

Commissioners

It might be helpful to understand the current economic status of Victoria County. I would like to provide current data that shows the situation now, the recent past and to conclude future growth. The data I am providing comes from the Real Estate Research Center at Texas A&M, the City of Victoria and recent articles from the Victoria Advocate.

The research center is widely respected and relied on by those gathering information on Texas markets. The data provided shows that Victoria County has been in a no growth rut since 2016. The population numbers are flat and the work force declining. This is not a formula for a healthy community.

I have included new residential building permit information from the City of Victoria as an indicator of growth. The numbers include all new single-family homes including; speculative, custom, habitat for humanity and others. They do not include; multi-family or manufactured housing. They also do not include housing starts outside the city limits, as there are no permits to tract.

Please consider what happens to a community as it declines. It is not a pretty picture as the community begins to struggle with critical infrastructure. The job growth we see is concentrated in retail, restaurant, and governmental sectors. These jobs will not sustain the community. We need the industrial tax base to expand with higher paying jobs that follow. Use of the deep, high salt content water is one way to accomplish this.

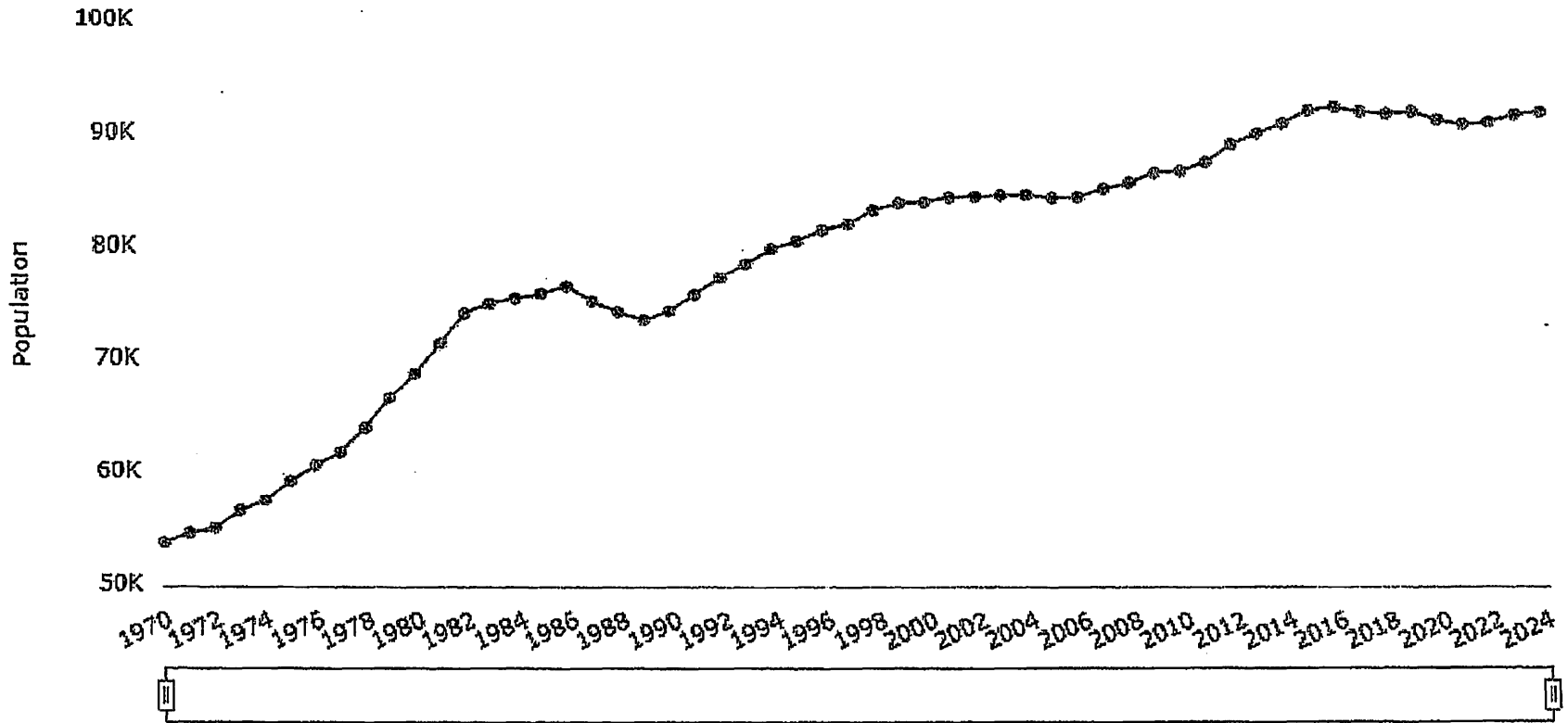
We are also in need of more electricity. The demand for power across the state and in the coastal region is increasing. The Port's Blue Energy project can help will help to meet the demand locally.

Thank you for your consideration

A handwritten signature in blue ink that reads "Lee Swearingen". The signature is fluid and cursive, with a large initial "L" and "S".

Lee Swearingen

Population Victoria





Population

QUICK LINKS

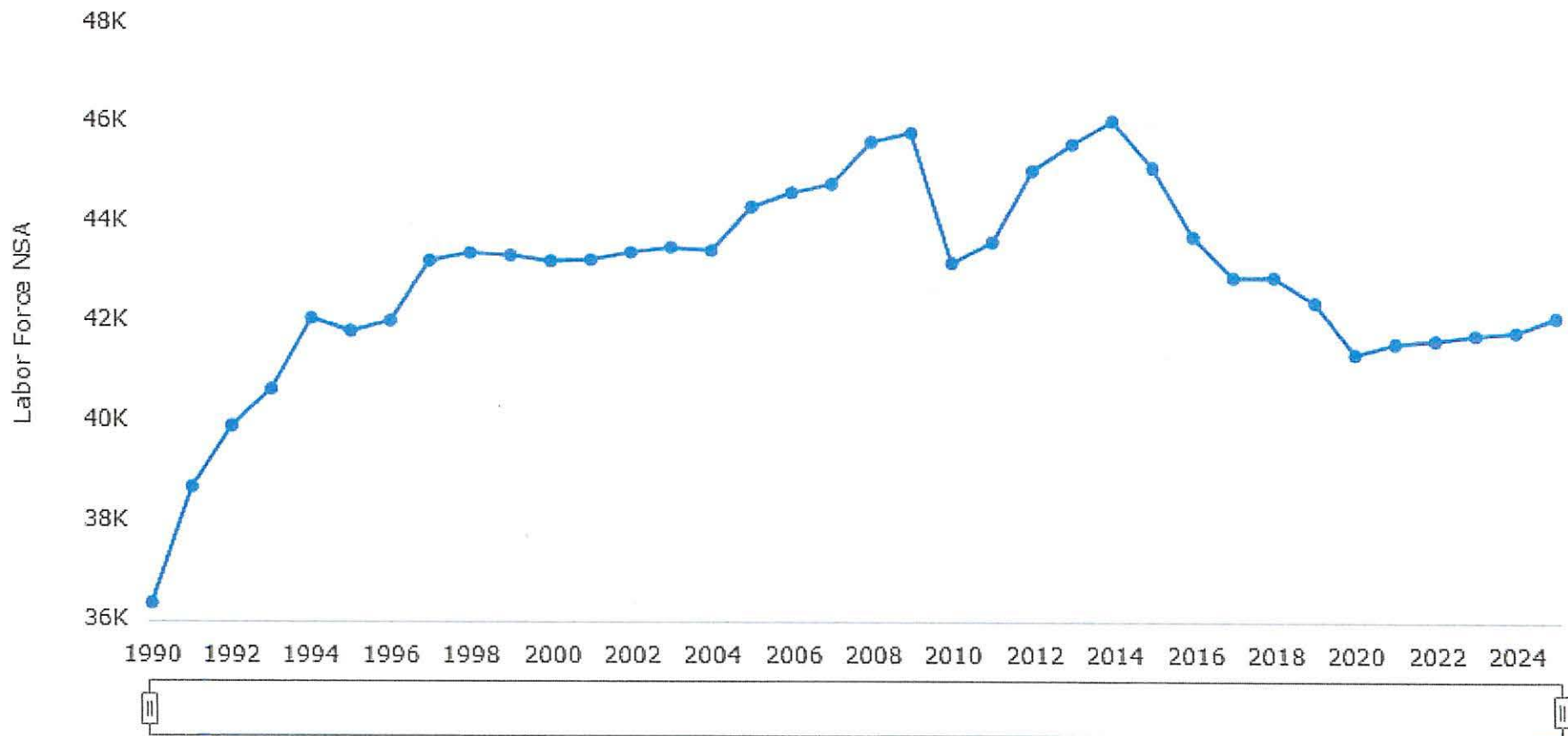
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Geo Name	Date ↓	Population	Population Chg	Population YoY%	Births	Deaths YoY%	In M
Create your custom filter...						Apply	☰ Builder
Victoria, TX	2024	91,949	193	0.21%	1,262	3.405%	1
Victoria, TX	2023	91,756	628	0.689%	1,265	-6.968%	1
Victoria, TX	2022	91,128	211	0.232%	1,268	-1.163%	7
Victoria, TX	2021	90,917	-398	-0.436%	1,167	381.897%	7
Victoria, TX	2020	91,315	-706	-0.767%	282	-71.947%	0
Victoria, TX	2019	92,021	192	0.209%	1,211	2.099%	2
Victoria, TX	2018	91,829	-182	-0.198%	1,162	-3.226%	15
Victoria, TX	2017	92,011	-412	-0.446%	1,243	1.578%	43
Victoria, TX	2016	92,423	293	0.318%	1,356	2.488%	6
Victoria, TX	2015	92,130	1,093	1.201%	1,352	4.145%	73
Victoria, TX	2014	91,037	962	1.068%	1,302	-1.026%	9
Victoria, TX	2013	90,075	951	1.067%	1,298	-3.822%	3
Victoria, TX	2012	89,124	1,564	1.786%	1,294	13.427%	7
Victoria, TX	2011	87,560	767	0.884%	1,254	414.389%	8
Victoria, TX	2010	86,793	158	0.182%	313	-81.589%	2
Victoria, TX	2009	86,635	873	1.018%	1,380	3.001%	1
Victoria, TX	2008	85,762	501	0.588%	1,450	-1.346%	1
Victoria, TX	2007	85,261	733	0.867%	1,413	-3.255%	1
Victoria, TX	2006	84,528	75	0.089%	1,390	7.263%	1
Victoria, TX	2005	84,453	-265	-0.313%	1,325	-0.556%	1

Victoria, TX	2004	84,718	44	0.052%	1,352	4.499%	1
Victoria, TX	2003	84,674	101	0.119%	1,351	0%	1
Victoria, TX	2002	84,573	82	0.097%	1,365	1.026%	1
Victoria, TX	2001	84,491	403	0.479%	1,373	0%	1
Victoria, TX	2000	84,088	104	0.124%	0	0%	0
Victoria, TX	1999	83,984	658	0.79%	1,304	5.965%	8
Victoria, TX	1998	83,326	1,246	1.518%	1,352	-2.896%	10
Victoria, TX	1997	82,080	507	0.622%	1,272	-3.245%	1
Victoria, TX	1996	81,573	927	1.149%	1,312	16.695%	1
Victoria, TX	1995	80,646	672	0.84%	1,304	-5.529%	9
Victoria, TX	1994	79,974	1,334	1.696%	1,270	7.895%	10
Victoria, TX	1993	78,640	1,288	1.665%	1,309	0.529%	9
Victoria, TX	1992	77,352	1,532	2.021%	1,342	1.069%	6
Victoria, TX	1991	75,820	1,459	1.962%	1,257	27.5%	3
Victoria, TX	1990	74,361	796	1.082%	999	-22.262%	0
Victoria, TX	1989	73,565	-729	-0.981%	1,344	6.391%	0
Victoria, TX	1988	74,294	-954	-1.268%	1,308	1.916%	0
Victoria, TX	1987	75,248	-1,312	-1.714%	1,353	-4.918%	0
Victoria, TX	1986	76,560	685	0.903%	1,466	3.39%	0
Victoria, TX	1985	75,875	391	0.518%	1,503	6.627%	0
Victoria, TX	1984	75,484	448	0.597%	1,525	-4.962%	0
Victoria, TX	1983	75,036	858	1.157%	1,609	-2.783%	0
Victoria, TX	1982	74,178	2,724	3.812%	1,610	0%	0
Victoria, TX	1981	71,454	2,647	3.847%	0	0%	0
Victoria, TX	1980	68,807	2,107	3.159%	0	0%	0
Victoria, TX	1979	66,700	2,700	4.219%	0	0%	0
Victoria, TX	1978	64,000	2,200	3.56%	0	0%	0
Victoria, TX	1977	61,800	1,200	1.98%	0	0%	0
Victoria, TX	1976	60,600	1,400	2.365%	0	0%	0
Victoria, TX	1975	59,200	1,700	2.957%	0	0%	0

Units: 1 Unit								
Victoria, TX	1983: 415	Annual	2004	138	113,133	8	144	8
Victoria, TX		Annual	2003	117	109,636	0	0	0
Victoria, TX		Annual	2002	212	94,602	0	0	0
Victoria, TX		Annual	2001	144	99,246	0	0	0
Victoria, TX		Annual	2000	167	109,793	0	0	0
Victoria, TX		Annual	1999	196	108,023	0	0	0
Victoria, TX		Annual	1998	212	92,641	0	0	0
Victoria, TX		Annual	1997	189	78,418	12	160	3
Victoria, TX		Annual	1996	160	80,637	1	10	2
Victoria, TX		Annual	1995	172	89,445	0	0	0
Victoria, TX		Annual	1994	202	103,973	0	0	0
Victoria, TX		Annual	1993	185	107,564	0	0	0
Victoria, TX		Annual	1992	161	112,040	0	0	0
Victoria, TX		Annual	1991	129	120,626	0	0	0
Victoria, TX		Annual	1990	107	108,792	0	0	0
Victoria, TX		Annual	1989	112	106,532	1	5	1
Victoria, TX		Annual	1988	63	104,978	0	0	0
Victoria, TX		Annual	1987	76	83,981	0	0	0
Victoria, TX		Annual	1986	175	81,415	0	0	0
Victoria, TX		Annual	1985	251	79,573	0	0	0
Victoria, TX		Annual	1984	223	77,070	0	0	0
Victoria, TX		Annual	1983	415	66,277	0	0	0
Victoria, TX		Annual	1982	439	59,434	5	36	1
Victoria, TX		Annual	1981	508	57,076	103	984	2
Victoria, TX		Annual	1980	420	47,829	0	0	0

Victoria Labor Force NSA





Employment TWC

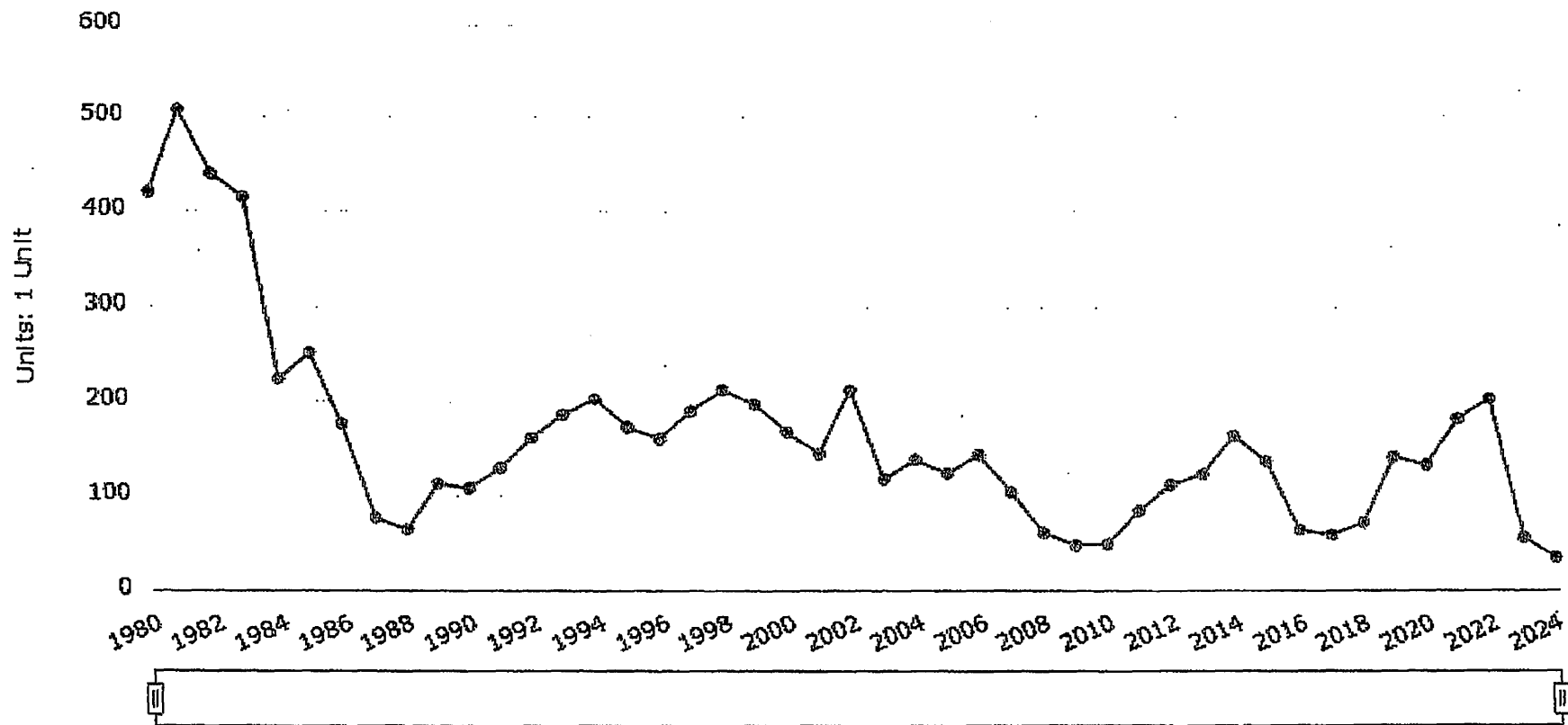
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Press ENTER to sort. Press Space to toggle all rows selection (unchecked). Press ALT DOWN to open column menu

Area Type	State Name	Area Name	Frequency	Period Date ↓	Labor Force NSA	Labor Force
<input type="text" value="Create your custom filter..."/> Apply ☰ Builder						
County	Texas	Victoria	Monthly	Feb 2026	42,162	0.29%
County	Texas	Victoria	Monthly	Jan 2026	42,120	0.69%
County	Texas	Victoria	Monthly	Dec 2025	42,206	1.12%
County	Texas	Victoria	Monthly	Nov 2025	42,436	1.91%
County	Texas	Victoria	Monthly	Oct 2025	0	0%
County	Texas	Victoria	Monthly	Sep 2025	42,285	0.92%
County	Texas	Victoria	Monthly	Aug 2025	42,196	0.72%
County	Texas	Victoria	Monthly	Jul 2025	42,207	0.7%
County	Texas	Victoria	Monthly	Jun 2025	42,097	0.01%
County	Texas	Victoria	Monthly	May 2025	41,977	0.56%
County	Texas	Victoria	Monthly	Apr 2025	42,094	0.71%
County	Texas	Victoria	Monthly	Mar 2025	41,997	0.53%
County	Texas	Victoria	Monthly	Feb 2025	42,042	0.12%
County	Texas	Victoria	Monthly	Jan 2025	41,833	0.35%
County	Texas	Victoria	Monthly	Dec 2024	41,738	0.39%
County	Texas	Victoria	Monthly	Nov 2024	41,642	-0.3%
County	Texas	Victoria	Monthly	Oct 2024	41,728	0.54%
County	Texas	Victoria	Monthly	Sep 2024	41,901	0.32%
County	Texas	Victoria	Monthly	Aug 2024	41,893	0.03%
County	Texas	Victoria	Monthly	Jul 2024	41,913	-0.78%

County	Texas	Victoria	Monthly	Jun 2024	42,094	-0.15%
County	Texas	Victoria	Monthly	May 2024	41,744	0.24%
County	Texas	Victoria	Monthly	Apr 2024	41,799	0.35%
County	Texas	Victoria	Monthly	Mar 2024	41,774	-0.31%
County	Texas	Victoria	Monthly	Feb 2024	41,990	0.41%
County	Texas	Victoria	Monthly	Jan 2024	41,688	1.02%
County	Texas	Victoria	Monthly	Dec 2023	41,575	-0.01%
County	Texas	Victoria	Monthly	Nov 2023	41,767	0.62%
County	Texas	Victoria	Monthly	Oct 2023	41,504	-0.06%
County	Texas	Victoria	Monthly	Sep 2023	41,769	0.09%
County	Texas	Victoria	Monthly	Aug 2023	41,881	1.18%
County	Texas	Victoria	Monthly	Jul 2023	42,243	2.08%
County	Texas	Victoria	Monthly	Jun 2023	42,158	1.28%
County	Texas	Victoria	Monthly	May 2023	41,642	0.38%
County	Texas	Victoria	Monthly	Apr 2023	41,653	-0.37%
County	Texas	Victoria	Monthly	Mar 2023	41,905	-0.3%
County	Texas	Victoria	Monthly	Feb 2023	41,819	-0.44%
County	Texas	Victoria	Monthly	Jan 2023	41,268	-1.36%
County	Texas	Victoria	Monthly	Dec 2022	41,581	-0.45%
County	Texas	Victoria	Monthly	Nov 2022	41,509	-0.7%
County	Texas	Victoria	Monthly	Oct 2022	41,529	0.05%
County	Texas	Victoria	Monthly	Sep 2022	41,732	-0.37%
County	Texas	Victoria	Monthly	Aug 2022	41,393	0.09%
County	Texas	Victoria	Monthly	Jul 2022	41,382	-0.08%
County	Texas	Victoria	Monthly	Jun 2022	41,624	0.4%
County	Texas	Victoria	Monthly	May 2022	41,485	0.69%
County	Texas	Victoria	Monthly	Apr 2022	41,806	1.17%
County	Texas	Victoria	Monthly	Mar 2022	42,031	0.66%
County	Texas	Victoria	Monthly	Feb 2022	42,005	0.18%
County	Texas	Victoria	Monthly	Jan 2022	41,836	0.16%

Building Permit, Units: 1 Unit Victoria





Building Permits

QUICK LINKS

Press Space to toggle all rows selection (unchecked). Press ALT DOWN to open column menu

Geo Name	Frequency	Date ↓	Units: 1 Unit	Avg Unit Value: 1 Unit (\$)	Buildings: 5+ Units	Units: 5+ Units	
Create your custom filter...						Apply	Builder
Victoria, TX	Annual	2024	33	286,958	0	0	0
Victoria, TX	Annual	2023	54	271,522	0	0	0
Victoria, TX	Annual	2022	202	251,598	0	0	0
Victoria, TX	Annual	2021	181	239,244	8	168	1
Victoria, TX	Annual	2020	132	233,129	0	0	0
Victoria, TX	Annual	2019	141	237,457	0	0	0
Victoria, TX	Annual	2018	70	211,664	0	0	0
Victoria, TX	Annual	2017	57	163,495	0	0	0
Victoria, TX	Annual	2016	62	206,205	0	0	0
Victoria, TX	Annual	2015	136	152,896	0	0	0
Victoria, TX	Annual	2014	163	166,312	25	604	1
Victoria, TX	Annual	2013	122	165,588	18	340	1
Victoria, TX	Annual	2012	111	181,634	3	26	6
Victoria, TX	Annual	2011	83	178,107	0	0	0
Victoria, TX	Annual	2010	47	155,424	0	0	0
Victoria, TX	Annual	2009	46	155,115	0	0	0
Victoria, TX	Annual	2008	59	156,233	0	0	0
Victoria, TX	Annual	2007	103	151,088	0	0	0
Victoria, TX	Annual	2006	143	141,673	0	0	0
Victoria, TX	Annual	2005	123	121,411	0	0	0

REAL ESTATE

Victoria housing market ranks among nation's cooler markets in 2026

ADVOCATE STAFF

The Victoria housing market ranks among the cooler real estate markets in the country, entering 2026, according to a new national study.

Research by Construction Coverage placed Victoria at No. 598 on its list of the nation's hottest housing markets, reflecting slower price growth and longer selling times compared to more competitive regions.

The ranking comes as the U.S. housing market continues to stabilize after years of volatility driven by the COVID-19 pandemic, fluctuating mortgage rates and inflation. Analysts say elevated borrowing costs and affordability challenges have tempered demand in many areas, particularly for first-time homebuyers.

In Victoria, the median home sale price was \$232,500 as of January 2026, with prices increasing just 0.2% year over year — significantly below the national increase of 1.6%. Homes in the local market also took longer to sell, with a median of 71.6 days on the market compared to 48.7 days nationwide.

The study found that 16.6% of homes in Victoria sold above asking price, well below the national average of 27%. Additionally, 27.5% of listings saw price reductions, compared to 18.1% across the

country.

Researchers developed the rankings using a composite score based on multiple housing indicators, including price growth, days on market, sale-to-list price ratios and the share of homes selling above asking price. Victoria received a composite score of 25.7.

Nationally, the housing market has cooled from pandemic-era highs. Home price growth, which peaked at more than 26% annually in 2021, has slowed significantly. As of early 2026, prices are rising at a more modest pace, with demand constrained by high mortgage rates and limited affordability.

Sales activity has also declined. After surging in 2021, home sales dropped sharply in 2022 and have yet to fully recover. As of January 2026, sales were down 8.3% compared to the previous year.

While markets in the Northeast currently dominate the rankings due to tight housing supply and sustained demand, many Southern and Sun Belt cities — including several in Texas — have cooled after rapid growth earlier in the decade.

Despite the slowdown, analysts note that demand for housing remains steady overall, with limited inventory continuing to place upward pressure on prices, albeit at a more sustainable rate than in recent years.

VICTORIA ADVOCATE

Victoria East prevails in Game 1
over Friendswood, 12-2



SPORTS, B1

Weekend, May 16-17, 2026

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REAL ESTATE

Victoria home prices rise nearly 40% over decade, study finds

ADVOCATE STAFF

Home prices in Victoria have climbed nearly 40% over the past decade, mirroring a nationwide affordability crunch that has seen housing costs rise faster than incomes, according to a new analysis from Construction Coverage.

The report found that the median home price in Victoria increased by \$59,468 between 2016 and 2026, rising from \$154,367 to \$213,835. That represents a 38.5% increase over 10 years.

By comparison, median household income in Victoria rose 43.8% during roughly the same period, reaching \$67,226 in 2024, according to U.S. Census Bureau data analyzed in the study.

Researchers said the findings show that while wage growth in Victoria has remained relatively strong compared to national trends, housing affordability pressures continue to affect buyers across the country.

Nationwide, home values surged 81.3% over the past de-

cade, while median household income increased 51%, according to the report.

The analysis used data from Zillow's Home Value Index and the U.S. Census Bureau to examine housing price growth in nearly 700 cities and all 50 states.

Victoria ranked 498th among small U.S. cities for percentage home price growth and 666th overall among the 691 cities included in the study.

The report noted that although the housing market has cooled compared to the

rapid growth seen during the COVID-19 pandemic, affordability challenges remain due to elevated mortgage rates and inflation.

Researchers found that home price growth after the 2020 recession reached unprecedented levels, with national home values climbing 40% in just over two years before stabilizing closer to historical norms.

States in the Mountain West and New England experienced the sharpest increases over the last decade. Idaho led the

nation with a 137% increase in median home prices since 2016, followed by New Hampshire at 114% and Maine at 110.8%.

Florida cities saw some of the most dramatic increases nationally. In Pine Hills, Florida, median home prices jumped from about \$95,000 in 2016 to nearly \$273,000 in 2026, an increase of 188%.

Meanwhile, Louisiana, North Dakota and Alaska recorded the slowest home price

SEE PRICES, A5

EVENTS



VICTORIA COUNTY

County to discuss