

CADs Compared	2023 Johnson	2023 Denton	2024 Denton	2024 Brazoria	2024 Travis	2024 Tarrant
2023 Population	202,906	1,006,500	1,006,500	374,264	1,334,961	2,182,947
County Land Area, sq miles (excludes lakes)	725	878	878	1,386	990	864
<u>Certified Total Report Data</u>					Movie-Star Effect	
Total Market Value SF Residential	can't locate data	140,068,923,743	143,863,655,261	37,392,952,073	235,517,809,023	218,346,197,187
Total Count SF Residential		272,464	288,774	116,933	359,873	586,410
Average Market Value		514,082	498,188	319,781	654,447	372,344
Total Market Value, All Property	can't locate data	226,645,332,214	235,733,571,726	92,368,222,562	461,287,503,439	397,901,322,389
Total Count, All Property *see mineral counts*		470,529	454,673	245,627	482,336	1,901,617
Average Market Value per Parcel		481,682	518,468	376,051	956,361	209,244
	*	* 90,609 G1 mineral props	* 60,297 G1 mineral props	* 20,157 G1 mineral props	* no G1 minerals on report	* 1,124,288 G1 mineral props
<u>Data Point & Assumptions</u>						
Mortgage Interest Rate	7.50%	7.50%	6.50%	6.50%	6.50%	6.50%
Average Insurance Rate, Texas	0.97%	0.97%	1.40%	1.40%	1.40%	1.40%
Property Tax Rate (combined: city,co,isd,etc)	1.86%	1.80%	1.89%	2.02%	1.95%	2.26%
Median Household Income (gross annual)	79,000	109,126	110,514	84,992	98,369	83,667
<u>Review</u>					Median per CAD 4/11/24	
CAD Average or Median Home MV	349,000	514,082	498,188	319,781	551,419	372,344
Down Payment	<u>-34,900</u>	<u>-51,408</u>	<u>-49,819</u>	<u>-31,978</u>	<u>-55,142</u>	<u>-37,234</u>
Mortgage Loan Amount	314,100	462,674	448,369	287,803	496,277	335,110
Median Household Income (gross monthly)	6,583	9,094	9,210	7,083	8,197	6,972
Mortgage Payment (30 yr loan princ + int)	2,196	3,235	2,834	1,819	3,137	2,118
Property Tax	541	771	787	538	896	701
Homeowner's Insurance	<u>282</u>	<u>416</u>	<u>581</u>	<u>373</u>	<u>643</u>	<u>434</u>
Total Monthly Housing	3,019	4,422	4,202	2,730	4,676	3,254
Mortg Lender Housing/Gross Inc Ratio	45.86%	48.62%	45.63%	38.55%	57.04%	46.67%
<u>Income Needed to Afford CAD Home MV</u> and be at 28%	129,398	189,504	180,080	117,021	200,408	139,447
Median Household Income Shortfall	50,398	80,378	69,566	32,029	102,039	55,780
<u>Median Income Affordable Home</u>						
Affordable Home MV	213,100	296,000	305,700	232,250	270,700	223,400
Down Payment	<u>-21,310</u>	<u>-29,600</u>	<u>-30,570</u>	<u>-23,225</u>	<u>-27,070</u>	<u>-22,340</u>
Mortgage Loan Amount	191,790	266,400	275,130	209,025	243,630	201,060
Median Household Income (gross monthly)	6,583	9,094	9,210	7,083	8,197	6,972
Mortgage Payment (30 yr loan princ + int)	1,341	1,863	1,739	1,321	1,540	1,271
Property Tax	330	444	483	391	440	421
Homeowner's Insurance	<u>172</u>	<u>239</u>	<u>357</u>	<u>271</u>	<u>316</u>	<u>261</u>
Total Monthly Housing	1,844	2,546	2,578	1,983	2,296	1,952
Mortg Lender Housing/Gross Inc Ratio	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%
<u>CAD Value Exceeding Affordability</u>	64%	74%	63%	38%	104%	67%
CAD Average or Median Home MV	349,000	514,082	498,188	319,781	551,419	372,344
Affordable Home MV	213,100	296,000	305,700	232,250	270,700	223,400