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September 2016

Research library additions [Browse the REC library](#)

“Selling Season” 9/22/16. Seasonal patterns play a key role in home sales. The most important factors in seasonal patterns are school calendars, jobs in the education industry, weather, and holidays.

Monthly Review of the Texas Economy 9/22/16. How does the Texas economy compare with the nation's? This report looks at all the angles with a particular focus on employment and unemployment. It includes rankings of various industries by employment.

“Mixing Oil and Water Law” 9/21/16. In May 2016, the Texas Supreme Court applied the Accommodation of the Estates Doctrine to groundwater exploration and production for the first time. The doctrine had previously been limited to oil and gas law.

Outlook for the Texas Economy 9/19/16. A monthly overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

Texas Housing Insight 9/19/16. The Texas economy grew in July, accompanied by mixed signals in the housing market. Total employment expanded 1.5 percent year-over-year with a monthly gain of 23,000 jobs. Houston continues to be a drag on overall employment with goods-producing jobs down 4.8 percent over last year. Housing demand decreased across the state as permits also decreased.

“Six Ways to Avoid Probate” 9/15/16. Anyone contemplating a probate-avoidance technique needs to be aware of all of possible options before proceeding.

Landlords and Tenants Guide: Manufactured Home Communities 9/14/16. Landlords and tenants have to abide by the rule book, but manufactured housing communities present a slightly different playing field than do apartments and other rental dwellings.

Data updates

- [Latest housing activity and affordability](#)
- [Latest building permit data](#)

Popular on REC [website](#)

This month's ten most downloaded Real Estate Center titles (as of Sept. 28)

1. *Texas Housing Insight* — 478
2. *Monthly Review of the Texas Economy* — 350
3. *Outlook for the Texas Economy* — 334
4. *Landlords and Tenants Guide for Manufactured Home Communities* — 294
5. “How the West Was Won: Selling of the Waggoner Ranch” — 279

6. "East Side Story" — 216
7. *Landlords and Tenants Guide* — 177
8. "IRS Audits Intensify" — 78
9. "Selling Season" — 69
10. *The Texas Deer Lease* — 51

[Click on this month's issues.](#)
See why 23,520 subscribe to our **free**, twice-weekly newsletter.



- "Texas annual job growth slightly lower than U.S." 9/27/16 and eight other stories
- "Port of Brownsville second nationally in exports" 9/23/16 and six other news items
- "Shell shuffling employees away from downtown" 9/20/16 plus eight other stories
- "Get smart! San Antonio's \$7.9 million 'smart city' investment" 9/16/16 plus ten other news items
- "Dallas among top U.S. cities for Chinese investment" 9/13/16 and nine other stories
- "Apartment construction up in Dallas, Austin" 9/6/16 and nine other items



NewsTalk Texas

A sampling of [Texas real estate news](#) as compiled each workday by the NTT team.

- [Abilene goes to the dogs—wins Texas' top award](#)
- [Top 15 market surprise? Texas average listing home price](#)
- [Brownsville ranks No. 1 for most affordable beach living](#)
- ['Trane' to Edinburg full of jobs, industrial space](#)
- [Xcel Energy electrifies downtown Amarillo](#)
- [CBRE: DFW office hits top of 'Texas Triangle'](#)
- [Neighborhood winners in 'weak-performing' metros](#)
- [681,000-SF Mall of Abilene sold](#)



Red Zone podcasts Listen to [podcasts](#) here.

"Fall Real Estate Roundup" 9/28/16. Latest S&P/Case-Shiller indices. Texas employment update. Garland's new \$20 million logistics center. Give us just 12 minutes of your time, and we'll bring you these stories and much more on this week's podcast.

"Trading Places" 9/21/16. Foreign Trade Zone (FTZ) No. 62 at the Port of Brownsville has been ranked second in the nation for the value of exports during 2015. In other trade-related news from the Border, DB Schenker's new warehouse near the World Trade Bridge in Laredo will become a certified FTZ next month.

"International House Hunters" 9/15/16. The impact that international investors and homebuyers are having on Texas can't be overstated. Earlier this month, the Texas Association of Realtors released a report saying Texas home sales to international buyers topped \$10 billion during the year ending in March. The *Dallas Morning News* this week reported that Dallas ranks among the top U.S. cities for Chinese investors. Center Research Economist Dr. Luis Torres talks about this at the recent Realtor Convention in Galveston,

"East Side Story" 9/7/16. This week we take you to Austin, a city facing rapid growth. In his latest research article, Dr. Harold Hunt writes about how the city's east side offers the only affordable area for redevelopment to meet that growth. He joins us to talk about it.

Mixed-Use Blog View all [posts](#) here.

- “Happy trails, Judon” 9/22/16. Judon Fambrough, the most prolific author in the Real Estate Center’s 45-year history, has retired.
- “Who you gonna call? Dustbusters!” 9/15/16. Is the dust in your home killing you? Maybe.
- “We’re taking our show on the road” 9/1/16. The Center sets up shop at the TAR Expo.

Education



“20th Annual Commercial Real Estate Course” Oct. 4-5, 2016. Planned with commercial real estate practitioners in mind, this course provides vital information including current developments, important legal issues, and the economic setting with trends and projections for the Houston area. See [“Three Reasons to Register for Houston CRE Conference.” Information and registration here.](#)

“Broker Responsibility Instructor Training”

This course will be offered on the following dates. [Register here.](#)

- October 11, Fort Worth
- October 18, Austin
- October 28, Houston
- November 10, Dallas
- November 17, San Antonio

“Legal Update 1 & 2 Instructor Training” Dec. 1, 2016. This course fulfills the instructor training mandated by the Texas Real Estate Commission for those instructors desiring to teach Legal Update 1 & 2 courses. [Register here.](#)

“27th Annual Outlook for Texas Land Markets” Apr. 20-21, 2017. Omni Hotel on the Colonnade, San Antonio, Tex. This conference provides information on a variety of legal, economic, social, and natural resource issues influencing current land market dynamics. Registration opens in 2017.

How tweet it is

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From the newsroom

“Texas annual job growth slightly lower than U.S.” 9/28/16. Texas gained 186,900 nonagricultural jobs from August 2015 to August 2016, according to the Real Estate Center’s latest *Monthly Review of the Texas Economy*. That’s an annual growth rate of 1.6 percent, lower than the nation’s growth rate of 1.7 percent. [Read more.](#)

We’re making headlines

“[Managing Hunters and Guests](#)” Fall 2016. *Texas Lands* magazine. Allowing hunters and recreational guests on your property involves personal interaction. Personal interaction generally escalates into person problems – Judon Fambrough.

“[Off to the Races Again?](#)” Fall 2016. *Texas Lands* magazine. Despite continuing turmoil in the oil patch, Texas land markets managed to post a small price gain in the second quarter of 2016 – Dr. Charles Gilliland.

“Existing home sales on the rise in Abilene” 9/25/16. *Abilene Reporter-News*. 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. Lower than 6.5 months of inventory would be considered a seller's market and above a buyer's market.

“Rausch: Growth in Williamson County” 9/21/16. *Austin American Statesman*. Jim Gaines from the Real Estate Center at Texas A&M University was one of the keynote speakers at this event. His presentation focused on the unparalleled growth Williamson County has been experiencing and will continue to experience over the next 40 years.

“Ask George & Chuck: Where can I find reliable housing statistics for the Texas market?” 9/16/16. MySanAntonio.com. The Real Estate Center at Texas A&M University has enough statistics on this to fill a bathtub. Go to its web site, www.recenter.tamu.edu, and have at it.

“MetroTex releases August housing report for Allen” 9/16/16. *Allen American*. Allen's monthly housing inventory was 2.3 months in August. 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.

“2016 Texas Realtors Conference closes with trade expo, board of directors meeting” 9/12/16. Texas Association of Realtors. Jim Gaines, chief economist from the Real Estate Center at Texas A&M University, gave an economic update. According to Gaines, 2016 is a transitional year between the five-year boom Texas just experienced to a new period of growth that is closer to normal. The national economy will eventually get trapped in the global slowdown.

“August housing sales booming after slower start to summer” 9/12/16. Rowlett BubbleLife. Rowlett's monthly housing inventory was an estimated 1.7 month's supply in August. 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.

“Midland-Odessa economy expected to return to growth in coming months” 9/11/16. *Midland Reporter-Telegram*. Citing figures from the Real Estate Center at Texas A&M University, Ingham said existing home sales plunged 26.8 percent compared to July 2015, the steepest year-over-year decline this year. However, sales are down only 4.6 percent so far this year compared to the first seven months of 2015.

“Update from Texas Association of Realtors Conference” 9/11/16. SanAntonioSupermen blog. Dr. Luis Torres, a research economist from the Real Estate Center at Texas A&M . . . elaborated and expanded on some of the information I had previously blogged about a few days ago. He indicated that the Texas International buyer's market continues to be robust but is evolving into more diversified and worldly group of international buyers than we in Texas have previously seen. . . .

“After July dip, North Texas home sales roared back in August” 9/8/16. *Dallas Morning News*. Home prices were up 10 percent year-over-year, according to data from the Real Estate Center at Texas A&M University.

“Texas home sales, prices see strong gains in second quarter” 9/8/16. *Beaumont Business Journal*. Jim Gaines, Ph.D., chief economist at the Real Estate Center at Texas A&M University, added, “While some local markets are still being impacted by declines in the energy sector and housing affordability challenges, overall the Texas housing market continues to perform very well. Flattening declines in statewide housing inventory and an increasing number of homes on the market indicate that Texas could finally be moving towards a more balanced housing market, although it will take some time to do so.”

“Coastal Bend economic trends show unemployment hits 6.2 percent” 9/3/16. *Corpus Christi Caller-Times*. A total of 508 homes were sold in the Corpus Christi Metropolitan Statistical Area, according to the report, which cited data from the Real Estate Center at Texas A&M University.

“Controversial analysis – NRDC, ACEEE and proposed DOE Manufactured Home Energy Standards for manufactured homes – harmful or helpful?” 9/2/16. Tutorial Finder. In the analysis by *MHLivingNews* and *MHProNews* publisher, L.A. Tony Kovach points out that Dr. Harold Hunt, Ph.D., has previously studied the issue of manufactured housing energy efficiency and came to a very different conclusion. Dr. Hunt is a research economist with the Real Estate Center at Texas A&M University. In a report with the tongue-in-cheek title, *Not Your Grandfather's Trailer House*,

“Texas job growth at 1.5 percent: Real Estate Center economist at Texas A&M” 9/2/16. *The Katy News*. Texas gained 176,600 nonagricultural jobs from July 2015 to July 2016, an annual growth rate of 1.5 percent, according to the latest *Monthly Review of the Texas Economy* prepared by the Real Estate Center at Texas A&M University.

Total RECall is published by the Real Estate Center, which is part of Mays Business School at Texas A&M University, The Real Estate Center has been helping Texans make better real estate decisions since 1971.

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