

Real Estate Market Overview 2007

Beaumont - Port Arthur

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

Quick Facts	
Land Area	2,154.28 square miles
2006 Population Density	176.2 people per square mile
Counties	Hardin, Jefferson, Orange
Area Cities and Towns	
Beaumont, Bridge City, Buna, China, Deweyville, Evadale, Fannett, Groves, Hamshire, Kountze, Lumberton, Lumberton, Nederland, Nome, Orange, Port Arthur, Port Neches, Saratoga, Silsbee, Sour Lake, Vidor, West Orange	

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



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Metropolitan Statistical Areas (MSAs)



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

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Beaumont-Port Arthur Market Overview 2007 Demographics

Beaumont-Port Arthur Population*

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

* July 1 population estimates

Source: U.S. Census Bureau

County Population* Growth

County	1996	2006	Growth 1996-2006 (in percent)
Hardin	46,625	51,483	10.42
Jefferson	249,817	243,914	-2.36
Orange	83,975	84,243	0.32

* July 1, 2005 population estimates

Source: U.S. Census Bureau

Area Cities With 10,000 or More Residents

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

Source: U.S. Census Bureau

Texas Metropolitan Area Population* Change

Metropolitan Area	1996	2006	Percent Change
Austin-Round Rock	1,073,037	1,513,565	41.1
McAllen-Edinburg-Mission	503,411	700,634	39.2
Laredo	171,583	231,470	34.9
Dallas-Fort Worth-Arlington	4,627,649	6,003,967	29.7
Houston-Sugar Land-Baytown	4,334,020	5,539,949	27.8
Brownsville-Harlingen	312,086	387,717	24.2
San Antonio	1,599,427	1,942,217	21.4
Texas	19,340,342	22,859,968	18.2
Tyler	166,087	194,635	17.2
Sherman-Denison	102,993	118,478	15.0
El Paso	656,482	736,310	12.2
College Station-Bryan	172,341	192,152	11.5
Amarillo	217,579	241,515	11.0
Killeen-Temple-Fort Hood	318,613	351,322	10.3
Waco	205,894	226,189	9.9
Midland	114,412	124,380	8.7
Longview	190,556	203,367	6.7
Lubbock	247,099	261,411	5.8
Texarkana	127,694	134,510	5.3
Victoria	108,636	114,088	5.0
Odessa	121,519	127,462	4.9
Corpus Christi	398,529	415,810	4.3
San Angelo	104,574	105,752	1.1
Abilene	156,351	158,063	1.1
Beaumont-Port Arthur	380,417	379,640	-0.2
Wichita Falls	151,170	145,528	-3.7

* July 1 population estimates

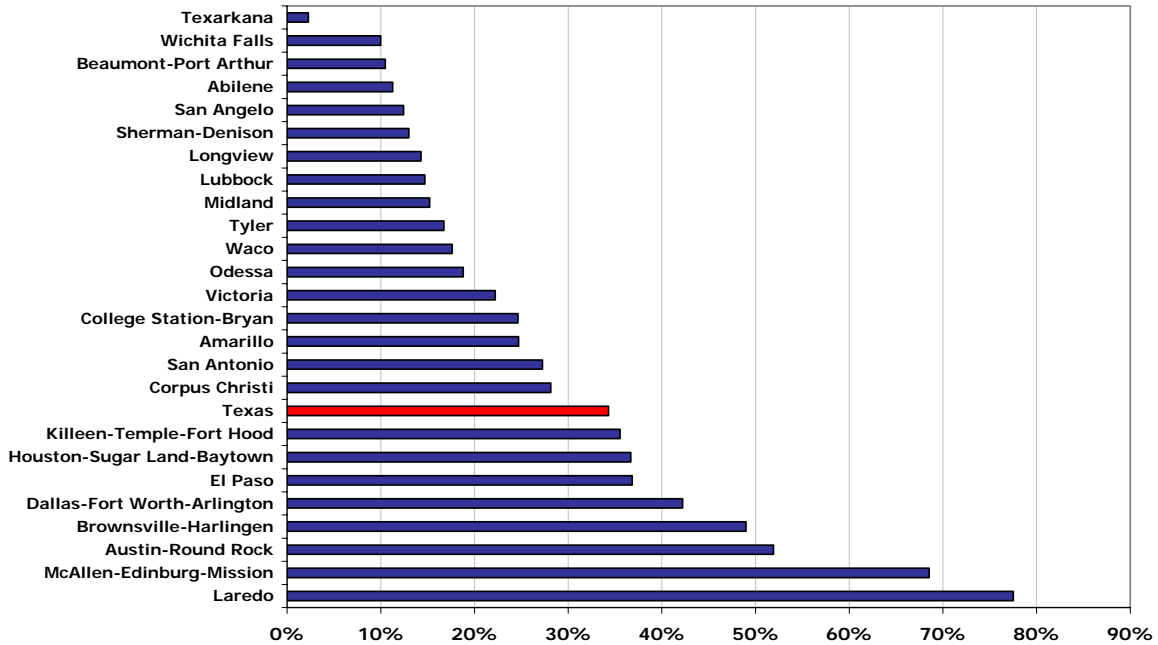
Source: U.S. Census Bureau

Beaumont-Port Arthur MSA Projected Population

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

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

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



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

Household Composition

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

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

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

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

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

Beaumont-Port Arthur Market Overview 2007 Education

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

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

Source: U.S. Census Bureau

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

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

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

Local College and University Enrollment, Fall Semester

School	2002	2003	2004	2005	2006
Lamar State College - Port Arthur	2,406	2,429	2,385	2,501	2,387
Lamar State College - Orange	1,976	1,853	2,047	2,132	2,011
Lamar University	9,802	10,379	10,804	10,523	9,867

Source: Texas Higher Education Coordinating Board

Beaumont-Port Arthur Market Overview 2007 Employment

Beaumont Top Ten Employers 2006

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

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

Beaumont Top Ten Private Employers

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

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

Port Arthur Top Ten Employers

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

Source: Port Arthur Chamber of Commerce Nov 2006

Employment Growth by Industry

Employment Growth by Industry	Beaumont-Port Arthur	
	MSA	Texas
Employment Growth 2006 (Percent Change)	3.8	3.3
Unemployment Rate 2006 (Percent Change)	6.0	4.9
Net Job Change in 2006	5,900	318,300
2006 Employment Growth by Sector (Percent Change)		
Natural Resources and Mining and Construction	15.5	7.5
Manufacturing	8.9	3.2
Trade, Transportation, and Utilities	3.0	2.5
Information	-7.1	-0.4
Financial Activities	1.8	2.6
Professional and Business Services	16.8	6.0
Educational and Health Services	-6.5	2.8
Leisure and Hospitality	3.7	3.9
Government	-0.7	1.7

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

Texas Metropolitan Area Nonfarm Employment Change

Metropolitan Area	1996	2006	Percent Change
McAllen-Edinburg-Mission	126,900	202,600	59.7
Midland	126,900	202,600	59.7
Laredo	56,500	84,200	49.0
Austin-Round Rock	540,900	720,000	33.1
Brownsville-Harlingen	94,000	121,300	29.0
College Station-Bryan	71,400	90,200	26.3
Tyler	73,700	91,700	24.4
Killeen-Temple-Fort Hood	97,600	118,100	21.0
Dallas-Fort Worth-Arlington	2,331,600	2,860,800	22.7
San Antonio	658,300	811,300	23.2
Longview	76,100	91,600	20.4
Houston-Sugar Land-Baytown	1,981,700	2,446,000	23.4
Texas	8,257,900	10,053,300	21.7
Lubbock	111,300	128,400	15.4
Waco	92,600	106,000	14.5
Corpus Christi	155,100	173,800	12.1
Odessa	48,100	57,400	19.3
Amarillo	96,900	110,100	13.6
Victoria	45,200	50,000	10.6
El Paso	236,700	264,800	11.9
Texarkana	50,300	55,700	10.7
Sherman-Denison	42,000	44,500	6.0
Abilene	60,600	65,300	7.8
San Angelo	42,500	44,700	5.2
Wichita Falls	59,600	62,500	4.9
Beaumont-Port Arthur	151,200	160,500	6.2

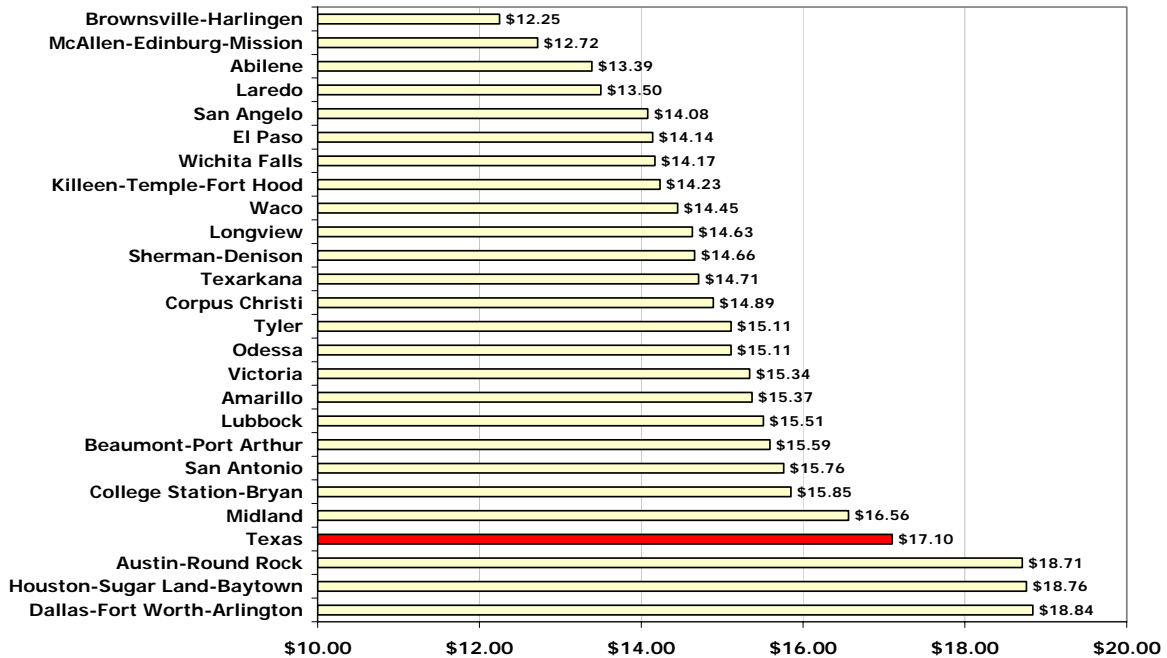
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Metropolitan Area Nonfarm Employment Change
 1996-2006**



Source: Texas Workforce Commission and Real Estate Center

**Average Hourly Wage
 2005**



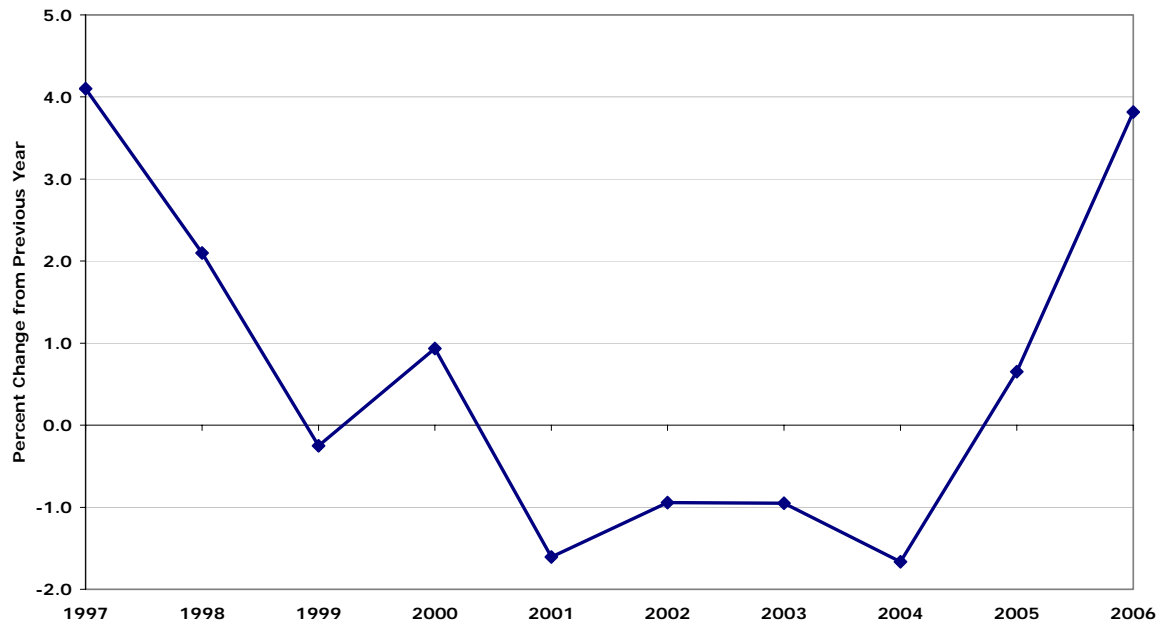
Source: Texas Workforce Commission

**Beaumont - Port Arthur MSA
 Nonfarm Employment**

Year	Employment	Percent Change
1996	151,200	-
1997	157,400	4.1
1998	160,700	2.1
1999	160,300	-0.2
2000	161,800	0.9
2001	159,200	-1.6
2002	157,700	-0.9
2003	156,200	-1.0
2004	153,600	-1.7
2005	154,600	0.7
2006	160,500	3.8

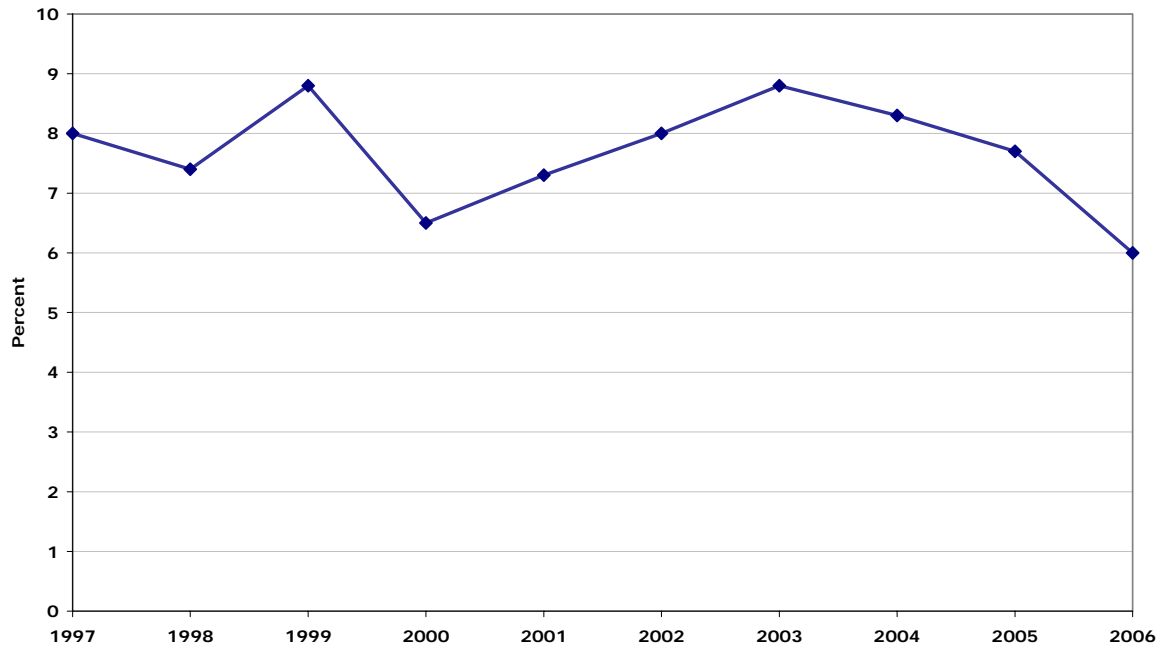
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

**Nonfarm Employment Growth
 Beaumont-Port Arthur MSA**



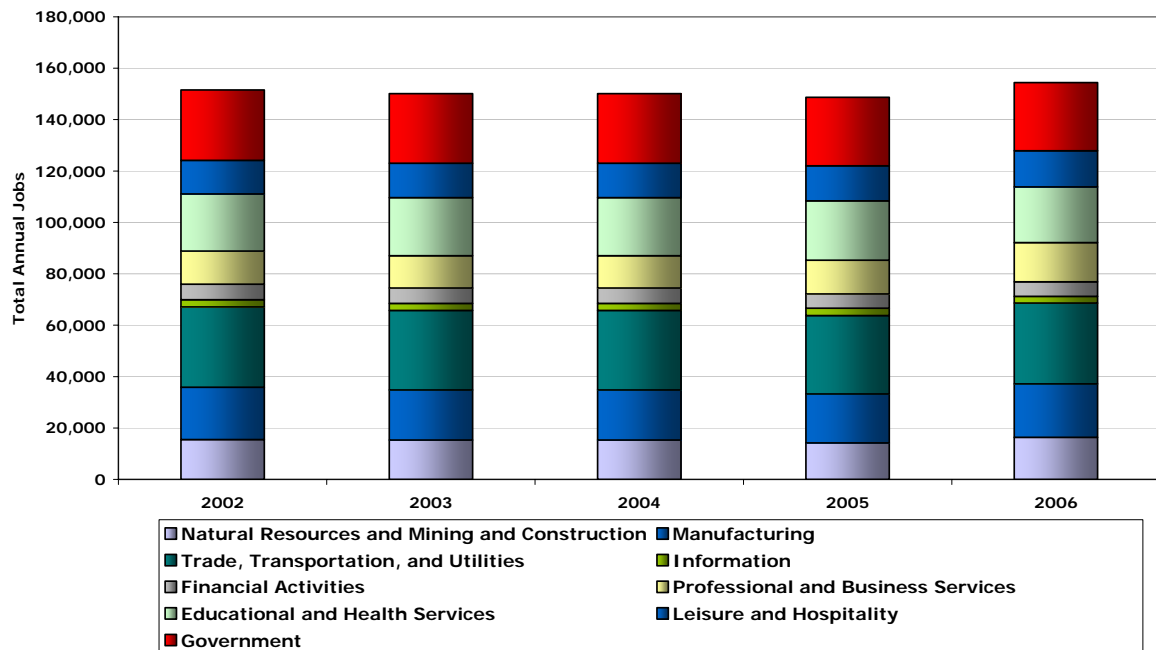
Source: Texas Workforce Commission and Real Estate Center at Texas A&M University

Beaumont-Port Arthur MSA
 Unemployment Rate



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

Distribution of Employment in Major Categories
 Beaumont-Port Arthur MSA



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

Beaumont-Port Arthur Market Overview 2007

Economy

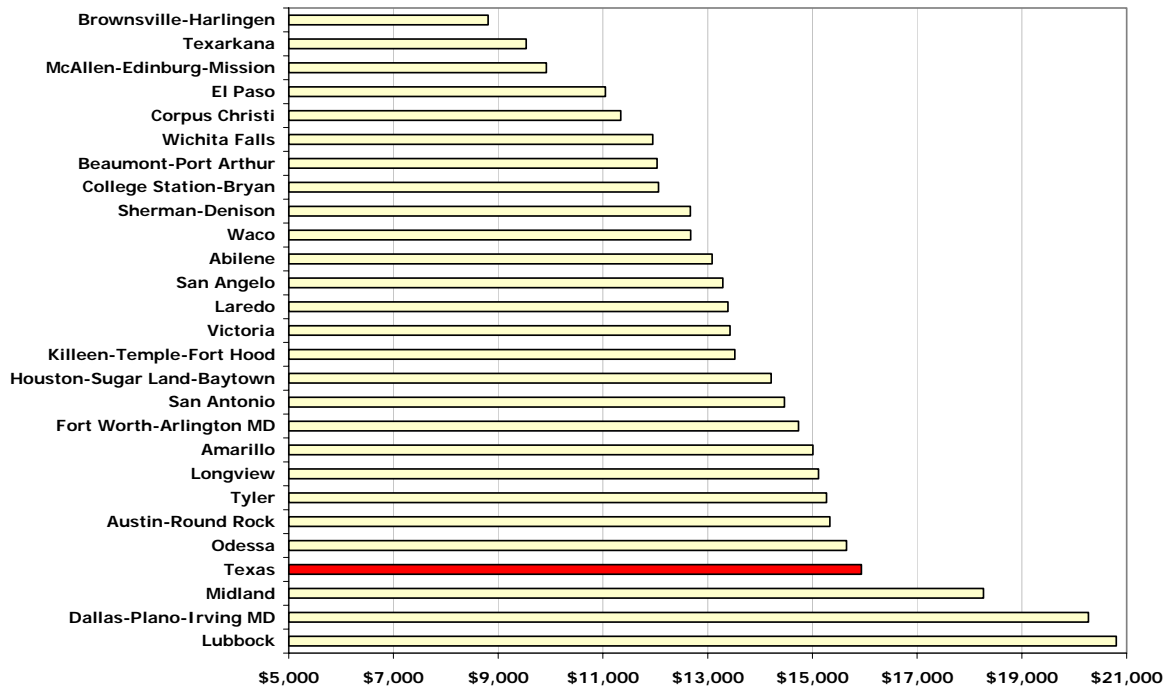
Beaumont-Port Arthur MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1995	\$3,089,902,640	#N/A
1996	\$3,154,717,442	\$8,293
1997	\$3,211,314,126	\$8,414
1998	\$3,363,213,935	\$8,785
1999	\$3,584,746,460	\$9,310
2000	\$3,763,249,502	\$9,772
2001	\$3,850,255,019	\$10,063
2002	\$3,933,993,619	\$10,285
2003	\$4,018,723,909	\$10,504
2004	\$4,221,996,678	\$11,016
2005	\$4,615,672,969	\$12,035
State Average 2005:		\$15,935

* 2006 data not available as of April 15, 2007.

Source: Texas Comptroller's Office

Gross Retail Sales per Capita 2005



Source: Texas Comptroller's Office

Beaumont-Port Arthur Market Overview 2007 Infrastructure

Beaumont-Port Arthur Airline Activity

Southeast Texas Regional Airport	2002	2003	2004	2005	2006
Enplaned (int'l & national)	58,616	42,476	54,018	45,661	26,696
Deplaned (int'l & national)	55,110	41,894	53,890	45,261	27,923
Total (int'l & national)	113,726	84,370	107,908	90,922	54,619

Source: Southeast Texas Regional Airport

Beaumont-Port Arthur Market Overview 2007

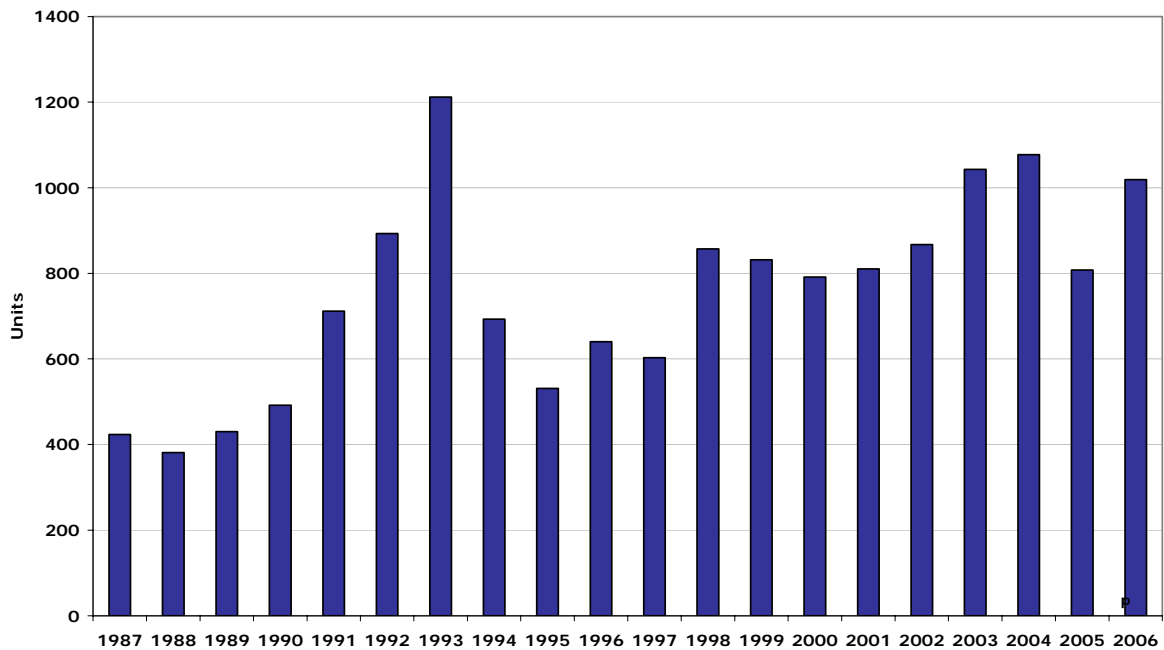
Multifamily

Beaumont Apartment Statistics 2006

	Beaumont- Southeast Texas	Texas Metro Average
Average rent per square foot	\$0.65	\$0.77
Average rent for units built since 2000	\$0.71	\$0.86
Average occupancy	95.2%	92.8%
Average occupancy for units built since 2000	93.8%	94.1%

Source: Apartment MarketData Research

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



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

2006 figure is a preliminary number.

Beaumont-Port Arthur Market Overview 2007 Housing

2006 Housing Affordability Index

MLS	2006 Median- Priced Home	Required Income to Qualify	Median Family Income	HAI*	HAI for First-Time Homebuyers**
Beaumont	\$116,300	\$28,611	\$50,600	1.77	1.17
Port Arthur	\$91,600	\$22,488	\$50,600	2.25	1.34
State	\$143,000	\$35,179	\$54,300	1.54	1.05
US	\$221,900	\$54,139	\$59,600	1.10	0.62

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

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

Source: Real Estate Center at Texas A&M University

Property Tax Rates 2006: County, Major City, Major School District Tax Rate per \$100 Valuation

Taxing Entity*	Beaumont	Port Arthur	Orange
County	0.4000	0.4000	0.5623
City	0.6590	0.7750	0.8166
School District	1.3629	1.4841	1.4604
Total	\$2.42	\$2.66	\$2.84

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

Source: Jefferson and Orange County Appraisal District

Price Distribution of MLS Homes Sold, Beaumont

(in percent)

Price Range	2000	2001	2002	2003	2004	2005	2006
\$29,999 or less	6.5	6.5	8.6	7.7	7.0	5.7	3.9
30,000 - 39,999	5.3	4.1	4.6	3.9	3.3	2.3	2.1
40,000 - 49,999	5.0	5.0	4.7	4.9	3.8	3.8	2.5
50,000 - 59,999	7.9	7.1	6.5	6.1	6.3	5.2	4.1
60,000 - 69,999	10.6	10.1	9.4	7.2	7.3	7.1	5.4
70,000 - 79,999	9.4	9.5	8.9	8.4	7.7	8.0	6.8
80,000 - 89,999	9.5	10.1	7.0	8.2	8.0	8.0	8.2
90,000 - 99,999	7.0	6.8	7.1	7.1	6.5	7.4	6.9
100,000 - 119,999	10.1	10.6	10.8	10.7	12.0	11.6	12.4
120,000 - 139,999	8.5	8.7	9.1	8.5	9.7	10.1	12.5
140,000 - 159,999	6.0	6.2	6.6	7.4	6.8	7.4	8.7
160,000 - 179,999	3.1	3.8	4.6	5.2	5.3	6.1	5.3
180,000 - 199,999	3.1	2.3	2.8	3.5	3.0	4.0	5.5
200,000 - 249,999	3.8	4.4	3.8	4.7	5.2	5.5	6.9
250,000 - 299,999	2.0	2.4	2.5	3.1	4.2	3.7	4.5
300,000 - 399,999	1.1	1.2	1.9	1.7	2.0	2.7	2.8
400,000 - 499,999	0.9	0.8	0.6	0.7	0.7	0.7	0.7
500,000 and more	0.3	0.4	0.5	1.1	1.1	0.6	0.7

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold, Port Arthur

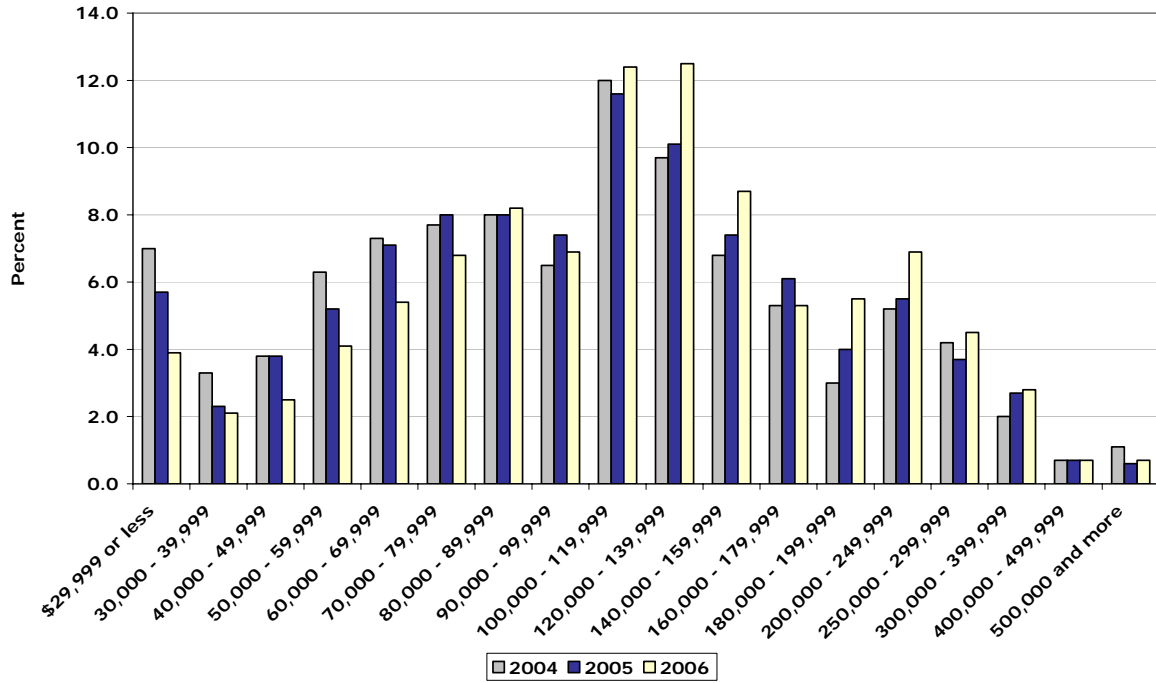
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Price Range	2000	2001	2002	2003	2004	2005	2006
\$29,999 or less	12.2	12.6	13.0	14.3	11.7	10.1	7.8
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40,000 - 49,999	10.6	10.5	8.8	6.5	5.8	5.4	5.2
50,000 - 59,999	12.3	9.3	11.4	8.6	7.4	7.1	5.1
60,000 - 69,999	13.5	12.9	10.5	11.4	11.5	10.4	8.8
70,000 - 79,999	9.0	7.6	9.2	9.9	8.2	8.8	8.4
80,000 - 89,999	5.7	7.9	7.4	6.8	8.9	8.9	9.0
90,000 - 99,999	3.5	4.5	4.6	6.1	6.0	5.8	7.3
100,000 - 119,999	8.9	8.5	7.8	9.5	10.3	10.8	9.0
120,000 - 139,999	5.7	7.8	6.7	7.1	9.1	8.1	11.0
140,000 - 159,999	3.9	4.1	4.1	3.3	4.4	5.8	6.3
160,000 - 179,999	2.5	3.2	2.4	4.5	2.8	4.6	4.3
180,000 - 199,999	1.2	1.8	1.8	2.6	1.7	2.8	4.3
200,000 - 249,999	1.7	2.8	2.6	1.8	2.0	4.2	4.4
250,000 - 299,999	0.9	0.6	1.4	1.5	1.4	1.4	2.3
300,000 - 399,999	0.1	0.1	0.4	0.5	1.5	1.3	1.5
400,000 - 499,999	0.1	0.1	0.0	0.1	0.5	0.2	0.4
500,000 and more	0.0	0.0	0.0	0.1	0.1	0.1	0.2

Source: Real Estate Center at Texas A&M University

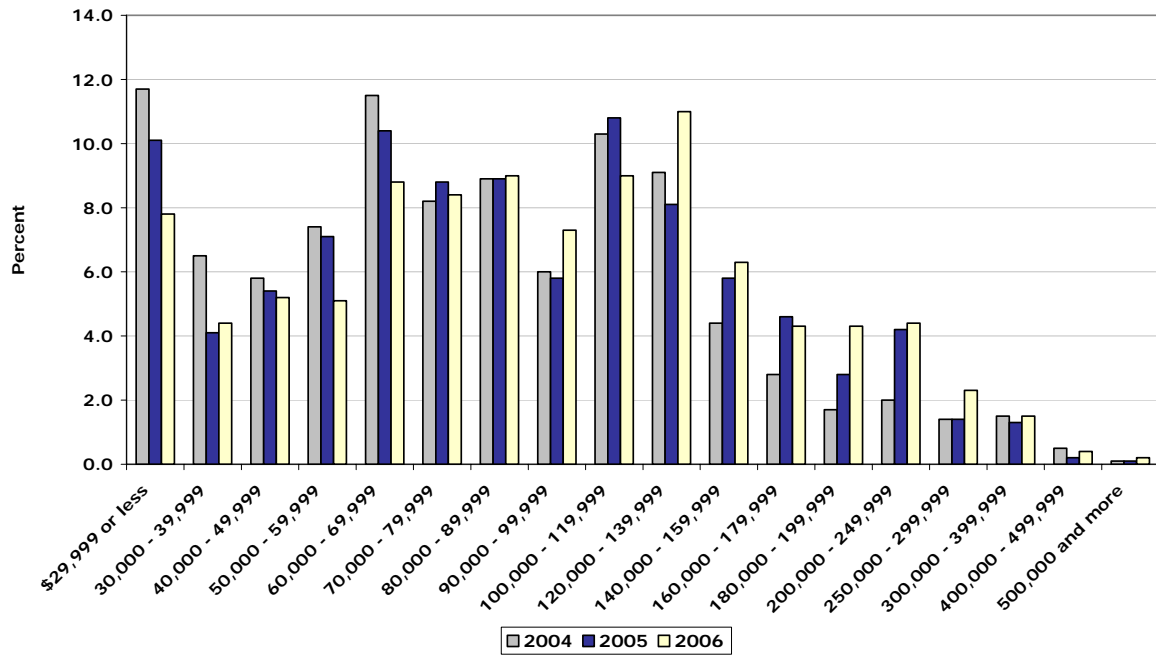
Real Estate Center Market Overview 2007
 Beaumont-Port Arthur, TX

Price Distribution of MLS Homes Sold
 Beaumont



Source: Real Estate Center at Texas A&M University

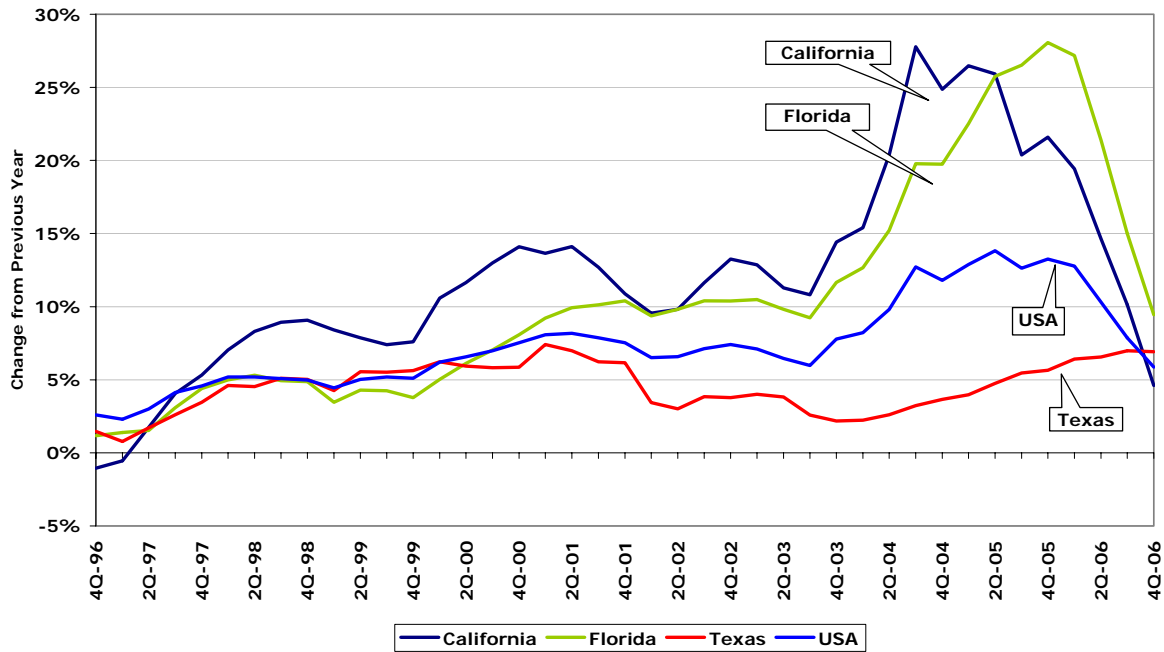
Price Distribution of MLS Homes Sold
 Port Arthur



Source: Real Estate Center at Texas A&M University

National Home Price Appreciation

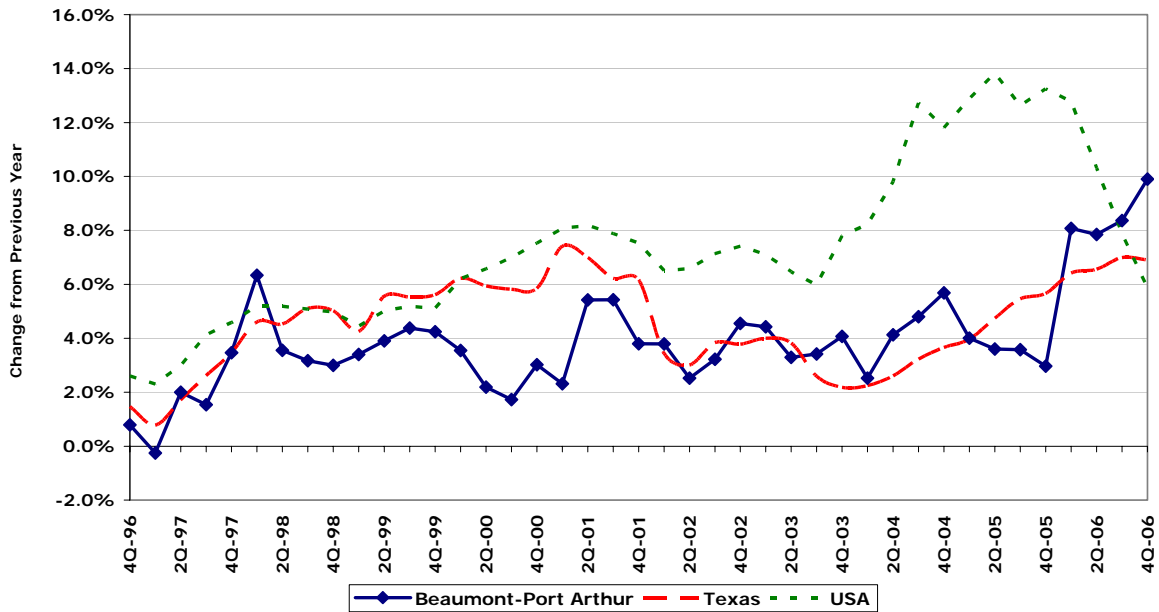
The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.



Source: Office of Federal Housing Enterprise Oversight

Home Price Appreciation Beaumont-Port Arthur MSA

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



Source: Office of Federal Housing Enterprise Oversight

Real Estate Center Market Overview 2007
 Beaumont-Port Arthur, TX

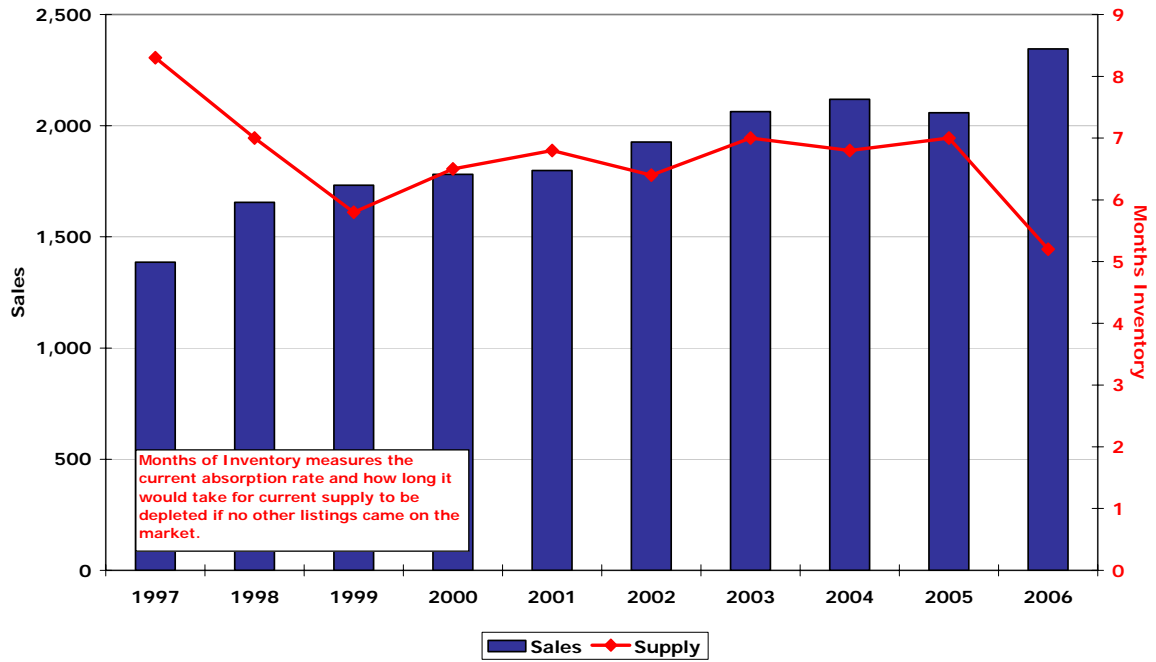
2005 Occupied Housing Unit Characteristics

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

* in 2005 inflation-adjusted dollars

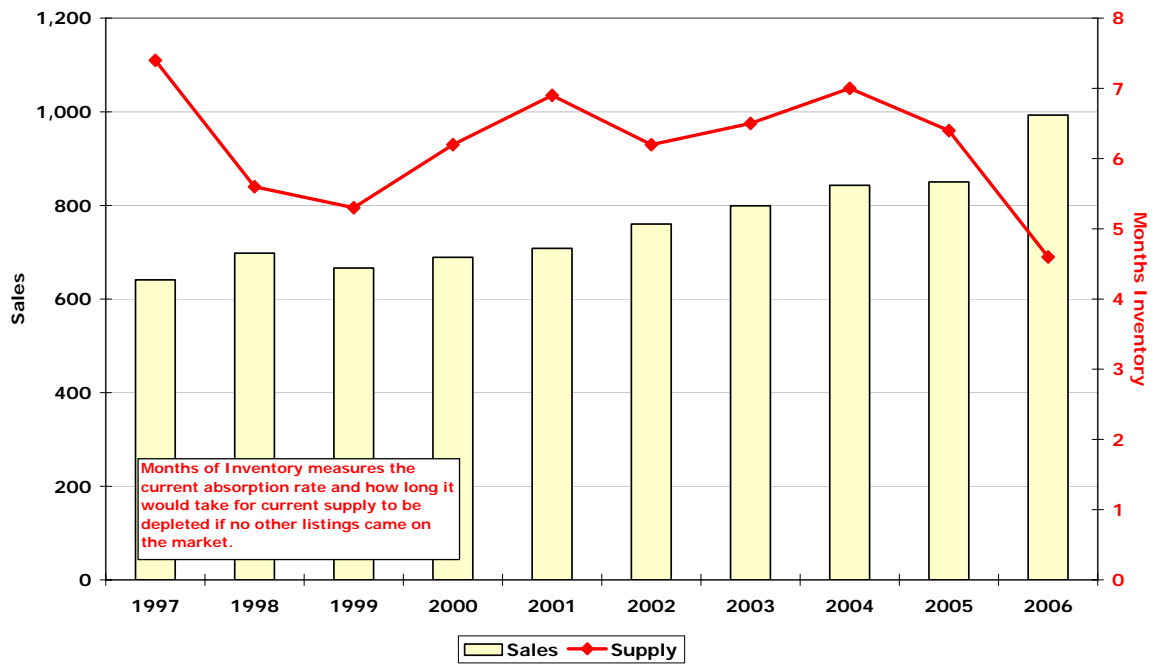
Source: U.S. Census Bureau 2005 and Real Estate Center at Texas A&M University

Yearly Homes Sales and Months Inventory
 Beaumont MLS



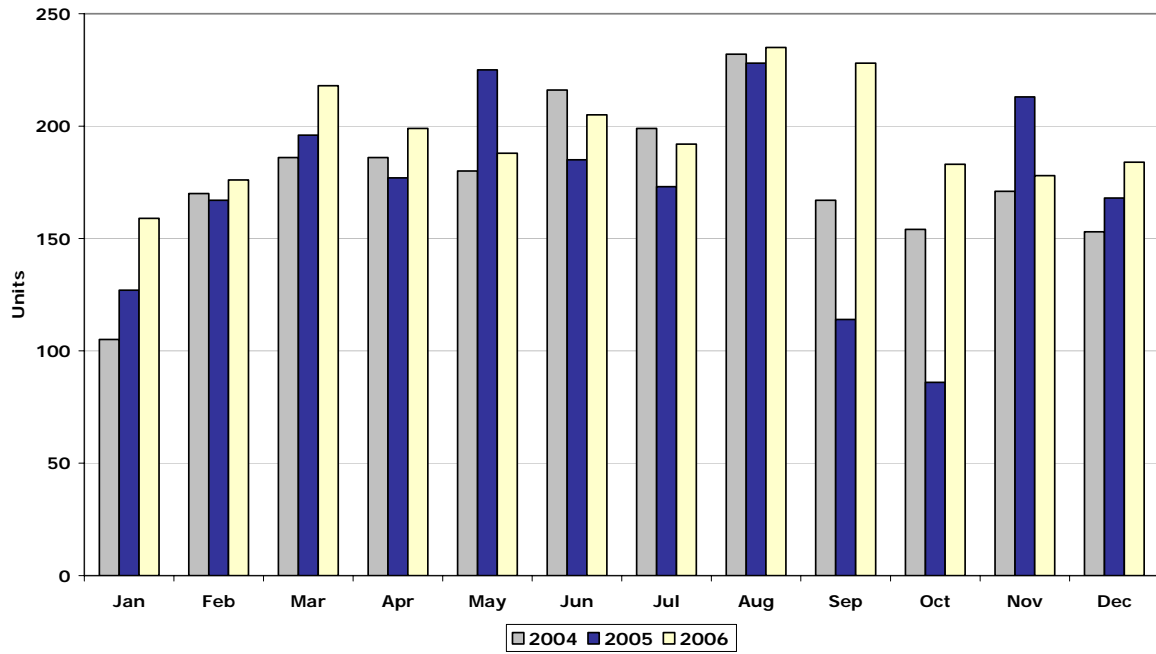
Source: Real Estate Center at Texas A&M University

Yearly Homes Sales and Months Inventory
 Port Arthur MLS



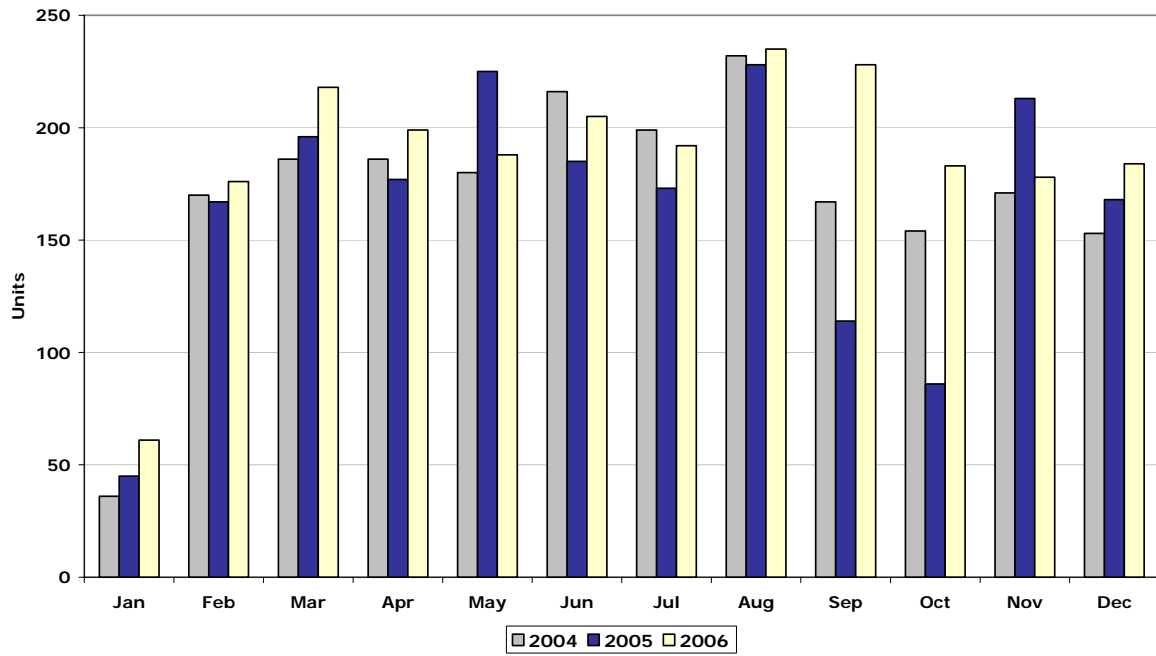
Source: Real Estate Center at Texas A&M University

**Single-Family Homes Sales Volume
 Beaumont**

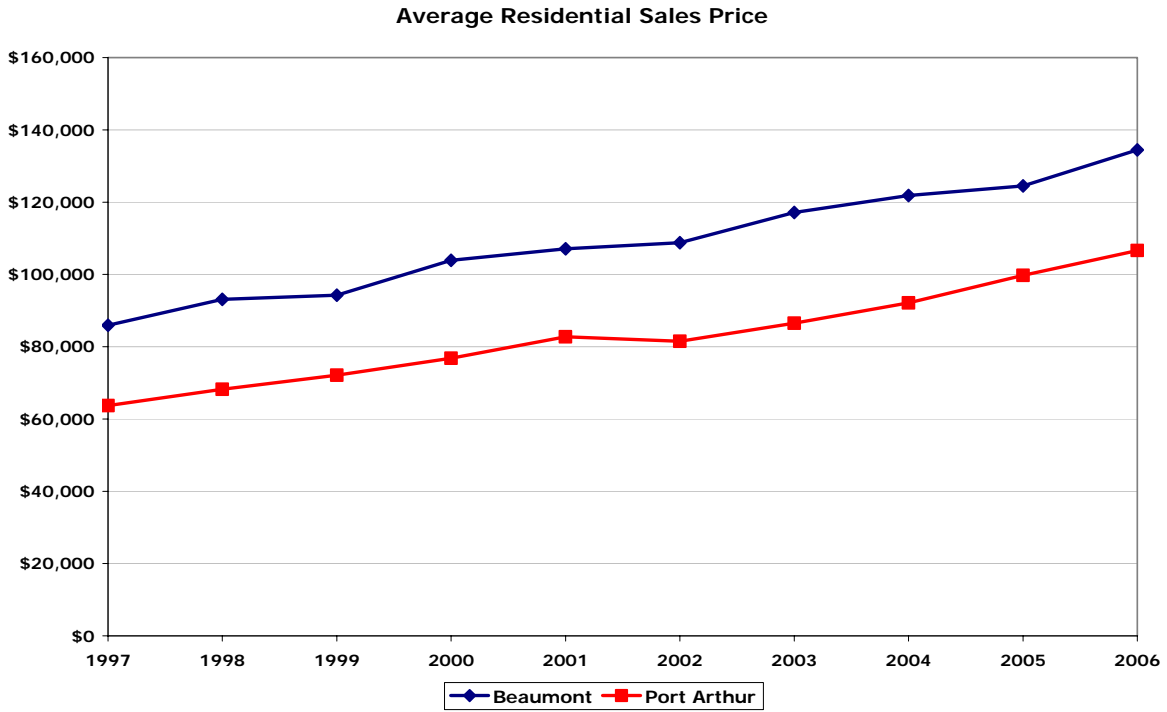


Source: Real Estate Center at Texas A&M University

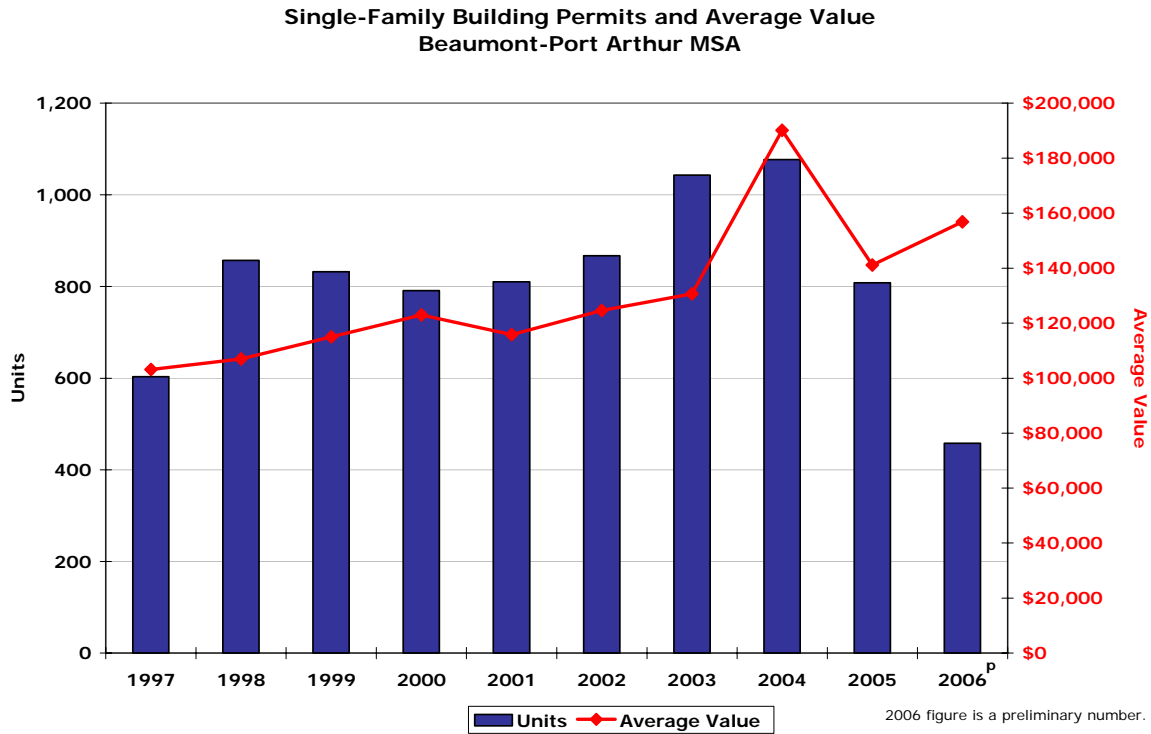
**Single-Family Homes Sales Volume
 Port Arthur**



Source: Real Estate Center at Texas A&M University



Source: Real Estate Center at Texas A&M University



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

Beaumont-Port Arthur Market Overview 2007 Hotel

Hotel* Occupancy and Rental Rates

	2005		2006	
	Beaumont/ Port Arthur	Texas	Beaumont/ Port Arthur	Texas
# Rooms 000's	4.3	333.6	4.5	341
Average daily rate	\$59.16	\$74.38	\$65.52	\$80.82
Occupancy rate (in percent)	63.9	59.9	65.7	61.1

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

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

Trends in the Hotel Industry (For the Month of January)

Market	Occupancy		Average Daily Rate		RevPAR	
	2007	2006	2007	2006	2007	2006
Houston	64.0%	68.0%	\$105.14	\$96.51	\$67.24	\$65.64
Montgomery Co.	54.4%	56.0%	\$105.01	\$87.34	\$57.13	\$48.94
Galveston	47.4%	49.0%	\$108.84	\$98.50	\$51.55	\$48.30
Beaumont	69.8%	93.6%	\$77.96	\$84.16	\$54.45	\$78.79
Bryan / College Station	43.7%	46.2%	\$61.56	\$58.62	\$26.87	\$27.06
Texas	61.0%	64.9%	\$103.24	\$94.98	\$63.03	\$61.67

Source: PKF Consulting



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Areas. However, links contained in this report may change in time and become obsolete. The Real Estate Center advises to contact the original source if any of the links are found to be broken. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>. For the latest daily news visit <http://recenter.tamu.edu/mnews/mnsearch.asp?AID=4>.

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