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From: BUILDER 2009 Posted on: February 17, 2009 11:02:00 AM  
2009's Healthiest Housing Markets

# The Healthiest Housing Markets for 2009

Builder, in conjunction with Hanley Wood Market Intelligence, debuts its metric for determining markets with the best and least potential.

By: [Boyce Thompson](#)

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**Down for the Count: The Weakest Housing Markets for 2009**

BUILDER 02/24/2009

Hit hardest by the downturn, these markets may be among the last to recover.

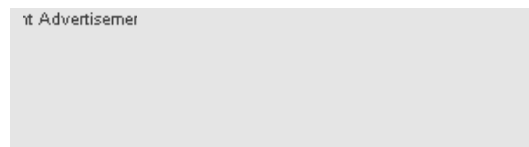


## 5. Dallas, Texas

2008 total building permits: 26,145

In a year when permits declined 35 percent nationally, Dallas only experienced a 9 percent fall-off. With a population of 4.3 million, Dallas was the third largest home building market last year, as measured in permits pulled. Employers in Dallas, a popular place for corporate relocation and expansion, added 42,000 jobs last year, a growth rate of 2 percent. Existing-home prices have held steady, falling a paltry 3.4 percent in the last year.

Interestingly, the face of residential construction has changed dramatically in Dallas in recent years; 58 percent of the activity last year was in multifamily, compared to a five-year average of 23 percent. The relative stability of



the market, though, wasn't enough to prevent [Wall Homes](#) from filing for bankruptcy earlier this year. On the other hand, former Meritage co-CEO [John Landon](#) recently started a new Dallas-based home building company.

**Busiest builders:** D.R. Horton, Highland Homes, David Weekely Homes, K.Hovnanian Homes, Drees Custom Homes. Courtesy: [Hanley Wood Market Intelligence](#).

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- Posted by: **In need of home builder** | Time: 1:31 PM Wednesday, April 22, 2009  
I am in need of a residential builder to build on my lot in Magnolia, TX. within the next 4 months. Why can't I find a home builder? If they are hurting for business why can't I find a builder in Houston?  
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- Posted by: **Anonymous** | Time: 8:59 AM Tuesday, April 21, 2009  
It would be nice to the see the entire list, 1 to 75.  
[Report this as offensive](#)
- Posted by: **Anonymous** | Time: 7:41 AM Sunday, April 19, 2009  
David Hoffman Maine Dave Hoffman Florida Dave Hoffman Maine Valerie Hoffman Florida Valerie Hoffman Maine This market has been a drag for all builders-lets hope for better next year!  
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- Posted by: **Anonymous** | Time: 5:53 PM Thursday, April 16, 2009  
Does the study consider population growth by income category, median sales price, and type of permits? It is well and good for builders to want to add more inventory based on population growth, but if the units are not priced properly, the result is unsold homes. It seems that a major problem in the recent market is the overbuilding of certain kinds of homes for certain kinds of buyers, while leaving other sectors underserved. Does the study account for these kinds of questions?  
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- Posted by: **Anonymous** | Time: 11:01 AM Friday, March 13, 2009  
I'm in NW Austin. They are building like crazy here. Our public school district is the 5th fastest growing district in TX, 13th fastest growin in the country. Right alongside the new school campuses, entire residential subdivisions are going up. Commercial developments also. Out on the roads, I see lots of trucks hauling construction materials. Where the people are coming from, I'd like to know myself. I heard that nearby Round Rock (home to Dell Computer)is full of Californians who cashed out on their homes 2-3 years ago. Well, we won't be seeing those folks again anytime soon!  
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- Posted by: **christinarealtor** | Time: 2:41 PM Thursday, March 12, 2009  
Brunswick and New Hanover County have a datashared mls even though they are in separate states. Onslow County had the best market in NC last year, our homes sales prices rose almost 4.9% and the average days on the market is around 33. In this military town, if its on the market over 45 days, somethings wrong! Build here!  
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- Posted by: **Susan Hilton College Station Real Estate** | Time: 11:18 PM Tuesday, March 10, 2009  
Linked back on <http://susanhilton.com> THANK YOU for your article!  
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- Posted by: **Anonymous** | Time: 10:03 AM Thursday, February 26, 2009  
Why would New Hanover and Brunswick county be considered part of Myrtle Beach?  
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- Posted by: **bwhicker@whickerconstruction.com** | Time: 7:45 PM Wednesday, February 25, 2009  
Wow I build in what is considered the 8th healthiest market. I can tell you their is alot of pain here. If this is a good market my heart goes out to those builders in markets not listed!  
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- Posted by: **LouWimbish** | Time: 1:54 PM Wednesday, February 25, 2009  
Wilmington, NC, Brunswick Co., NC, New Hanover Co., NC, and Myrtle Beach, SC all run together as #1! What a great area!  
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Posted by: **Anonymous** | Time: 9:05 PM Monday, February 23, 2009

Is this a joke? Houston is already overbuilt - empty homes all pver the place. The stats in this "study" prove nothing.

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Posted by: **Anonymous** | Time: 4:17 AM Saturday, February 21, 2009

Brunswick County is the border between North Myrtle Beach (Little River) and Calabash, NC. To some degree, their market follows ours, and the border beaches are very similar...being within about 20 miles from Cherry Grove Beach in North Myrtle. But their real estate is never as prolific as ours...being much more residential and having little or no attractions for tourists. They have far more single family homes, and we have tons of oceanfront condos.

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Posted by: **Anonymous** | Time: 8:53 PM Friday, February 20, 2009

I guess I need to move to the beach to suffer through this crisis. Atleast I can work on my tan while I'm not working.

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Posted by: **RyanWagner** | Time: 12:07 PM Thursday, February 19, 2009

Is there a list that would include where Portland Oregon ranks?

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Posted by: **hxschiller** | Time: 5:49 PM Tuesday, February 17, 2009

Note that Brunswick & New Hanover county appear to be in North Carolina, not South Carolina where Myrtle Beach resides

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