



Houston Retail Market Update

A resource from OConnorData.com

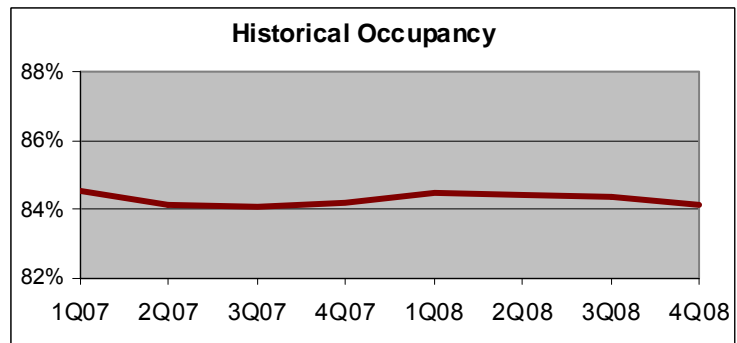
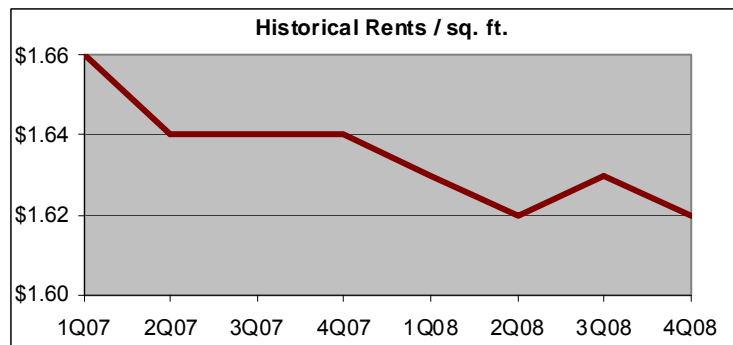
Market Update: by Stuart Showers

Fourth Quarter 2008

The Houston market posted a slight decrease in occupancy during the fourth quarter of 2008, as the retail market begins to show signs of softening in light of the current economic atmosphere. While continued population and job growth managed to keep the market relatively stable over the year, a significant pipeline of construction combined with a weakening energy sector foretell a further softening in the future.

Houston retail market occupancy decreased 0.22 points over the quarter, and is down 0.06 points over the last 12-month period to 84.13%. Rental rates per square foot declined in the fourth quarter to \$1.62 psf, and are \$0.02 psf below last year's level. On a positive note, absorption in the fourth quarter was a positive 725,073 square feet, with the year ending at a positive 2,205,528 square feet absorbed.

Houston – Multi Tenant Properties	
Occupancy	84.13%
Quarterly Change	▼ 0.22
Annual Change	▼ 0.06
Rent / SF	\$1.62
Quarterly Change	▼ \$0.01
Annual Change	▼ \$0.02
Quarterly Absorption	725,073
Annual Absorption	2,205,528
Centers U/C	69
Net SF U/C	4,678,573
Centers Proposed	86
Net SF Proposed	8,748,172



Ask about your **FREE 30-Day trial** for the most accurate online Texas retail data today!

Sign up online by clicking [here!](#)

Or contact Heather Wiesner at 713-375-4262

hwiesner@poconnor.com



Your Key to Real Estate Success

To subscribe or unsubscribe to this newsletter, please send an email to Stuart Showers at sshowers@poconnor.com or call 1-800-856-REAL (ext. 4239).

O'Connor & Associates / Research & Consulting Group
Houston: 713-686-9955 Dallas: 214-727-5673

<http://www.poconnor.com> / <http://www.oconnordata.com>