

Real Estate Center at Texas A&M University

# Total RECall

HELPING TEXANS MAKE BETTER  
REAL ESTATE DECISIONS SINCE 1971

May 2017

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



**“Tech Savvy, Tax Savings”** 5-31-17. Tax benefits can reduce after-tax costs on new technology from cellphone apps to virtual reality goggles and can help with tax record keeping.

**2017 Texas Employment Data Revisions** 5-30-17. Initial employment data is revised three times per year. The Center monitors the revisions to ensure the most recent and reliable data.

**Monthly Review of the Texas Economy** 5-26-17. 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 Border Economy** 5-18-17. The economy along the Texas border differs from that in the rest of the state. Trade closely links the cities on both sides of the Rio Grande. This new monthly report discusses four major Texas metropolitan areas and their economic ties to Mexico.

[Outlook for the Texas Economy](#) 5-8-17. A monthly report offering an overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

[Texas Housing Insight](#) 5-4-17. The Texas housing market was stable in March, as overall economic conditions remained favorable.

## 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 more than 50 Texas MLS systems. 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 May 2017

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



[Read previous issues](#). See why 22,736 subscribe to our **free**, twice-weekly newsletter.

**"Case-Shiller: Dallas third nationally in March home price gains"** 5-30-17. Other stories from Houston, San Antonio, and College Station.

**"All Texas industries except information see year-over-year job gain in April"** 5-26-17. The latest from College Station; Dallas; Washington, D.C.; Waller; Austin; Wylie; and Mansfield.

**“Three Texas cities among America’s top summer hot spots”** 5-23-17. More news from Houston, Austin, Frisco, San Antonio, McKinney, Fort Worth, Pasadena, and Plano.

**“Draft of \$45.7 million Texas coastal restoration plan released”** 5-18-17. News from Galveston, Fort Worth, Tyler, The Woodlands, San Antonio, Lewisville, Austin, Dallas, Ennis, and Gatesville.

**“San Antonio home prices fall”** 5-16-17. Real estate headlines from Austin, Allen, Plano, Houston, Spring, and Dallas.

**“April another positive month for Houston home sales”** 5-12-17. Includes stories from Austin, San Antonio, Baytown, Abilene, and Carrollton.

**“Fort Worth accepts Facebook’s friend request”** 5-9-17. With more news from El Paso, Houston, College Station, Grapevine, and Lancaster.

**“TAR report: Texas housing market kicks off 2017 strong”** 5-5-17. The latest from Austin, Washington, D.C., Fort Worth, Houston, Dallas, and McKinney.

**“Texas gains nearly quarter million jobs since March 2016”** 5-2-17. News updates from College Station, Allen, Houston, Dallas, and Aldeo.



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

- ✦ [“San Antonio’s Maverick and the River Walk”](#)
- ✦ [“Way cool! Juggernaut 40 miles from Houston”](#)
- ✦ [“Cranes, ships, rail boon to Port of Houston” \(graphic\)](#)
- ✦ [“Cedar Park, Leander aim to be employment hubs”](#)
- ✦ [“Block sold: Rice Mansion, Beyoncé former studio”](#)
- ✦ [“More bang for your buck in Texas cities”](#)
- ✦ [“The list: North Texas corporate relocations, expansions”](#)

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



**“May mail call”** 5-31-17. It's the end of the month, and you know what that means: mail call! But before we share questions the Center has received over the past few weeks, we'll take you to San Antonio, Waller, Wylie, Huntsville, Round Rock, and Bellaire. And that's just the beginning. Tune in.

**“Military matters”** 5-24-17. For Memorial Day, we pay our respects to the brave men and women who have given their lives serving our country. We also have information on homeownership programs available to veterans, active members of the military, and surviving spouses. All this plus a little El Paso history, funding for Texas storm

recovery efforts, the state's top summer spots, and real estate news from Frisco, San Antonio, Pasadena, Lubbock, and Plano.

**“On the border”** 5-17-17. We have Texas history, Real Estate Center history, a Texas housing market update, a shout-out to those serving in the U.S. armed forces, a farewell to a longtime REC associate, tips for selecting a reliable moving company, a sneak peek at a new REC monthly report, and stories from Baytown, North Texas, Austin, and Abilene.

**“Girl power”** 5-10-17. With usual host Bryan Pope under the weather, Edie Craig and Hayley Rieder have taken control of this week's program. Join them for updates from both the Real Estate Center and the Texas Real Estate Commission, as well as stories from Dallas, Fort Worth, El Paso, Houston, Lake Whitney, League City, and Marshall.

**“Spring housing update with Jim Gaines”** 5-3-17. The Texas Association of Realtors released its first quarter 2017 housing market report this week. REC Chief Economist Dr. Jim Gaines shares his insights. We also have news from Houston, Dallas, and Allen, not to mention Abilene and Cedar Park. And that's just the beginning.

## News releases (1,016 subscribers)

**“New report focuses on Texas border economies”** 5-24-17. Economies of four Texas metropolitan areas along the Mexico border are shaped by many factors, both from within the state and from across the Rio Grande. A new report from the Real Estate Center at Texas A&M University is monitoring factors influencing economies in Brownsville, El Paso, Laredo, and McAllen.

**“Texas housing construction: From bust to robust”** 5-16-17. Home construction is ramping up across America and in no place is that more apparent than in Texas.



View all posts [here](#)

**“Making a run for the border”** 5-25-17. Mexico is Texas' largest trading partner, so it makes sense that this relationship would have a significant impact on the border region's economy, not to mention the state's. It also makes sense that we would create a report tracking that region's economic activity.

**“The taxman goeth”** 5-18-17. Today is the Real Estate Center's 46th birthday. While we've had fun celebrating the occasion, there's also been some sadness at hearing that one of our longtime associates is retiring from his role with us. Dr. Jerrold Stern began writing for the Center as a doctoral student in 1978, only seven years after legislation creating the Center was signed into law.



**DR. JERROLD STERN**  
REC writer 39 years

**“Good, bad home renovations”** 5-11-17. Not all renovations are equal. Before you start knocking down walls, the experts offer some words of advice. They say the two most important words to remember are: resale value. Remodeling projects are either ones that pay off when you sell the house and ones that don't. For simplicity, let's just call them renovation winners and losers.

**“What's your H2O IQ?”** 5-4-17. Soil & Water Stewardship Week is currently underway. This year's theme is "No Land, No Water," so now seems an appropriate time for a pop quiz on Texas water knowledge.

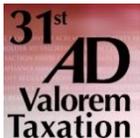
## New video



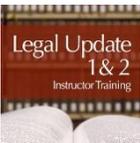
**2017 TEXAS REAL ESTATE OUTLOOK.** Real Estate Center Chief Economist Dr. Jim Gaines delivered a statewide real estate overview at the 27th Annual Outlook for Texas Land Markets conference. [1:01:47]. [Watch video.](#)

## Education

[Read more about upcoming seminars and training](#)



**“31<sup>st</sup> 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.



**“Legal Update 1 & 2 Instructor Training”** Oct. 18-Dec. 6, 2017. Fort Worth, Dallas, Houston, Austin, San Antonio. This course fulfills mandated training by Texas Real Estate Commission (TREC) for those approved instructors desiring to teach Legal Update 1 & 2.



**“Broker Responsibility Instructor Training”** Nov. 28, 2017. College Station. This course fulfills the training mandated by the Texas Real Estate Commission (TREC) for those approved instructors desiring to teach broker responsibility.

**How tweet it is** when you socialize with the Real Estate Center



**Twitter** (15,400 followers)



**Facebook** (2,804 friends)



**YouTube** (334 subscribers)



(722 followers)



**Instagram** (317 followers)

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

**TIERRA GRANDE**  
JOURNAL OF THE REAL ESTATE CENTER AT TEXAS A&M UNIVERSITY



**HAPPY BIRTHDAY REC.** Real Estate Center staffers celebrated the Center's 46<sup>th</sup> birthday on May 18. On that date in 1971, Gov. Preston Smith signed legislation creating the Texas Real Estate Research Center and placing it at Texas A&M University. [Watch video.](#) REC photo by JP Beato III.

## We're making headlines

**“Border economies vary with wages, housing market”** 5-28-16. *Valley Morning Star*. Despite McAllen's economy narrowing late last year, it has avoided declining wages that have plagued Texas border economies, according to a study from the Real Estate Center at Texas A&M University. Also in *Real Estate News*, *The Housing Bubble*, and *The Monitor*.

**“All Texas industries except information see year-over-year job gains”** 5-27-17. *San Marcos Corridor News*. According to the Real Estate Center's latest *Monthly Review of the Texas Economy*, Texas' seasonally adjusted unemployment rate in April was 5 percent, up from 4.6 percent a year ago 2016. The nation's rate decreased from 5 to 4.4 percent.

**“See what you get in North Texas' limited supply of homes under that key \$236,500 price”** 5-26-17. *Dallas Morning News*. "Your inventory under \$250,000 is almost nothing," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. "It's really hurting that entry-level market that would like to buy at \$200,000 to \$250,000."

**“Power house market: Texas, Lubbock home sales boom could go through summer”** 5-22-17. *Lubbock Avalanche-Journal*. Jim Gaines, chief economist with the Real Estate Center at Texas A&M University, added, Texas leads the country in new home development, but its rapid pace of housing development is still not enough to keep pace with population growth and housing demand throughout the state.

**“Waco housing boom leaves its mark on tax appraisals”** 5-20-17. *Waco Tribune-Herald*. Between 2011 and 2016, the median home sale price in the Waco Metropolitan Statistical Area has risen from \$125,000 to \$157,000, a 25 percent increase, according to the Real Estate Center at Texas A&M University.

**“Losing an advantage? Rising Fort Worth housing prices concern business leaders”** 5-20-17. *Fort Worth Business Press*. March data from the Real Estate Center at Texas A&M showed the largest expansion of housing statewide since 2011 but the supply of homes priced under \$200,000 continues to lag other prices.

**“How to sell a home with a tenant”** 5-19-17. Active Rain. First and foremost, know the tenancy rules and guidelines. Be sure you familiarize yourself with the laws regarding selling a home tenant occupied in your area.

**“Well in excess of the desired equilibrium”** 5-18-17. *The Housing Bubble*. The local market (San Antonio) is finally showing signs of cooling after growing at a rapid clip over the last five years, said Jim Gaines, chief economist for the Real Estate Center at Texas A&M University.

**“Texas homebuilding hits 10-year high, but don’t expect any bargains”** 5-16-17. *Dallas Morning News*. The number of statewide single-family home construction permits hit a 10-year high in March, according to a new report by the Real Estate Center at Texas A&M University.



**IN THE SPOTLIGHT.** Research Economist Luis Torres spoke to the media about the ten-year housing permit high discussed in the latest issue of *Texas Housing Insight*. REC photo by JP Beato III.

**“Is Dallas-Fort Worth’s housing market losing ground?”** 5-16-17. *D Magazine*. Home prices could rise another 10 percent this year, according to Jim Gaines, chief economist at the Texas A&M Real Estate Center. Between 2011 and 2016, the median home price in DFW’s metro area jumped from \$149,900 to \$232,000, according to A&M data.

**“Housing market in DFW keeping pace with last year’s record results”** 5-15-17. *Dallas Business Journal*. We are teetering right there at the same pace we had last year, which was a record year in real estate, Jim Gaines, an economist with The Real Estate Center at Texas A&M University, told the *Dallas Business Journal*. Also in *World News*.

**“High hurdles face minority homebuyers in Texas”** 5-12-17. Realty News Report. The median price paid by Texas homebuyers was \$215,000, significantly higher than the Real Estate Center at Texas A&M University’s estimate of \$150,000 as a typical home price for entry-level and first-time homebuyers.

**“San Antonio-area housing market shows signs of cooling”** 5-11-17. *San Antonio Express-News*. “The market is probably slowing down a little bit,” said Jim Gaines, chief economist at the Texas A&M Real Estate Center. “Last year was phenomenally good. You’re still seeing a good market, just not phenomenally good.” Also in *Greenwich Times*, *New Milford Spectrum*, *Darien News*, *Connecticut Post*, *Fairfield Citizen*, *Laredo Morning Times*, and others.

**“Are you dissatisfied with your property tax appraisal? Here is how to contest it”** 5-10-17. *Jambonewspot.com*. According to a report by the Real Estate Center at Texas A&M

University, as of March 2017, the average sales price in the Dallas-Fort Worth Metroplex rose 11.99 percent year over year.

**“North Texas home sales up, prices at record high in April”** 5-9-17. *National Mortgage News*. Median home prices were higher in all but a handful of Dallas-Fort Worth neighborhoods, according to the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems. Also in the *Dallas Morning News* and *Downtown Uptown*.

**“Peninsula company buys Santa Cruz apartments for \$40.68 million”** 5-8-17. *The Mercury News*. Construction of dwellings with five or more units in Santa Cruz County plummeted to 17 units in 2009 in the wake of the housing crash and did not rebound for five years, according to statistics kept by the Real Estate Center at Texas A&M University.

**“Houston housing market still outperforms nation”** 5-8-17. KTRH News Radio 740am. Since 2010, prices have risen more than 43 percent, says Dr. Jim Gaines, chief economist at the Real Estate Center at Texas A&M University.

**“Bucking trends, Longview rents decline in past year”** 5-6-17. *Longview News-Journal*. Like Longview, rents decreased year-over-year in Midland, Wichita Falls and Laredo. All four metro areas also had fewer jobs available to their labor forces over the past year, according to the Texas A&M Real Estate Center in College Station.

**“Texas gains nearly quarter million jobs since March 2016”** 5-4-17. *San Marcos Corridor News*. According to the Center’s latest *Monthly Review of the Texas Economy*, the nongovernment sector added 210,500 jobs, an annual growth rate of 2.1 percent, higher than the nation’s employment growth rate of 1.7 percent in the private sector.

**“Mineral rights vs surface rights”** 5-4-17. *REDNews*. For answers, REDNews turned to Rusty Adams, Research Attorney for the Real Estate Center at Texas A&M University.

**“Canadian lumber tariff could kill more jobs than it creates, says Phil Crone”** 5-4-17. Candy’s Dirt. According to the Real Estate Center at Texas A&M, every \$1,000 increase in the price of an entry-level, single-family home leaves more than 20,000 Texas families unable to afford that home.

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*Forbes* includes REC in its list: **‘Nine Twitter accounts for aspiring real estate investors to follow’** 5-3-17. *Forbes.com*. Texas A&M Real Estate Center (@TexRec). I personally follow Texas A&M Real Estate Center because I believe so much of success in real estate is understanding supply and demand. That truly is what determines location priority. - Tim Herriage, 2020 REI Group.

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**“Texas housing report shows sales remain strong in Q1”** 5-2-17. *Fort Worth Business*. Texas leads the country in new home development, but its rapid pace of housing development is still not enough to keep pace with population growth and housing demand throughout the state, said Dr. Jim Gaines, chief economist with the Real Estate Center at Texas A&M University. As Texas home prices and U.S. interest rates are projected to increase in 2017, now is an opportune time to buy a home in Texas. Also in the *Dallas Morning News* and the *Sherman-Denison Herald Democrat*

**“If a photo is worth a thousand words . . .”** 5-1-17. *All-Latest-News*. It’s a visual roundup of last week’s 27th Annual Outlook for Texas Land Markets conference held in San Antonio.

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**Total RECall** is published monthly by the Real Estate Center in the Mays Business School at Texas A&M University. [Subscribe](#), [unsubscribe](#), or [comment](#) by replying to this email. Please share Total RECall with anyone interested in learning more about the nation's largest publicly funded real estate research organization. [Ask REC a question](#).

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