.

# RECOMMENDATIONS FOR LOCAL POLICYMAKERS

## 4. REDUCE COMPATIBILITY STANDARDS CITYWIDE

The City of Austin should work to create consistency and reduce the impact of compatibility standards on housing throughout the city – this includes reducing the triggering distance for compatibility and redefining what properties can trigger compatibility.

**Status:** The Austin City Council has initiated code amendments to redefine "triggering property," reduce the triggering distance for compatibility standards, and make compatibility standards uniform across the city.

**Why it matters:** Reducing compatibility standards can help unlock existing housing opportunities without increasing entitlements and can create housing that is transit oriented, diverse in style and price point, and serves more residents within a smaller land area.

## 5. IMPLEMENT DEVELOPMENT PROCESS IMPROVEMENTS

The City of Austin should work to simplify the development process and implement reforms to create process efficiencies that will streamline and expedite residential permitting.

**Status:** The City of Austin partnered with McKinsey & Consulting to **implement** process improvements and culture change management to modernize and streamline the City of Austin site plan review process.

**Why it matters:** The Texas Real Estate Research Center highlights that the time municipalities take for their review and application iterations increases financing costs for new housing, which ultimately drives up the cost of new housing. By operating more efficiently and prioritizing residential developments, local jurisdictions can process the same volume with fewer resources.

## 6. RIGHT-SIZE DEVELOPMENT FEES

The City of Austin should right-size development fees to ensure appropriate fee levels are charged for different-sized developments – this includes adjusting fees for infill and missing middle developments to be comparable with fees charged to suburban style developments.

**Why it matters:** According to the **Central Texas Housing Development Fees Analysis**, the Texas Real Estate Research Center highlights that development fees consistently have a greater impact on homes built in an infill-style development compared to those built in a suburban-style development.

# APPENDIX

## TRAVIS COUNTY

**TABLE 15. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN TRAVIS COUNTY**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	16.8%	0.0%	-16.8%	(91,380)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	20.9%	1.1%	-19.8%	(107,968)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.5%	3.8%	-8.7%	(47,892)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	21.3%	35.4%	14.1%	76,768
121+%	\$146,751+	\$462,764+	28.5%	59.8%	31.3%	170,471

**TABLE 16. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN TRAVIS COUNTY**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	12.8%	0.0%	-12.8%	(39,942)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	18.9%	1.1%	-17.8%	(55,499)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.6%	3.8%	-7.8%	(24,392)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.1%	35.4%	16.3%	50,949
121+%	\$146,751+	\$462,764+	37.6%	59.7%	22.1%	68,885

**TABLE 17. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN TRAVIS COUNTY**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	21.8%	0.0%	-21.8%	(34,153)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	26.2%	1.1%	-25.1%	(39,381)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.4%	3.8%	-10.7%	(16,721)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.3%	35.4%	15.1%	23,731
121+%	\$146,751+	\$462,764+	17.3%	59.7%	42.5%	66,524

**TABLE 18. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN TRAVIS COUNTY**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	22.8%	0.0%	-22.8%	(11,013)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	27.5%	1.1%	-26.4%	(12,756)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.0%	3.8%	-9.2%	(4,446)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.0%	35.4%	17.4%	8,404
121+%	\$146,751+	\$462,764+	18.8%	59.7%	41.0%	19,810

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## TRAVIS COUNTY CONT.

**TABLE 19. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN TRAVIS COUNTY  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERSUPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	16.6%	0.0%	-16.6%	(7,281)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	13.5%	1.1%	-12.4%	(5,429)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	9.8%	3.8%	-6.0%	(2,628)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.8%	35.4%	15.6%	6,832
121+%	\$146,751+	\$462,764+	40.3%	59.7%	19.4%	8,506

**TABLE 20. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN TRAVIS COUNTY  
4-PERSON HOUSEHOLDS | OTHER RACE**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERSUPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	18.4%	0.0%	-18.4%	(25,644)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	26.3%	1.1%	-25.2%	(35,092)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.4%	3.8%	-9.6%	(13,347)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.9%	35.4%	16.5%	22,959
121+%	\$146,751+	\$462,764+	23.0%	59.7%	36.7%	51,124

## CITY OF AUSTIN

**TABLE 21. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN CITY OF AUSTIN  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERSUPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	18.3%	0.0%	-18.3%	(77,249)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	23.1%	1.1%	-22.0%	(92,846)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.6%	2.9%	-9.7%	(40,928)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.9%	27.2%	6.3%	26,255
121+%	\$146,751+	\$462,764+	25.0%	68.9%	43.9%	184,768

**TABLE 22. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN CITY OF AUSTIN  
4-PERSON HOUSEHOLDS | WHITE**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERSUPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	12.9%	0.0%	-12.9%	(31,496)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	20.0%	1.1%	-18.9%	(45,939)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.9%	2.9%	-10.0%	(24,333)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.9%	27.2%	7.3%	17,781
121+%	\$146,751+	\$462,764+	34.4%	68.9%	34.5%	83,989

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## CITY OF AUSTIN CONT.

**TABLE 23. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN CITY OF AUSTIN**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	24.8%	0.0%	-24.8%	(30,439)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	28.7%	1.1%	-27.6%	(33,885)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.7%	2.9%	-10.9%	(13,353)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	17.9%	27.2%	9.3%	11,365
121+%	\$146,751+	\$462,764+	14.9%	68.9%	54.0%	66,312

**TABLE 24. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN CITY OF AUSTIN**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	31.1%	0.0%	-31.1%	(11,930)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	30.4%	1.1%	-29.3%	(11,250)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.2%	2.9%	-8.3%	(3,208)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	14.5%	27.2%	12.7%	4,872
121+%	\$146,751+	\$462,764+	12.9%	68.9%	56.0%	21,516

**TABLE 25. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN CITY OF AUSTIN**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	18.5%	0.0%	-18.5%	(6,928)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	14.4%	1.1%	-13.4%	(5,007)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	8.5%	2.9%	-5.7%	(2,121)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.2%	27.2%	9.0%	3,376
121+%	\$146,751+	\$462,764+	40.4%	68.9%	28.5%	10,681

**TABLE 26. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN CITY OF AUSTIN**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	21.2%	0.0%	-21.2%	(22,594)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	27.4%	1.1%	-26.3%	(28,020)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.4%	2.9%	-9.5%	(10,131)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.5%	27.2%	8.7%	9,238
121+%	\$146,751+	\$462,764+	20.5%	68.9%	48.4%	51,508

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



# APPENDIX

## DISTRICT 1

**TABLE 27. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 1**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	25.2%	0.0%	-25.2%	(11,889)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	21.4%	1.1%	-20.3%	(9,607)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.9%	4.2%	-9.7%	(4,582)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.6%	44.4%	24.8%	11,718
121+%	\$146,751+	\$462,764+	19.9%	50.3%	30.4%	14,361

**TABLE 28. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 1**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	13.0%	0.0%	-13.0%	(2,633)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	16.1%	1.1%	-15.0%	(3,047)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.8%	4.2%	-9.6%	(1,947)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	24.6%	44.4%	19.8%	4,011
121+%	\$146,751+	\$462,764+	32.5%	50.3%	17.8%	3,616

**TABLE 29. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 1**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	30.6%	0.0%	-30.6%	(4,919)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	26.6%	1.1%	-25.5%	(4,101)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	15.8%	4.2%	-11.6%	(1,858)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	17.8%	44.4%	26.7%	4,283
121+%	\$146,751+	\$462,764+	9.2%	50.3%	41.0%	6,594

**TABLE 30. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 1**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	43.3%	0.0%	-43.3%	(3,569)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	28.2%	1.1%	-27.1%	(2,232)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.1%	4.2%	-7.9%	(650)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	10.6%	44.4%	33.8%	2,787
121+%	\$146,751+	\$462,764+	5.8%	50.3%	44.5%	3,665

# APPENDIX

## DISTRICT 1 CONT.

**TABLE 31. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 1**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	30.4%	0.0%	-30.4%	(467)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	16.1%	1.1%	-15.0%	(231)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	3.4%	4.2%	0.9%	13
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	15.8%	44.4%	28.6%	440
121+%	\$146,751+	\$462,764+	34.3%	50.3%	16.0%	245

**TABLE 32. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 1**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	27.6%	0.0%	-27.6%	(2,963)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	27.1%	1.1%	-26.0%	(2,792)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	16.4%	4.2%	-12.2%	(1,307)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.8%	44.4%	25.6%	2,749
121+%	\$146,751+	\$462,764+	10.2%	50.3%	40.1%	4,312

## DISTRICT 2

**TABLE 33. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 2**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	19.8%	0.0%	-19.8%	(10,130)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	29.7%	1.3%	-28.5%	(14,595)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	15.1%	5.3%	-9.7%	(4,981)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	23.0%	58.7%	35.7%	18,299
121+%	\$146,751+	\$462,764+	12.4%	34.7%	22.3%	11,407

**TABLE 34. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 2**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	16.5%	0.0%	-16.5%	(3,062)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	29.1%	1.3%	-27.8%	(5,147)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.7%	5.3%	-9.3%	(1,726)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	23.8%	58.7%	35.0%	6,476
121+%	\$146,751+	\$462,764+	16.0%	34.7%	18.7%	3,459

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## DISTRICT 1

**TABLE 35. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 2**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	21.5%	0.0%	-21.5%	(5,639)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	30.5%	1.3%	-29.2%	(7,667)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	15.1%	5.3%	-9.7%	(2,548)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	23.0%	58.7%	35.7%	9,373
121+%	\$146,751+	\$462,764+	10.0%	34.7%	24.7%	6,481

**TABLE 36. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 2**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	25.1%	0.0%	-25.1%	(974)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	27.7%	1.3%	-26.5%	(1,027)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	16.8%	5.3%	-11.4%	(444)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	24.1%	58.7%	34.6%	1,344
121+%	\$146,751+	\$462,764+	6.3%	34.7%	28.4%	1,101

**TABLE 37. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 2**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	17.5%	0.0%	-17.5%	(254)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	27.3%	1.3%	-26.0%	(378)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	17.7%	5.3%	-12.3%	(179)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.2%	58.7%	40.5%	588
121+%	\$146,751+	\$462,764+	19.3%	34.7%	15.3%	222

**TABLE 38. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 2**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	15.4%	0.0%	-15.4%	(1,840)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	33.6%	1.3%	-32.3%	(3,862)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	15.4%	5.3%	-10.1%	(1,204)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	22.4%	58.7%	36.4%	4,346
121+%	\$146,751+	\$462,764+	13.2%	34.7%	21.4%	2,559

# APPENDIX

## DISTRICT 3

**TABLE 39. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 3**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	29.7%	0.0%	-29.7%	(14,081)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	25.5%	2.4%	-23.1%	(10,947)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.4%	6.4%	-6.0%	(2,865)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	17.5%	18.1%	0.5%	256
121+%	\$146,751+	\$462,764+	14.8%	73.1%	58.2%	27,637

**TABLE 40. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 3**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	20.5%	0.0%	-20.5%	(4,641)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	24.6%	2.4%	-22.1%	(4,999)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.4%	6.4%	-6.0%	(1,359)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.2%	18.1%	-2.1%	(469)
121+%	\$146,751+	\$462,764+	22.3%	73.1%	50.7%	11,469

**TABLE 41. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 3**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	39.1%	0.0%	-39.1%	(6,878)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	26.9%	2.4%	-24.4%	(4,293)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.2%	6.4%	-5.8%	(1,018)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	15.0%	18.1%	3.1%	550
121+%	\$146,751+	\$462,764+	6.8%	73.1%	66.2%	11,639

**TABLE 42. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 3**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	45.7%	0.0%	-45.7%	(1,858)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	27.5%	2.4%	-25.1%	(1,018)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.1%	6.4%	-6.7%	(272)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	11.0%	18.1%	7.1%	288
121+%	\$146,751+	\$462,764+	2.6%	73.1%	70.4%	2,860

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

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## DISTRICT 3 CONT.

**TABLE 43. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 3**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	22.9%	0.0%	-22.9%	(377)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	23.2%	2.4%	-20.8%	(343)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	15.9%	6.4%	-9.5%	(157)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.9%	18.1%	-1.8%	(30)
121+%	\$146,751+	\$462,764+	18.1%	73.1%	54.9%	906

**TABLE 44. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 3**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	31.6%	0.0%	-31.6%	(2,746)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	26.4%	2.4%	-23.9%	(2,076)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.1%	6.4%	-6.7%	(578)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	16.6%	18.1%	1.5%	127
121+%	\$146,751+	\$462,764+	12.3%	73.1%	60.7%	5,273

## DISTRICT 4

**TABLE 45. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 4**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	34.1%	0.0%	-34.1%	(14,458)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	28.6%	1.5%	-27.1%	(11,501)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.8%	7.5%	-4.4%	(1,856)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	14.3%	36.6%	22.3%	9,436
121+%	\$146,751+	\$462,764+	11.1%	54.4%	43.4%	18,379

**TABLE 46. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 4**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	23.8%	0.0%	-23.8%	(3,627)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	22.3%	1.5%	-20.8%	(3,171)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.0%	7.5%	-6.6%	(1,004)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.0%	36.6%	16.6%	2,534
121+%	\$146,751+	\$462,764+	19.9%	54.4%	34.5%	5,268

# APPENDIX

## DISTRICT 4 CONT.

**TABLE 47. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 4  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	37.8%	0.0%	-37.8%	(7,073)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	33.9%	1.5%	-32.4%	(6,069)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.3%	7.5%	-3.9%	(726)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	12.3%	36.6%	24.3%	4,546
121+%	\$146,751+	\$462,764+	4.6%	54.4%	49.8%	9,321

**TABLE 48. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 4  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	49.5%	0.0%	-49.5%	(2,805)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	28.5%	1.5%	-27.0%	(1,534)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	7.6%	7.5%	-0.1%	(6)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	7.1%	36.6%	29.5%	1,673
121+%	\$146,751+	\$462,764+	7.3%	54.4%	47.1%	2,673

**TABLE 49. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 4  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	43.4%	0.0%	-43.4%	(766)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	21.4%	1.5%	-19.9%	(351)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.1%	7.5%	-3.7%	(65)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	11.4%	36.6%	25.2%	444
121+%	\$146,751+	\$462,764+	12.6%	54.4%	41.9%	738

**TABLE 50. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 4  
4-PERSON HOUSEHOLDS | OTHER RACE**

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	39.5%	0.0%	-39.5%	(3,848)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	33.2%	1.5%	-31.7%	(3,090)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	12.1%	7.5%	-4.6%	(450)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	11.3%	36.6%	25.3%	2,470
121+%	\$146,751+	\$462,764+	4.0%	54.4%	50.4%	4,917

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

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## DISTRICT 5

**TABLE 51. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 5**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	16.3%	0.0%	-16.3%	(9,813)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	23.8%	0.5%	-23.4%	(14,051)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.1%	0.4%	-13.7%	(8,245)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	24.7%	35.0%	10.2%	6,158
121+%	\$146,751+	\$462,764+	21.0%	64.1%	43.2%	25,951

**TABLE 52. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 5**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	13.7%	0.0%	-13.7%	(4,853)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	22.5%	0.5%	-22.0%	(7,785)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.3%	0.4%	-13.8%	(4,898)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	24.2%	35.0%	10.8%	3,822
121+%	\$146,751+	\$462,764+	25.4%	64.1%	38.7%	13,715

**TABLE 53. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 5**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	20.2%	0.0%	-20.2%	(3,562)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	24.3%	0.5%	-23.8%	(4,194)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.5%	0.4%	-13.0%	(2,294)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	26.0%	35.0%	8.9%	1,570
121+%	\$146,751+	\$462,764+	15.9%	64.1%	48.2%	8,481

**TABLE 54. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 5**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	26.3%	0.0%	-26.3%	(651)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	30.9%	0.5%	-30.4%	(753)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.3%	0.4%	-12.9%	(319)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	26.0%	35.0%	8.9%	222
121+%	\$146,751+	\$462,764+	3.6%	64.1%	60.6%	1,501

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## DISTRICT 4 CONT.

**TABLE 55. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 5**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	17.0%	0.0%	-17.0%	(389)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	19.5%	0.5%	-19.0%	(436)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.1%	0.4%	-13.7%	(314)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	29.6%	35.0%	5.4%	124
121+%	\$146,751+	\$462,764+	19.8%	64.1%	44.3%	1,016

**TABLE 56. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 5**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	16.2%	0.0%	-16.2%	(1,159)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	28.9%	0.5%	-28.4%	(2,030)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	16.7%	0.4%	-16.3%	(1,164)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	22.8%	35.0%	12.2%	872
121+%	\$146,751+	\$462,764+	15.4%	64.1%	48.7%	3,480

## DISTRICT 6

**TABLE 57. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 6**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	12.7%	0.0%	-12.7%	(8,083)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	25.1%	0.1%	-25.0%	(15,848)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.2%	1.7%	-9.6%	(6,067)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.7%	24.6%	4.0%	2,528
121+%	\$146,751+	\$462,764+	30.2%	73.5%	43.3%	27,469

**TABLE 58. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 6**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	12.0%	0.0%	-12.0%	(4,744)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	24.5%	0.1%	-24.4%	(9,636)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.1%	1.7%	-9.4%	(3,707)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.9%	24.6%	3.7%	1,475
121+%	\$146,751+	\$462,764+	31.5%	73.5%	42.0%	16,612

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU



# APPENDIX

## DISTRICT 6

**TABLE 59. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 6**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	10.5%	0.0%	-10.5%	(993)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	35.5%	0.1%	-35.4%	(3,353)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.9%	1.7%	-13.2%	(1,249)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.0%	24.6%	4.7%	444
121+%	\$146,751+	\$462,764+	19.1%	73.5%	54.4%	5,150

**TABLE 60. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 6**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	26.1%	0.0%	-26.1%	(946)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	39.0%	0.1%	-38.8%	(1,404)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	8.8%	1.7%	-7.2%	(259)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	17.1%	24.6%	7.6%	274
121+%	\$146,751+	\$462,764+	9.0%	73.5%	64.5%	2,335

**TABLE 61. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 6**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	12.1%	0.0%	-12.1%	(1,291)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	10.3%	0.1%	-10.2%	(1,093)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	8.7%	1.7%	-7.0%	(749)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	23.1%	24.6%	1.6%	169
121+%	\$146,751+	\$462,764+	45.8%	73.5%	27.7%	2,965

**TABLE 62. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 6**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	9.1%	0.0%	-9.1%	(518)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	37.6%	0.1%	-37.5%	(2,123)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	16.4%	1.7%	-14.8%	(836)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.2%	24.6%	5.4%	307
121+%	\$146,751+	\$462,764+	17.6%	73.5%	55.9%	3,170

# APPENDIX

## DISTRICT 7

**TABLE 63. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 7**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	18.0%	0.0%	-18.0%	(10,952)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	25.4%	2.6%	-22.8%	(13,828)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.8%	4.4%	-10.5%	(6,350)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	22.6%	24.1%	1.4%	879
121+%	\$146,751+	\$462,764+	19.1%	68.9%	49.8%	30,252

**TABLE 64. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 7**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	14.5%	0.0%	-14.5%	(5,064)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	23.8%	2.6%	-21.1%	(7,361)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.3%	4.4%	-9.9%	(3,453)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	24.0%	24.1%	0.1%	39
121+%	\$146,751+	\$462,764+	23.4%	68.9%	45.5%	15,838

**TABLE 65. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 7**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	26.6%	0.0%	-26.6%	(3,362)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	25.0%	2.6%	-22.4%	(2,824)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.5%	4.4%	-10.2%	(1,284)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	22.0%	24.1%	2.1%	265
121+%	\$146,751+	\$462,764+	11.9%	68.9%	57.0%	7,204

**TABLE 66. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 7**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	27.3%	0.0%	-27.3%	(1,462)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	36.7%	2.6%	-34.0%	(1,826)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	14.9%	4.4%	-10.6%	(567)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	15.7%	24.1%	8.4%	448
121+%	\$146,751+	\$462,764+	5.4%	68.9%	63.5%	3,407

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## DISTRICT 3 CONT.

**TABLE 67. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 7**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	13.5%	0.0%	-13.5%	(782)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	20.6%	2.6%	-17.9%	(1,039)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	18.6%	4.4%	-14.3%	(825)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	25.8%	24.1%	-1.7%	(99)
121+%	\$146,751+	\$462,764+	21.5%	68.9%	47.4%	2,745

**TABLE 68. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 7**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	22.3%	0.0%	-22.3%	(1,673)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	29.3%	2.6%	-26.7%	(2,002)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	16.5%	4.4%	-12.2%	(913)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.6%	24.1%	5.5%	414
121+%	\$146,751+	\$462,764+	13.2%	68.9%	55.7%	4,173

## DISTRICT 8

**TABLE 69. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 8**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	10.7%	0.0%	-10.7%	(5,811)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	16.1%	0.2%	-15.8%	(8,587)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	11.4%	0.0%	-11.4%	(6,203)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	22.3%	9.4%	-13.0%	(7,037)
121+%	\$146,751+	\$462,764+	39.4%	90.4%	51.0%	27,638

**TABLE 70. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 8**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	9.1%	0.0%	-9.1%	(3,462)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	15.9%	0.2%	-15.7%	(5,962)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	10.7%	0.0%	-10.7%	(4,072)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	21.4%	9.4%	-12.0%	(4,587)
121+%	\$146,751+	\$462,764+	42.9%	90.4%	47.5%	18,084

# APPENDIX

## DISTRICT 8 CONT.

**TABLE 71. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 8**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	18.0%	0.0%	-18.0%	(1,660)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	18.4%	0.2%	-18.2%	(1,678)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.8%	0.0%	-13.8%	(1,275)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	27.4%	9.4%	-18.1%	(1,668)
121+%	\$146,751+	\$462,764+	22.4%	90.4%	68.0%	6,281

**TABLE 72. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 8**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	9.6%	0.0%	-9.6%	(121)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	28.0%	0.2%	-27.8%	(351)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	17.8%	0.0%	-17.8%	(225)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	21.6%	9.4%	-12.3%	(155)
121+%	\$146,751+	\$462,764+	23.0%	90.4%	67.4%	852

**TABLE 73. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 8**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	9.6%	0.0%	-9.6%	(393)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	8.3%	0.2%	-8.1%	(331)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	7.5%	0.0%	-7.5%	(309)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	21.1%	9.4%	-11.7%	(481)
121+%	\$146,751+	\$462,764+	53.6%	90.4%	36.9%	1,514

**TABLE 74. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 8**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	17.9%	0.0%	-17.9%	(639)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	17.0%	0.2%	-16.8%	(601)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	18.8%	0.0%	-18.8%	(672)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	21.5%	9.4%	-12.1%	(433)
121+%	\$146,751+	\$462,764+	24.9%	90.4%	65.5%	2,345

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## DISTRICT 9

**TABLE 75. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 9**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	25.4%	0.0%	-25.4%	(12,631)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	18.5%	2.8%	-15.8%	(7,831)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	10.8%	6.2%	-4.6%	(2,296)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.2%	20.9%	2.7%	1,341
121+%	\$146,751+	\$462,764+	27.0%	70.1%	43.1%	21,417

**TABLE 76. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 9**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	19.2%	0.0%	-19.2%	(6,531)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	18.3%	2.8%	-15.5%	(5,288)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	10.9%	6.2%	-4.7%	(1,601)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	19.6%	20.9%	1.4%	462
121+%	\$146,751+	\$462,764+	32.0%	70.1%	38.1%	12,959

**TABLE 77. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 9**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	34.9%	0.0%	-34.9%	(2,853)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	22.1%	2.8%	-19.3%	(1,577)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.4%	6.2%	-7.2%	(590)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	15.9%	20.9%	5.1%	414
121+%	\$146,751+	\$462,764+	13.7%	70.1%	56.4%	4,606

**TABLE 78. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 9**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	40.7%	0.0%	-40.7%	(774)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	24.3%	2.8%	-21.6%	(409)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	10.6%	6.2%	-4.4%	(83)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	14.4%	20.9%	6.5%	124
121+%	\$146,751+	\$462,764+	10.0%	70.1%	60.1%	1,142

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## DISTRICT 9 CONT.

**TABLE 79. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 9**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	54.8%	0.0%	-54.8%	(2,022)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	13.0%	2.8%	-10.3%	(379)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	4.4%	6.2%	1.8%	65
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	10.6%	20.9%	10.3%	380
121+%	\$146,751+	\$462,764+	17.1%	70.1%	53.0%	1,955

**TABLE 80. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 9**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	25.2%	0.0%	-25.2%	(1,139)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	20.1%	2.8%	-17.3%	(783)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.0%	6.2%	-6.8%	(307)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.5%	20.9%	0.5%	21
121+%	\$146,751+	\$462,764+	21.3%	70.1%	48.8%	2,209

## DISTRICT 10

**TABLE 81. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 10**  
4-PERSON HOUSEHOLDS | ALL HOUSEHOLDS

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	13.8%	0.0%	-13.8%	(8,978)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	19.2%	1.1%	-18.1%	(11,804)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	10.3%	2.9%	-7.4%	(4,845)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	17.0%	27.1%	10.1%	6,585
121+%	\$146,751+	\$462,764+	39.7%	68.9%	29.2%	19,042

**TABLE 82. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 10**  
4-PERSON HOUSEHOLDS | WHITE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	11.0%	0.0%	-11.0%	(5,329)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	19.2%	1.1%	-18.1%	(8,779)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	9.8%	2.9%	-6.9%	(3,339)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	17.3%	27.1%	9.8%	4,737
121+%	\$146,751+	\$462,764+	42.7%	68.9%	26.3%	12,709

ALL TABLE SOURCES: AUSTIN BOARD OF REALTORS®, HUD, CENSUS BUREAU

# APPENDIX

## DISTRICT 10 CONT.

**TABLE 83. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 10**  
4-PERSON HOUSEHOLDS | HISPANIC/LATINO

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	22.8%	0.0%	-22.8%	(1,799)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	25.7%	1.1%	-24.7%	(1,948)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	16.2%	2.9%	-13.4%	(1,055)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	13.7%	27.1%	13.4%	1,057
121+%	\$146,751+	\$462,764+	21.5%	68.9%	47.4%	3,745

**TABLE 84. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 10**  
4-PERSON HOUSEHOLDS | BLACK/AFRICAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	43.1%	0.0%	-43.1%	(575)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	10.9%	1.1%	-9.8%	(131)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	9.9%	2.9%	-7.1%	(94)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	6.3%	27.1%	20.8%	278
121+%	\$146,751+	\$462,764+	29.8%	68.9%	39.1%	522

**TABLE 85. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 10**  
4-PERSON HOUSEHOLDS | ASIAN AMERICAN

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	20.1%	0.0%	-20.1%	(1,118)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	10.7%	1.1%	-9.6%	(537)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	6.0%	2.9%	-3.2%	(177)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	18.2%	27.1%	8.9%	495
121+%	\$146,751+	\$462,764+	44.9%	68.9%	24.0%	1,336

**TABLE 86. THE DISTRIBUTION BETWEEN THE DEMAND FOR AND SUPPLY OF HOMES IN DISTRICT 10**  
4-PERSON HOUSEHOLDS | OTHER RACE

INCOME LIMIT	INCOME RANGE	AFFORDABLE HOME PRICE RANGE	DEMAND FOR HOMES	SUPPLY OF HOMES	UNDER/OVERSUPPLY	UNDER/OVERS UPPLY (# OF HOMES)
0-30%	\$35,050-	>\$110,528	25.2%	0.0%	-25.2%	(1,139)
31-60%	\$35,051 - \$70,080	\$110,528 - \$220,991	20.1%	1.1%	-19.0%	(860)
61-80%	\$70,081 - \$93,450	\$220,992 - \$294,686	13.0%	2.9%	-10.1%	(457)
81-120%	\$93,451 - \$146,750	\$294,687 - \$462,763	20.5%	27.1%	6.6%	300
121+%	\$146,751+	\$462,764+	21.3%	68.9%	47.7%	2,156

# METHODOLOGY

This report computes housing affordability for 4-person households in five racial or ethnic categories: white (non-Hispanic or Latino), Hispanic or Latino, black or African American, Asian, and other races. The five income cohorts reflect those adopted in the **Austin Strategic Housing Blueprint**: 0-30%, 31-60%, 61-80%, 81-120%, and 121+% of median family income (MFI). Income limits for each cohort and household size were obtained from the 2023 HOME & CDBG Program Limits published by the City of Austin's Housing Department.

This report uses a multiplier to compute the affordable home price range, which makes several assumptions. The mortgage interest rate equals the average rate for the first half of 2023 (obtained from the Federal Reserve Economic Database/Freddie Mac). The multiplier itself reflects a weighted average of the multiplier for first-time buyers and repeat buyers. This report assumes first-time buyers comprise 24% of total buyers; repeat buyers, 76% (**Texas Profile of Home Buyers and Sellers**). A mortgage insurance premium of 0.5% applies to first-time buyers with a loan-to-value ratio (LTV) of 95% (i.e., borrowers must typically pay for private mortgage insurance should the LTV ratio exceed 80%). The LTV for repeat buyers is 80%; for first-time buyers, 95%. Meanwhile, the debt-to-income ratio (DTI), a measure of mortgage debt as a percentage of income, is 30% for repeat buyers; for first-time buyers, 35%. Property taxes and insurance amount to 3.5% of the home price. The multiplier equals 3.15 for repeat buyers and 3.17 for first-time buyers; the weighted average equals 3.15.

The demand for homes reflects the proportion of households that fall within each income cohort. These figures were derived from Census Bureau data on the distribution of household income by race or ethnicity. As the most recent American Community Survey published by the Census Bureau dates to 2021, exponential smoothing estimates the number of households in each income cohort in 2023. Home sales data from Unlock MLS is used to compute the supply of homes affordable to each income cohort (the data includes MLS transactions from the first half of 2023). The data reflect single-family homes, townhomes, and condos. The demand for homes is subtracted from the supply of homes to determine the percentage of under- or oversupply for each income cohort. An undersupply of homes indicates that the supply is insufficient to meet the demand, while an oversupply of homes suggests that the supply is more than sufficient to meet the demand. The extent, or count, of the under- or oversupply of homes equals the total count of either owner- or renter-occupied households multiplied by the percentage of the under- or oversupply of homes.

The five racial and ethnic categories denote Census Bureau designations. The "other" cohort represents American Indian and Alaska Native and Native Hawaiian and Other Pacific Islander households, in addition to households of some other race or two or more races. The five racial and ethnic categories do not add up to 100%, as the Census Bureau does not delineate between Hispanic or Latino vs. non-Hispanic or Latino households for black or African American or Asian households.



# ABOUT THE AUSTIN BOARD OF REALTORS®

The Austin Board of REALTORS® is the largest professional trade association in Central Texas, representing nearly 20,000 REALTORS® and real estate professionals. As the organized voice for Central Texas REALTORS® and homeowners, we work with local, state, and national policymakers to implement policies that champion housing equity and accessibility for all. Locally, our advocacy efforts are concentrated around property rights, strategic land use, and business issues and practices. We focus our advocacy on policy areas where our members bring a high level of experience and expertise and can be part of developing solutions for Central Texas. For more information, visit [ABOR.com/Advocacy](https://www.abor.com/advocacy).

ABoR supports efforts to ensure a balanced and healthy housing market. We believe allowing the creation of more housing should be a regional priority. Our communities must come together to meet the challenge of housing in our rapidly growing population by collectively finding ways to increase the abundance and variety of housing. ABoR is committed to being a consensus builder during these conversations, and we are uniquely positioned to bring parties together as our members represent every corner Central Texas.

## ABOUT ABoR RESEARCH

ABoR Research is the economic research and publication arm of the Austin Board of REALTORS®, the largest professional trade association in Central Texas. Led by ABoR's Housing Economist, Dr. Clare Losey, ABoR Research delivers timely market intelligence that helps Central Texas real estate professionals, consumers, and policymakers understand trends and economic factors impacting the region's housing market.



## MEDIA CONTACT

ECPR Texas  
[abor@ecprtexas.com](mailto:abor@ecprtexas.com)

## CONNECT WITH ABoR



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