

REAL ESTATE MARKET CYCLE CHARACTERISTICS

Understanding the Real Estate Cycle is paramount in making solid investment decisions. At COVERE Global we not only monitor the real estate cycle, we teach it and advise our clients with it. By understanding the current status of a market, investors can see into the future and know what to expect. This knowledge reduces risk improving returns. *Source: Glenn Mueller, Ph.D., Real Estate Finance, 1996.*

PHASE 2 EXPANSION

Markets Exhibiting Phase 6 thru 11

PHASE 3 HYPERSUPPLY

Markets Exhibiting Phase 11 thru 14



PHASE 1 RECOVERY

Markets Exhibiting Phase 1 thru 6

PHASE 4 RECESSION

Markets Exhibiting Phase 14 thru 1

TEXAS MARKETS

4 San Angelo
Wichita Falls
College Station
Corpus Christi
Victoria

5 Lubbock
Abilene
Texarkana
Houston

7 Amarillo
El Paso
Tyler-Longview

8 Austin
San Antonio

9 Midland-Odessa
Fort Worth-Arlington
Dallas-Plano
Waco-Temple