

Total RECall

HELPING TEXANS MAKE BETTER
REAL ESTATE DECISIONS SINCE 1971

August 2017

Latest research results

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“New insurance law takes effect Sept. 1, just in time for Harvey aftermath” 8-31-17. In the days since Hurricane Harvey hit, social media posts regarding insurance claims and the recently passed House Bill 1774 have spread like wildfire. Plaintiff's lawyers paint it as an attempt to protect the powerful insurance companies, while insurance companies portray it as a deterrent to rampant insurance fraud. Either way, many are left wondering if and how they will be affected.

“New tool in the toolbox” 8-31-17. A transfer on death deed was created to help people of modest means pass on their real estate with a clear title and without using a lawyer. However, a lawyer can help you avoid potential pitfalls

Monthly Review of the Texas Economy

8-25-17. 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 employment rankings of various industries.

“Oil change: Fueling housing and land prices?” 8-21-17. Even with the recent oil boom and bust, oil prices don't explain everything happening with housing and land prices.

“This old loft: Downtown living in small town Texas” 8-17-17. Almost all small towns in Texas would love to revitalize their downtowns. Lofts can play an important role in reviving neglected old buildings that have historical interest and character.

“Still affordable” 8-17-17. Housing affordability for both Texas and the U.S. has declined since the end of 2012. Texas remains more affordable than the nation; however, affordability in some of the state's major metros is weakening.



Texas Border Economy 8-11-17. 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.

“More regulations, more days to close” 8-8-17.

Center research reveals that Dodd-Frank regulations extend the time from acceptance to closing by one week.

“Outlook for the Texas Economy” 8-8-17. This monthly report offers an overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

“Is something wrong with Texas home

prices?” 8-7-17. Rapid home price increases

affect the stability of the fundamental relationship between income, demand and supply, and home prices. A number of factors influence price movements in housing markets.

Texas Housing Insight 8-1-17. The June Texas housing market held steady as supply slowly expanded. Housing starts dwindled away most of their first quarter gains but increased building permits indicate a bounce back.



Most popular on RECenter’s website this month

1. **Is Something Wrong with Texas Home Prices?**
2. **Monthly Review of the Texas Economy**
3. **Outlook for the Texas Economy**
4. **“This old loft: Downtown living in small town Texas”**
5. **Texas Housing Insight**
6. **“More regulations, more days to close”**
7. **Texas Border Economy**
8. **“Still affordable”**
9. **“Oil change: Fueling housing and land prices?”**
10. **“Beyond Austin city limits”**



NewsTalk Texas

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



- ✚ LONGVIEW. **BOSS Crane outgrows two-year-old HQ**
- ✚ KATY. **Enjoy the show: Buc-ee’s lighting the way**
- ✚ SUGAR LAND. **Old Imperial Sugar Refinery redefining to Imperial Market**
- ✚ HOUSTON/CY-FAIR. **July housing market by ZIP**

📍 THE WOODLANDS. [Lexus on a roll to Cathedral Lakes](#)

📍 WACO. [750 jobs to call center](#)

Data updated monthly

Latest housing activity and affordability. Listing data from more than 50 Texas MLSs. 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 based on listing data from more than 50 Texas MLSs. Statistics for each geography are calculated based on listings of properties physically located within the mapped area presented with the statistics.



[Read previous issues.](#) See why **23,710** subscribe to our free, twice-weekly newsletter.

“Annual job growth still bigger in Texas” 8-25-17. RECenter’s monthly job report and headlines from Houston, Cedar Park, New York, and DeSoto.

“Women’s land stewardship conference Oct. 2-3 in Fredericksburg” 8-22-17. Plus news from Houston, Temple, Plano, Denton, San Antonio, Hutto, Selma, Schertz, Austin, and Fort Worth.

“Texas’ major metros to add 130,000 homes in 2017” 8-18-17. Latest real estate happenings in Washington, D.C., College Station, Northlake, San Antonio, Dallas, Plano, Houston, and Fort Worth.

“TREC receives ARELLO communications award” 8-15-17. In addition to Austin, news headlines are from Dallas, Houston, McKinney, La Porte, Lancaster, and College Station.



“North Texas housing market has best July on record” 8-11-17. News from Dallas, Austin, San Antonio, Houston, College Station, Plano, Frisco, and Grand Prairie.

“Capital City scales new heights” 8-8-17. Updates from Austin, Richardson, San Antonio, Houston, College Station, Allen, Atascocita, Fort Worth, and Dallas.

“Austin office rents hit record high” 8-4-17. The latest real estate news from Austin, Houston, Lavaca County, The Woodlands, Mont Belvieu, Lewisville, Dallas, and Houston.

“Texas leads U.S. in job creation” 8-1-17. News from College Station, San Antonio, El Paso, Austin, Dallas, Plano, McKinney, and Pecos County.

Red Zone podcasts Listen [here](#).

“Hurricane Harvey” 8-30-2017. The nation watches as Texas recovers from one of the most destructive natural disasters in its history. We talk about Hurricane Harvey's potential economic impact and how you can help. Also, we bring you our usual roundup of real estate news from around the state.

“This old loft” 7-23-17. Almost all small towns in Texas would love to revitalize their downtowns. Research Economist Dr. Harold Hunt joins us this week to talk about it.



“Rhythm and blues and real estate news” 8-9-17. We've got the blues in the Red Zone as we celebrate the birthday of Stafford-born music legend Robert Shaw. We also kick things into high gear with news about a new, 5,000-seat soccer stadium coming to Circuit of the Americas. We also have stories from Richardson, The Woodlands, Lavaca County, and more.

“It came from outer space” 8-2-17. Research Economist Dr. Luis Torres and Research Assistant Wesley Miller discuss the Texas border economy. We also bring you news from Plano, El Paso, DFW, College Station, Austin, Corpus Christi, Pasadena, and Kilgore.



View all RECenter's blog posts [here](#)

“Extra! Extra! Read all about it!” 8-31-17. RECenter Chief Economist Dr. Jim Gaines answers questions about economic indicators, foreign buyers, interest rates, and millennials.

“(Don't) curb your enthusiasm” 8-24-17. For many homeowners, a home's "curb appeal" is a source of pride.

“Just because it's Tuesday” 8-17-17. Tuesday is a great day of the week. Need to ask someone for a favor? Ask on Tuesday.

“Finding the purr-fect home for you (and Fido, too?)” 8-10-17. SunTrust Mortgage recently asked millennial homeowners what influenced their decision to buy a home. We can all relate to the top response: a desire for more living space (66 percent). The second-most-popular response—to build equity (36 percent)—showed their more financially pragmatic side.

“No fuel like an old fuel” 8-3-17. Texas got a major economic boost on Dec. 18, 2015. That's the day Congress ended the 40-year-old U.S. export ban on crude oil. Overnight, the market for light sweet Texas crude went from domestic to worldwide.

News releases

[View all news releases](#)

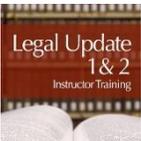
“Real Estate Center: Texas leads U.S. in job creation” 8-7-17. The Texas economy is recovering from the 2014–16 oil price collapse and is leading the U.S. in job creation, according to the Real Estate Center’s latest [Monthly Review of the Texas Economy](#)

Education

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



“Commercial Real Estate Summit 2017” Sept. 26-27, 2017. Fort Worth. This summit features commercial topics for real estate professionals in the Fort Worth area. Included in the summit will be ten 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 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 for those approved instructors desiring to teach broker responsibility. [Information and registration.](#)

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



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(855 followers)



[Instagram](#) (362 followers)

TIERRA GRANDE

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

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

RECenter newsmakers

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

“AP Exclusive: Flood insurance policies plunge in Houston” *Boston Herald*. "Allison was a once-in-500-year flood," said Texas A&M University economist James P. Gaines. "We weren't supposed to have another one." Also in Powersource Energy, *The Fresno Bee*, *Chippewa Herald*, *Fremont Tribune*, *The Herald Bulletin*, Yahoo Canada, and many others.

“Harvey creates an economic mess as Texas toll still being tallied”

8-28-17. *San Antonio Express-News*. At Texas A&M University's Real Estate Center, economist Jim Gaines is already getting calls and emails from people who want to know how the flooding affects their home's value. "I don't know what to tell them," Gaines said. Neither does he know yet how to estimate the overall damage to property or the effects on the state's \$1.6 trillion economy — the second-largest in the U.S. after California. Gaines said, "It's going to be significant in terms of dollars and in terms of the impact on people. It's in the billions. The question is, is it hundreds of billions?"

“Ask the experts: James P. Gaines” 8-28-17. WalletHub. Yes, now is a relatively good time to buy, given low interest rates (with expectations of rates rising in near term), some easing on credit terms and mortgage loan underwriting, and the fact that home prices are increasing fairly rapidly in most areas.

“Subdivision with 260 luxury homes planned for Lorena” 8-24-17. *Waco Tribune-Herald*. The Texas A&M Real Estate Center reported in July that Greater Waco had only a 2.8-month inventory of homes for sale, which means sellers hold the advantage at the bargaining table.

“July 2017 Lubbock area housing report” 8-23-17. *Lubbock Avalanche-Journal*. 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.

“Amid Austin's housing affordability crisis, home prices keep rising” 8-21-17. Culture Map Austin. The Real Estate Center at Texas A&M University cites a six- to 6.5-month supply as signaling a balanced housing market.

“Texas high on the shopping list for foreign homebuyers” 8-18-17. *Dallas Morning News*. "From talking to Realtors, we know they are doing a lot of business with foreign buyers," said Dr. James Gaines with the Real Estate Center at Texas A&M University. "Texas represents a very nice opportunity for them—we've been the fastest growing state in the country for years."

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 RECenter a question](#).

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