The BBGR of DCOBA constructs a quarterly Housing Conditions Index (WFHCI) for the Wichita Falls area. The WFHCI is a composite index constructed for purposes of signaling directional changes in local housing activity. It covers the period from mid-year 2005 through mid-year of 2015.

As Chart 2 below reveals, local housing conditions showed a downward trajectory since the mid-year of 2006 until the end of 2011. However, since that time, the WFHCI appears to have turned around with three years of slow but continuous growth, followed by a year of slow decline.

The WFHCI is composite index based on a number of key monthly housing statistics: unit sales, dollar sales volume, average and median sales price, total listings, and months of housing inventory on hand. The data is collected on a monthly basis for individual metropolitan areas in Texas by the Real Estate Center at Texas A&M University.

Though the trend may have reversed itself in 2011, local housing growth has been somewhat anemic, at least when compared to growth in other metro areas in Texas. From mid-year 2011 through mid-year 2014, sales volume and unit sales increased moderately in Wichita Falls while increasing significantly in the Abilene, Corpus Christi and San Angelo MSAs. A similar pattern is also detected for average sales price over the past year. The average price of homes sold from mid-year 2014 to mid-year 2015 increased by more than 6 percent in Abilene and San Angelo while decreasing by more than 10 percent in Wichita Falls. Housing problems in Wichita Falls most likely stem from flat population growth. Wichita Falls is the only MSA in Texas that has not experienced population growth over the past ten years.