

Total RECall

HELPING TEXANS MAKE BETTER
REAL ESTATE DECISIONS SINCE 1971

June 2017

Latest research results

[Browse the REC library](#)

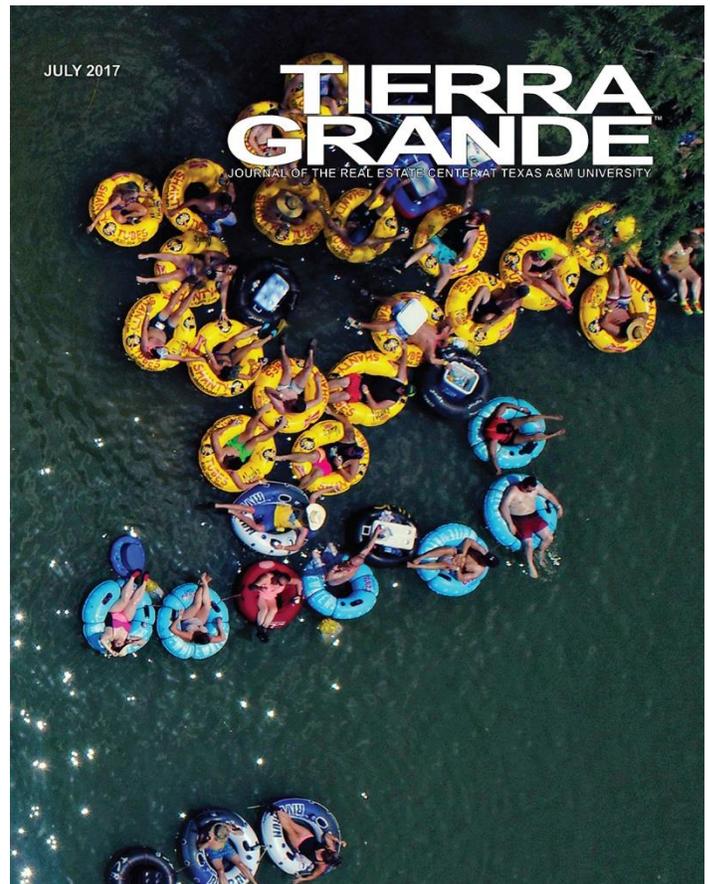
[Texas Housing Insight](#) 6-28-17. The Texas housing market moved forward after last month's slight dip. Total housing sales increased 8.7 percent month-over-month and 11.2 percent year-over-year.

[Monthly Review of the Texas Economy](#) 6-22-17. 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.

[“Common Ground: Comparing Texas and Midwest Cropland”](#) 6-16-17. The Midwest has seen substantial increases in farmland values. As crop prices decline and profit margins tighten, the growth in land values may be ending.

[Texas Border Economy](#) 6-14-17. 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 report discusses four major Texas metropolitan areas and their economic ties to Mexico.

[“Built in Texas: What’s Happened to Manufacturing Employment?”](#) 6-12-17. The comparative advantage of Texas manufacturing lies in capital-intensive, energy-related, and high-skill industries.



COMING SOON. REC Photographer JP Beato used a drone to capture tubers on the Guadalupe River for the July cover of *Tierra Grande* magazine. The magazine goes in the mail around July 17, but individual articles are [already online](#).

“Beyond Austin City Limits” 6-12-17. Austin's growing unaffordability problem has especially affected East Austin homeowners. As a result, they have moved farther from their neighborhoods to purchase more affordable housing.

“Land, Lots of Land” 6-7-17. Texas rural land markets increased overall. Market trends in regions differed.

Outlook for the Texas Economy 6-7-17. This monthly report offers an overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

“Eye on Texas Mortgage Debt” 6-5-17. Texans typically have lower mortgage debt compared with the rest of the U.S. They have to set aside less for housing expenses, and they pay lower initial costs and fees for mortgages, although that wasn't always the case.

“Whistling Past the Graveyard: Cemeteries in Texas” 6-2-17. Laws and statutes govern cemeteries whether they are public or private. Cemeteries on private property are protected and cannot simply be removed to meet the owner's needs.

“Well-Oiled Machine: Houston's Manufacturing Sector” 6-2-17. Manufacturing jobs have dwindled nationwide, but one Texas metro saves endangered jobs. Houston supplies equipment and hardware for Texas' energy sector, keeping area manufacturing jobs healthier than in other locations.

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.



Most popular on REC website this month

1. **“Land, Lots of Land”**
2. *Texas Housing Insight*
3. *Outlook for the Texas Economy*
4. *Texas Border Economy*

5. *Monthly Review of the Texas Economy*
6. [“Beyond Austin City Limits”](#)
7. [“Whistling Past the Graveyard: Cemeteries in Texas”](#)
8. [“Eye on Texas Mortgage Debt”](#)
9. [“Built in Texas: What’s Happened to Manufacturing Employment?”](#)
10. [“Game of Homes: The Supply-Demand Struggle”](#)

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



- ✦ [San Antonio construction at an all-time high](#)
- ✦ [Parents receive funding for first stage of assisted-living project](#)
- ✦ [Largest polypropylene production line in Americas to La Porte](#)
- ✦ [REIT purchases tower in Plano's hot Legacy Park](#)
- ✦ [Austin ISD land sold to create more housing](#)
- ✦ [North Dallas office tower sells for \\$120M](#)
- ✦ [San Antonio's multifamily growth seems endless](#)
- ✦ [Frisco's 2nd tallest building tops out](#)



[Read previous issues](#). See why 22,670 subscribe to our **free**, twice-weekly newsletter.

“Texas job creation continues” 6-30-17. News from College Station, Dallas, Austin, Schertz, Huffman, Carrollton, and Houston.

“4,500 homes planned for The Woodlands Hills” 6-27-17. Other headlines from Conroe, Austin, Plano, Mesquite, Houston, Fort Worth, and Washington, D.C.

“Texas small land sales jump 14 percent, price per acre declines in 2016” 6-23-17. News from Austin, San Antonio, Dallas, Arlington, DeSoto, and Houston.

“Exxon subsidiary moving 1,600 employees to Spring” 6-20-17. With other headlines from Irving, San Antonio, Dallas, College Station, Houston, and Allen.

“Amazon buys Austin-based Whole Foods” 6-16-17. More from El Paso, Houston, Laredo, Washington, D.C., Dallas, and Irving.

“Dallas, Houston among top metros for industrial transactions” 6-13-17. See the latest headlines from Katy, Plano, San Antonio, Garland, Arlington, and San Marcos.

“CoreLogic: Dallas home prices up 8 percent in April” 6-9-17. Also includes stories from Austin, Houston, San Antonio, Amarillo, and Pasadena.

“Texas second nationally for international CRE investors” 6-6-17. Headlines from Washington, D.C., Houston, Bryan, Sherman, Irving, Dallas, Roscoe, and Burleson.

“Where are the hottest housing markets? Probably near you” 6-2-17. Featuring more news from Washington, D.C., Dallas, New York, Austin, San Antonio, Arlington, Houston, and Lewisville.

Red Zone podcasts [Listen here](#)



“Building futures” 6-28-17. June was National Homeownership Month. To commemorate the occasion, we visited with Andy York, executive director of the Bryan-College Station Habitat for Humanity, about the work they do and the challenges they face. Also on this program: hurricane preparedness, a Fourth of July celebration, and real estate news from around the state.

“Land, lots of land” 6-21-17. REC Research Economist Dr. Charles Gilliland discussed Texas land market conditions. Also, went to San Antonio, Spring, Irving, El Paso, and Dallas for some of the week's biggest real estate stories.

“Beyond Austin city limits” 6-14-17. A new research article on our website talks about how rising home prices are forcing many East Austin residents to move. What are their options, and what's being done to provide housing for them? The authors of that article—Center Research Economist Dr. Harold Hunt and Research Assistant Clare Losey—joined us this week.

“Whistling past the graveyard” 6-7-17. REC Research Attorney Rusty Adams joined us to discuss a real estate legal issue of grave concern. We also went to Dallas, Sherman, Pflugerville, Bryan, Victoria, Mansfield, and McAllen for some of the week's biggest Texas real estate stories.

View all posts [here](#)



“Tierra Grande readers speak out” 6-29-17. It's been five years since we asked *Tierra Grande* readers what they think of our magazine, and a lot has changed since then.

“Last call for the mall?” 6-22-17. A new report calls mall death notices premature. When malls are reconsidered and repurposed for other uses, their value may far exceed their use as conventional retail space.

“Timeshare tales and tips” 6-15-17. Vacation timeshares give you the right to use a vacation home for a limited, pre-planned period. Owning a piece of resort property guarantees you an annual vacation and the chance to exchange the privilege for other properties around the world. It is an alluring dream fueling an industry that sold \$8.6 billion in 2015.

“Moonstruck: Selling unreal estate” 6-8-17. According to the Lunar Embassy, more than 400 million acres of the moon have been sold worldwide. Among the buyers are former U.S. presidents and movie stars (think “Star Trek”).

“A home for the ages” 6-1-17. Which generational category (e.g. millennials, generation x, boomers) represents the largest percentage of homebuyers in Texas? An informal survey gives some answers.

News releases

[The rest of the stories](#)

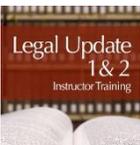
“Texas housing running low on fuel” 6-7-17. Texas' housing market is low on fuel. Buyers keep pushing the accelerator, but the housing economy is running on fumes. Researchers at the Real Estate Center at Texas A&M University say “market imbalances” are to blame, specifically the lack of homes priced less than \$200,000.

Education

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



“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. [Information and registration.](#)



“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. [Information and registration.](#)



“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](#) (15,500 followers)



[Facebook](#) (2,861 friends)



[YouTube](#) (347 subscribers)



(754 followers)



[Instagram](#) (323 followers)

Our flagship periodical [available online](#). Published quarterly in January, April, July, and October (168,358 recipients)

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



TOPS IN HOUSTON. The Real Estate Center brought home four Awards of Excellence from the 2017 International Association of Business Communicators Bronze Quill competition in Houston. The Center took top honors for its quarterly magazine *Tierra Grande*, weekly Real Estate Red Zone podcast, and Annual Report+Calendar. The Center also won a top award in the writing category for **“How the West Was Won: Selling of the Waggoner Ranch.”**
 Photo by REC Photographer JP Beato.

Real Estate Center newsmakers

[View all this month's clippings](#)



“Expert: Housing markets in Texas are booming, but builders aren’t keeping up” 6-28-17. *Tyler Morning Telegraph*. Gary Maler, director of the Real Estate Center at Texas A&M, updated the Greater Tyler Association of Realtor on industry trends. East Texas raw land prices are the fastest growing in the state, Maler said. Get ready for crowds. People are discovering East Texas. Smith County will have 173,000 more people by 2050.

“Why are Dallas builders pushing Trump for immigration reform? Your home price depends on it” 6-27-17. *Dallas Morning News*. A

\$1,000 price bump, on a property valued below \$250,000, prices out about 26,300 households, according to Texas A&M University’s Real Estate Center. That assumes a typical mortgage situation, plus other monthly costs, like insurance.

“Record-setting start to summer; Central Texas housing sale dollar volume tops \$1B in May” 6-15-17. *Austin Business Journal*. According to the Real Estate Center at Texas A&M University, 6 to 6.5 months of inventory is a sign of balanced market, and a low number shows demand outstrips supply.

“Outskirts continue to grow as affordability remains an issue” 6-9-17. *Houston Chronicle*. A report released Thursday from the Real Estate Center at Texas A&M University notes the lack of supply of moderately priced homes across Texas. "The Federal Housing Finance Agency Housing Price Index shows Texas homes are 43.1 percent more expensive than they were in 2007," research economist Luis Torres said in a statement. "Nationally, prices are up only 7.4 percent."

“Texas rural land values rising” 6-9-17. Texas Farm Bureau. Texas rural land values rose for the sixth consecutive year in 2016, according to preliminary data from Charles Gilliland, research economist from the Real Estate Center at Texas A&M University.

“Texas homes selling in record short time” 6-7-17. *Dallas Morning News*. In April, it took on average 55 days to sell a home in the state -- the quickest turnover on record, according to the Real Estate Center at Texas A&M University.

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](#).

David S. Jones | Senior Editor djones@mays.tamu.edu
[Real Estate Center](#) | [Mays Business School](#) | [Texas A&M University](#)
2115 TAMU | College Station, TX 77843-2115.

