

Total RECall

HELPING TEXANS MAKE BETTER
REAL ESTATE DECISIONS SINCE 1971

April 2017

Research library additions

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Outlook for the Texas Economy (4-11-17). A monthly report offering an overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

“Real Estate Crowdfunding: What’s the Buzz?” (4-4-17). Touted as an innovation in efficiency in real estate finance, crowdfunding may become a big success. On the other hand, it may be an inglorious disaster. Only time will tell.

Monthly Review of the Texas

Economy (4-3-17). How does the Texas economy compare with the national one? This report looks at all the angles with a particular focus on employment and unemployment. It includes rankings of various industries by employment.

Texas Housing Insight (4-3-17). The Texas housing market was stable in February as overall economic conditions remained favorable.



ABOUT 450 attended this year’s Outlook for Texas Land Markets conference April 21-22 in San Antonio. [Watch video](#) of Chief Economist Jim Gaines. (REC photo by Alden DeMoss). [View the photo gallery](#).

LAST CHANCE TO WIN one of ten \$25 gift cards the Real Estate Center is giving away. To be in the running, take our *Tierra Grande* readership survey. [Click here](#) to begin.



Data updated monthly

- 📌 **Latest housing activity and affordability.** Listing data from more than 50 Texas Multiple Listing Services (MLS). Texas statistics for each geography are calculated based on property listings physically located within the mapped area.
- 📌 **Latest building permit data.** Building permit data for single-family, two-to-four family, and five-or-more family units for states, metropolitan statistical areas, and Texas counties.
- 📌 **Housing reports.** Housing statistics are based on listing data from over 50 MLS systems in Texas. Statistics for each geography were calculated based on listings of properties physically located within the mapped area presented with the statistics.

Popular on REC website

The ten most downloaded Real Estate Center titles for April 2017

1. *Outlook for the Texas Economy*
2. *Monthly Review of the Texas Economy*
3. *Texas Housing Insight*
4. "Courts, Trains, and Eminent Domain"
5. "Real Estate Crowdfunding: What's the Buzz?"
6. "In Sync: Rural Land Prices Mirror Commodity Values"
7. "Change and Challenges: East Austin's Affordable Housing Problem"
8. *Landlords and Tenants Guide*
9. "Here Comes the Sun: The Value of Residential Solar"
10. "Home Price Discounts in Texas Housing Markets"



[Click on this month's issues.](#) See why 22,796 subscribe to our **free**, twice-weekly newsletter.

- 📌 **"World's first commercial full-recovery desalination plant finished"** (4-28-17). El Paso, College Station, Houston, Fort Worth, Flower Mound, Conroe, Austin, and Arlington are covered.
- 📌 **"Holy high-rise: Church to build downtown Austin tower"** (4-25-17). News from Austin, Dallas, Tyler, San Antonio, Katy, and New Braunfels.
- 📌 **"UTEP starts work on new research building"** (4-18-17). The latest from El Paso, College Station, Houston, Austin, Sugar Land, Dallas, and San Angelo.
- 📌 **"Iconic 1914 Nueces County Courthouse sold"** (4-14-17). Headlines from Corpus Christi, Allen, Houston, San Antonio, Dallas, Farmers Branch, and Carrollton.

- ✦ **“Texas second nationally in CRE development”** (4-11-17), News from Dallas, San Antonio, Fort Worth, Austin, Houston, El Paso, and Spring.
- ✦ **“Boeing: Come fly with us . . . to Plano”** (4-7-17). Texas real estate news from Plano, Galveston, Laredo, El Paso, Allen, and Austin.

NewsTalk Texas A sampling of Texas real estate news as compiled each workday by the NTT team (10,519 followers)



- ✦ **“Plano giant gains new ‘capital’**
- ✦ **“Grapevine: Oak Grove Park’s home run”**
- ✦ **“Costco to arrive in Pflugerville; where’s ours?”**
- ✦ **“Austin housing data by zip code 787 . . . “**
- ✦ **“Chase office tops out”**

Market Research Updates

Need local data? Check out an MSA [here](#).



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

- ✦ **“Just add water”** (4-27-17). If there’s one word to describe this program, it’s “water.” We have news about Texas beach cleanups, a push for coastal barriers to protect against hurricanes, and even a question from a West Texas landowner that is slightly water-related. All this and much more.



- ✦ **“Birds of a feather podcast together”** (4-12-17). REC land expert Dr. Charles Gilliland is here with details on the Center’s upcoming land markets conference. After that, we’ll take you to Bee Cave, San Antonio, and Laredo. We’ll also spend a lot of time in North Texas visiting Grapevine, McKinney, Farmers Branch, and Fort Worth. Oh, and you won’t want to miss news about a bill that’s sure to ruffle some feathers.

- ✦ **“Parks and rec”** (4-5-17). On this week’s Real Estate Red Zone podcast, we talk to Fulshear City Manager CJ Snipes about plans for land the city has just purchased. Also, an update on the new Corpus Christi bridge, TxDOT’s big milestone, a ‘Walker, Texas Ranger’ flashback, and visits to your favorite small Texas towns. Join us!

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

“If a photo is worth a thousand words . . . “ (4-27-17). It’s a visual roundup of the 2017 Annual Outlook for Texas Land Markets conference in San Antonio. The Real Estate Center corralled 450 attorneys, lenders, land buyers and sellers, appraisers, real estate agents, and others to hear all about economics — rural and otherwise.



“Two cars in every garage, six chickens in every yard?” The state senate unanimously passed SB 1620, which would allow residents in a subdivision to keep as many as six chickens in their backyards.

“Clover there! Clover there!” The early onset of spring was brought to my attention this year not by the fields of bluebonnets and Indian paintbrush, nor by the unseasonably warm temperatures that settled in by mid-February. No, this year it was thanks to my buddy's tirade against clover, which for several weeks now has been assaulting his yard. Over the years, this fight has escalated into all-out war involving vigorous and regular applications of weed-and-feed that has damaged his grass.

Education

“Broker Responsibility Instructor Training” May 23, 2017. Real Estate Center, College Station. This course fulfills the training mandated by the Texas Real Estate Commission for those approved instructors desiring to teach Broker Responsibility. Instruction provides training for Broker Responsibility, edition 3.0, effective January 1, 2017 - December 31, 2018. You must be approved by TREC before attending instructor training. [Information and registration.](#)

“31st Legal Seminar on Ad Valorem Taxation” Aug. 31-Sept. 1, 2017. San Antonio. This seminar provides a wealth of information on a variety of legal, economic, and other issues influencing ad valorem taxation. Save the date.

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(687 followers)



[Instagram](#) (302 followers)



Our flagship periodical [available online](#). Published quarterly in January, April, July, and October

We're making headlines

“Higher prices, fewer choices set tone for Dallas' spring home market” (4-28-17). All but five of the 45 Dallas-area residential districts that *The Dallas Morning News* tracks each quarter had home sales price hikes, according to data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems.

“Hays County housing stats – March 2017” (4-25-17). *Dallas Morning News*. Dr. Jim Gaines, Chief Economist for The Real Estate Center at Texas A&M University, agreed: “As population grows and residents seek to live in closer proximity to key activities, demand is created for greater density. Without more housing, homebuyers and developers are forced to look outward, but there are often

many ways that existing residential neighborhoods can be zoned to allow for greater infill. Central Texas, especially Austin, is rapidly approaching a critical mass of population growth when city leaders may be forced to create imaginative, higher-density options to accommodate popular demand.” Also in *Community Impact* newspaper, *San Marcos Corridor News*.

“Looking for a bargain on housing? Dallas isn’t the place anymore” (4-25-17). *Dallas Morning News*. “For local residents, it gets a lot more difficult to buy a house,” said Luis Torres, a research economist for the Real Estate Center at Texas A&M University. “It also affects recruiting from other cities and states.”

“Lack of laborers costs us” (4-23-17). *Dallas Morning News*. And their average weekly wages rose almost 22 percent from first quarter 2012 to first quarter 2016, according to government data and the Real Estate Center at Texas A&M University.

“Are buyers missing great deals as they hunt for hip-pocket listings?” (4-22-17). *CandysDirt.com*. According to the Real Estate Center at Texas A&M University, last month there were 2.1 months of housing inventory in Dallas County. This figure might make a buyer panic and pressure their Realtor to find them hip-pocket listings. Is this smart? Are buyers overlooking great deals for those hip pockets? Let’s take a look at a perfect example of an off-market sale.

“Casas caras y escasez de obreros se explican porque ya no llegan inmigrantes en Dallas” (4-21-17). *Radio La Primerisma*. Asimismo, su salario semanal promedio aumentó casi 22% entre el primer trimestre de 2012 y el primer trimestre de 2016, según datos del gobierno y del Texas A&M Real Estate Center.

“Don’t panic: Four things to remember about your property tax appraisal” (4-19-17). *Fort Worth Star-Telegram*. The Texas A&M Real Estate Center reports that a lack of inventory — less than a two-month supply of homes for sale, compared to the preferred five to seven months — is driving up prices.

“Hold on to your wallet: The cost of buying a house in D-FW is up again” (4-10-17). *Dallas Morning News*. Through the first three months of this year, real estate agents sold 21,575 preowned, single-family homes, the most ever for a first quarter, according to data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems.

“Texas homebuyers broaden in diversity, household composition while affordability challenges grow” (4-7-17). The median home price paid among Texas homebuyers was \$215,000, significantly higher than the Real Estate Center at Texas A&M University’s estimation of \$150,000 as a typical home price for entry-level and first-time homebuyers. Also in 117 other media outlets.

“This interactive chart shows how much Travis County property appraisals increased in 2017” (4-5-17) *Community Impact* newspapers. “This steady job and population growth remains the primary reason behind the strong demand for housing; however, the supply of housing continues to lag behind this strong demand,” Crigler said. “2016 marked the fourth consecutive year that housing supply remained in the 2.0-month range, well below the 6.5-month level the Real Estate Center at Texas A&M University estimates is a balanced market.”

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