

“Texas A&M professor: No ‘magic solution’ to property tax issue” 7-30-17.

“They've got some difficult problems on their hands in regards to tax policy, and I don't have a magic solution,” said Charles Gilliland, also a research economist at Mays.

“As home prices increase, millennials struggle to afford Central Austin” 7-29-17.

Community Impact Newspaper. The Real Estate Center at Texas A&M University defines the average budget of a first-time Texas homebuyer as \$150,000 but says rising land and development costs have made it almost impossible to build a traditional single-family home in Texas for under \$200,000.

“‘Small land sale’ prices skyrocket around Amarillo, Lubbock” 7-29-17. *Amarillo*

Globe-News. The Region 1 price-per-acre in rural sales — both small and large — has nearly doubled since 2007, according to the Texas A&M University Real Estate Center, and reached an all-time high last year.

“New subdivisions sprouting in Greater Waco” 7-27-17. *Waco Tribune-Herald.*

Taxable values typically lag behind market values, and the Real Estate Center at Texas A&M University showing the average price of a home sold in Greater Waco in June pegged \$218,524, well ahead of the \$198,224 average in June of last year. The numbers for June 2017 topped any monthly averages dating back five years.

“First-time homebuyers cannot afford to live in Southwest Austin” 7-26-17.

Community Impact Newspaper. Data from the Real Estate Center at Texas A&M University—which ABoR uses for data—said the average budget of a first-time homebuyer in Texas is \$150,000, but rising land and development costs have made it almost impossible to build a traditional single-family home in Texas for less than \$200,000.

“Texas cities top list of best for first-time homebuyers” 7-26-17. KTRH/Houston.

Jim Gaines, chief economist with the Real Estate Center at Texas A&M University, says a lot of it has to do with the Texas economy, which he describes as a “high-growth area.” “Texas is a young state,” he points out. “We’ve got a lot of 30-somethings, young people who are moving into that time period in their lives when they start looking to buy into single-family ownership.”

“With thin housing market, Amarilloans flock to manufactured homes” 7-26-17.

Amarillo Globe-News. The portable houses frequently offer more living space than apartment units at a lower cost than traditional homes, making them attractive options for cash-strapped multiperson households, said Texas A&M University Real Estate Center research economist Harold Hunt.

“Central Texas home sales growth normalizes in first half of 2017, home prices

continue to rise” 7-25-17. Home City Real Estate. Monthly housing inventory jumped 0.5 months annually to 3.1 months, which is just under half of the Real Estate Center at Texas A&M University’s benchmark of 6.5 months as a balanced housing market.

“Existing home sales continue upward trend” 7-23-17. *Wichita Falls Times Record News*. The lower number of existing homes in inventory isn’t isolated to Wichita Falls. The Real Estate Center at Texas A&M University reported in June that Texas is “low on fuel” but “buyers keep pushing the accelerator.”

“More Dallas area homes are for sale, but they are mostly higher priced” 7-21-17. *Dallas Morning News*. The number of North Texas houses that are on the market for less than \$250,000 has dropped by almost 700 listings from a year ago, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“Central Texas home sales normalizes in first half of 2017, home prices continue to rise” 7-21-17. *San Marcos Corridor News*. Monthly housing inventory jumped 0.5 months annually to 3.1 months, which is just under half of the Real Estate Center at Texas A&M University’s benchmark of 6.5 months as a balanced housing market.

“June 2017 Lubbock area housing market report” 7-21-17. *Lubbock Avalanche Journal*. The Real Estate Center at Texas A&M University cites that 6.5 months of inventory represents a market in which supply and demand for homes is balanced.

“Number of home sales continues to increase in greater Austin region” 7-20-17. *Community Impact Newspaper*. According to the Texas A&M Real Estate Center, the number of home sales in January 2017 was 1,730. By May 2017, it has reached 3,842.

“June 2017 market report” 7-20-17. *PublicNow.com*. Monthly housing inventory jumped 0.5 months annually to 3.1 months, which is just under half of the Real Estate Center at Texas A&M University’s benchmark of 6.5 months as a balanced housing market.

“Single-family permits outpacing multifamily” 7-20-17. *Connect Media*. Part of the reason has been the growing demand for single-family units in places such as North Texas. Another reason, according to James P. Gaines, chief economist at the Real Estate Center at Texas A&M University, is that the market is working off the excess supply of apartments that built up over the past few years.

“Lawler: Early read on existing home sales in June” 7-20-17. *Calculated Risk Finance & Economics*. For Texas, in contrast, the Real Estate Center at Texas A&M University reported that active residential listings in Texas last month were up 13.0% from last June, compared to a YOY increase of 10.2% in May.

“June 2017 Fort Worth Housing Report” 7-20-17. *Greater Fort Worth Association of Realtors*. Fort Worth’s monthly housing inventory was 2.3 months in June 2017, 0.4 months more than the year prior. The Real Estate Center at Texas A&M University cites that 6.5 months of inventory represents a market in which supply and demand for homes is balanced.

“Price per acre for land in far West Texas is down, but sales are up” 7-19-17. Marfa Public Radio 93.5 FM. Charles Gilliland, an economist at the Real Estate Center at Texas A&M University, says that while the rural land market is typically tied to the overall economy, West Texas land prices are being driven by a wild card: oil.

“Dark clouds over apartment market starting to clear” 7-18-17. *Houston Chronicle*. The downturn in multifamily projects is probably temporary as housing markets work off the excess supply that's built up, said Jim Gaines, chief economist at the Real Estate Center at Texas A&M.

“Texas high on the shopping list for foreign homebuyers” 7-18-17. *Dallas Morning News*. "From talking to Realtors and others we know they are doing a lot of business with foreign buyers," said Dr. James Gaines with the Real Estate Center at Texas A&M University. "Texas represents a very nice opportunity for them - we've been the fastest growing state in the country for years."

“Single-family homes again beating apartments in Texas” 7-18-17. *Houston Chronicle*. The downturn in multifamily projects is probably temporary as housing markets work off the excess supply that's built up over the past few years, according to Jim Gaines, chief economist at the real estate center at Texas A&M.

“Home sales pop in June, pushing first half to gain” 7-17-17. *Longview News-Journal*. Worries about rising rates could be driving more buyers into the market, said James Gaines, chief economist with the Real Estate Center at Texas A&M University. But that can be a double-edged sword.

“6 Georgetown real estate stories and trends to know so far in 2017” 7-17-17. *Community Impact Newspaper*. Williamson County's recent population growth is expected to continue for the next several decades, going from a population of about 600,000 today to almost 2 million people by 2050, according to Jim Gaines, chief economist with the Texas A&M Real Estate Center, who presented a mid-year economic outlook June 29 to the Williamson County Association of Realtors.

“How many million-dollar D-FW homes have been sold in 2017? More than you might think” 7-14-17. *Dallas Morning News*. Sales of million-dollar homes in the area were up 37 percent in the first half of this year, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“New housing developments will bring thousands more multifamily units to Georgetown” 7-14-17. *Community Impact Newspaper*. In recent years the mobility challenges that have stifled commuters driving into Austin have led companies to relocate to Williamson County, turning cities such as Round Rock, Cedar Park, Leander, and Georgetown from bedroom communities into employment centers, said Jim Gaines, chief economist at the Texas A&M University Real Estate Center.

“June set record in home sales” 7-13-17. Adding Value by Dennis O’Hagan. The median sales price for a single-family home was \$256,000, 8 percent ahead of where it was in June 2016, according to data from the Real Estate Center at Texas A&M University.

“Midland ranks No. 5 of best places to buy a home” 7-12-17. *San Antonio Express-News*. The median price for a home in Midland County has risen from \$179,250 in January 2011 to \$250,900 in May 2017, a \$71,650 or nearly 40 percent increase, according to data from the Texas A&M University Real Estate Center. Also in *Midland Reporter-Telegram*.

“7 real estate trends to know in Spring and Klein” 7-12-17. Community Impact Newspapers. Existing homes are selling faster than new homes in the Greater Houston area and across Texas, according to the Texas A&M University Real Estate Center. In early 2017, existing homes in the Houston metropolitan area spent an average of less than four months on the market, while new homes took about five months to sell.

“Calhoun County sees ‘slow and steady’ growth” 7-11-17. *The Port Lavaca Wave*. Gary Maler, the director of the Real Estate Center at Texas A&M University, discussed the economic and housing market in Calhoun County as well as across the state at the Port Lavaca Noon Day Rotary Club meeting last week.

“North Texas home sales, prices set record in June” 7-10-17. *Dallas Morning News*. Area prices also hit a high point in June. The median sales price for a single-family home was \$256,000 - 8 percent ahead of where it was in June 2016, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information System. Also in *National Mortgage News*.

“Home prices on the rise” 7-10-17. *Victoria Advocate*. The average price of houses is increasing much faster than the household income in the Crossroads. Gary Maler, Texas A&M University Real Estate Center director, spoke at the Port Lavaca Rotary Club luncheon Thursday about the housing market in Calhoun County, the Crossroads, and Texas.

“Rising home values expected to continue” 7-9-17. Community Impact Newspaper. From 2015 to 2016, the average home price in Collin County increased by 8 percent. During the same time period, the number of homes on the market in the \$200,000-\$249,000 price range decreased by 2.4 percent, and the number of homes in the \$300,000-\$399,000 range increased by 4.4 percent, according to the Real Estate Center at Texas A&M University.

“It can become a self-fulfilling prophecy” 7-7-17. The Housing Bubble. According to the Real Estate Center at Texas A&M University, the median home price in Williamson County in 2011 was \$172,000. Now it’s \$280,000.

“Recent legislative updates: E.V. ‘Rusty’ Adams, research attorney, Real Estate Center at Texas A&M University” 7-7-17. *RED News*.

“This type of Dallas real estate is being snapped up like crazy” 7-5-17. CultureMap Dallas. Dallas-Fort Worth land is being snapped up like crazy, according to the most recent Texas Small Land Sales Report. The Texas Association of Realtors combed through 2016 data from the Real Estate Center at Texas A&M University to uncover where buyers are making their next big land purchase, and Northeast Texas leads the pack. Also in Mortgage Professional America.

“Many who want to buy a home can’t find one” 7-3-17. iHeartRadio. Economist James Gaines with the Texas A&M Real Estate Center says national sales are off because it's harder to find that special home.

“Official: Population growth, demographic changes expected to affect housing in Williamson County” 7-2-17. Community Impact Newspapers. Williamson County’s population is expected to reach almost 2 million by 2050, and local Realtors recently heard how that and other factors may affect local and state housing. James Gaines, chief economist with the Texas A&M Real Estate Center, spoke with Williamson County Association of Realtors Thursday to give them a midyear economic outlook. Also in KVUE.com.