



July 2017

Latest research results

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[Monthly Review of the Texas Economy](#) 7-31-17. 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](#) 7-24-17. 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.

[Outlook for the Texas Economy](#) 7-10-17. This monthly report offers an overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

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. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Monthly Review of the Texas Economy](#)
4. [Texas Border Economy](#)
5. ["Beyond Austin City Limits"](#)

6. “Land, Lots of Land”
7. “Common Ground: Comparing Texas and Midwest Cropland”
8. “Six Ways to Avoid Probate”
9. “Eye on Texas Mortgage Debt”
10. “Whistling Past the Graveyard: Cemeteries in Texas”

NewsTalk Texas

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



- ✚ [Round Rock’s Summit 11 at La Frontera underway](#)
- ✚ [Legacy Oaks San Antonio purchase](#)
- ✚ [M&M peeks at Austin office data 2Q 2017](#)
- ✚ [Duo sale: 270-unit Elan and 290-unit Parmer](#)
- ✚ [First phase of Sundance Plaza to New Braunfels](#)
- ✚ [Bammel Business Park sold to Exeter](#)
- ✚ [Drilling manufacturer leases 200K sf in NW Houston](#)
- ✚ [A look at Rockport housing data June 2017](#)



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“Wichita Falls Texas’ most affordable housing market in second quarter” 7-28-17. News from College Station, Austin, Dallas, Houston, San Antonio, Fort Worth, and Irving.

“CBRE: Texas suburbs, not urban areas, lead nation in population growth” 7-25-17. What’s new in Houston, Dallas, New Braunfels, Austin, El Paso, Plano, Alvin, and Seabrook?

“Fitch Ratings says Texas homes ‘overvalued.’ But are they?” 7-21-17. Includes Texas real estate news from Dallas, Corpus Christi, Houston, Flower Mound, Austin, San Antonio, and Fairview.

“Longview housing’s best June on record” 7-18-17. State and national realty updates include Austin, Chicago, Washington, D.C., Houston, Dallas, Humble, and San Antonio.

“Lollicup pouring 200 manufacturing jobs into \$50 million Rockwall plant” 7-14-17. And real estate headlines from Houston, Austin, San Antonio, New York, Dallas, Weatherford, and Allen.

“North Texas leads the nation in office building” 7-11-17. Headlines from Dallas, Houston, Nashville (Tenn.), Fort Worth, and Plano.

“AmazonFresh delivering warehouse in Houston” 7-7-17. Plus news from El Paso, Austin, Pasadena, San Antonio, Spring, Bryan, and Fort Worth.

Red Zone podcasts Listen [here](#)



“Summer news blast” 7-26-17. It's a scorcher outside, so why not cool your heels with us for about ten minutes? We'll take you on a relaxing trip to San Jose Island near Corpus Christi, and then it's off to DFW, New Braunfels, El Paso, Seabrook, Austin, Denton, Leon Valley, and Texarkana.

“Texas legislative update with Rusty Adams” 7-20-17. What new Texas legislation might real estate professionals want to be aware of? REC Research Attorney Rusty Adams joins us with more on this. Also, we visit Longview, Humble, San Antonio, and North Texas, and we look back at the first lunar landing.

“Red Zone a la mode” 7-12-17. It's National Pecan Pie Day, and, while we don't have dessert, we *are* serving up Texas-size portions of real estate news from North Texas, Houston, Austin, and other cities. We also give you a quick update on the Texas economy and talk about a recent change to TREC's Seller's Disclosure Notice Form.

“June mail call” 7-5-17. We once again empty out the mailbag and respond to questions from the Real Estate Center's constituents. This month's questions: past due taxes on vacant land, appealing a property appraisal, and finding certified inspectors in Texas. Also, we bring you the latest real estate news from Huffman, Austin, Houston, Schertz, College Station, Pasadena, and Bee Cave.



View all posts [here](#)

“Texas beefing up for Chinese” 7-27-17. In June, China accepted its first shipment of American beef in 14 years amid advancing trade discussions. An isolated case of mad cow disease in 2003 prompted American beef bans across the globe, shrinking industry exports by 93 percent (see figure). Beef exports did not fully recover until 2010 and have bounced around \$360 million since 2013.

“Are you anti-social (media)? Probably not if you're in real estate” 7-19-17. Earlier this year, the National Association of Realtors (NAR) surveyed its members about their social media practices. The results are included in NAR's *Real Estate in a Digital Age 2017 Report*.

“Slicing the real estate pie 100,000 ways” 7-13-17. Real estate is hot. However, you know that. It's been in all the newspapers. With so much talk about who is selling what to whom and where, it should come as no surprise more Texans are signing up to become real estate agents.

“Has it really been 40 years already?” 7-6-17. Last week, REC Senior Editor David Jones stopped by with the news that *Tierra Grande*, our flagship magazine, turned 40 this year. Longtime readers have grown so accustomed to the quarterly publication's reliable research and beautiful design that starting a magazine back in '77 probably seemed like a no-brainer. It wasn't.

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.](#)



“Commercial Real Estate Summit 2017” Sept. 26-27, 2017. Fort Worth. This summit features commercial topics for real estate professionals practicing in the Fort Worth area. Included in the summit will be 10 TREC elective credits and the required TREC Legal Update 1 & 2 courses. [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. [Information and registration.](#)

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“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.”

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