

Total RECall

HELPING TEXANS MAKE BETTER
REAL ESTATE DECISIONS SINCE 1971

October 2017

Latest research results

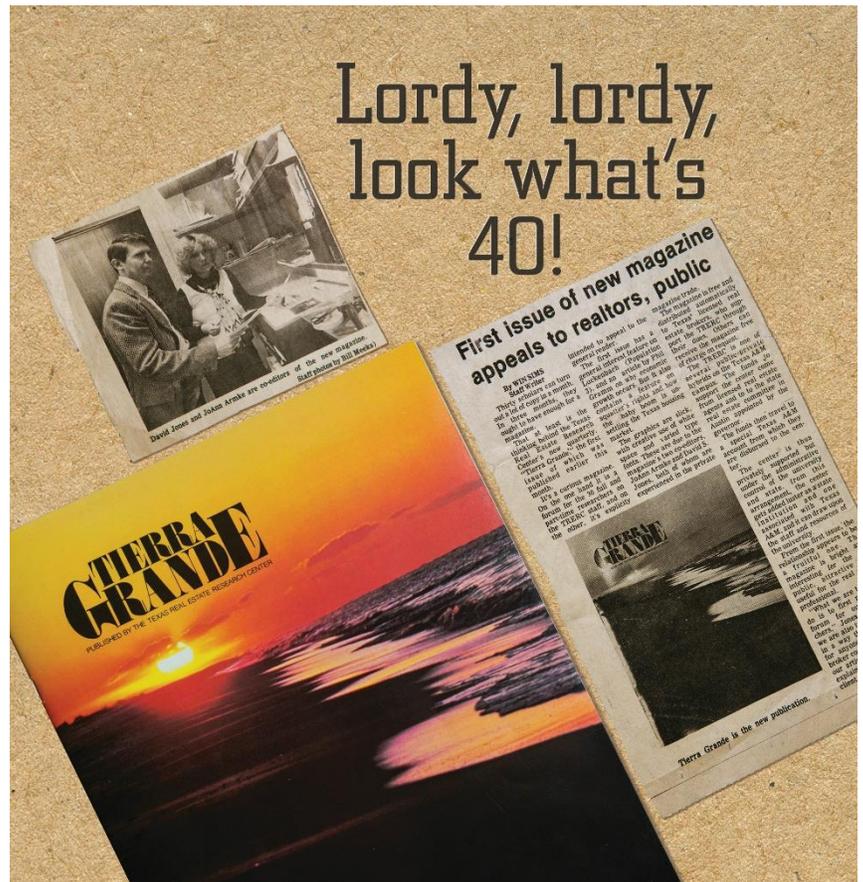
[Browse RECenter's research library](#)

Monthly Review of the Texas Economy 10-27-17. 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.

Texas Border Economy 10-12-17. 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 10-6-17. This monthly report offers an overview of the various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade.

Texas Housing Insight 10-2-17. The impact of Hurricane Harvey and the subsequent flooding is not fully captured in the August data. The short- and long-run effects of the disaster and recovery process are considered and may result in some data revisions in future reports.



RECENTER'S FLAGSHIP periodical *Tierra Grande* magazine turned 40 in October. Once mailed only to 35,000 Texas real estate brokers, it now goes to all active and inactive Texas licensees – some 170,000.

Most popular on RECenter's website

1. [Texas Housing Insight](#)
2. [Hurricane Harvey Disaster Resources Guide](#)
3. [Outlook for the Texas Economy](#)
4. ["This Old Loft: Downtown Living in Small Town Texas"](#)
5. [Monthly Review of the Texas Economy](#)
6. [Texas Border Economy](#)
7. ["New Tool in the Toolbox"](#)
8. ["Oil Change: Fueling Housing and Land Prices?"](#)
9. ["Seller Beware: Understanding the General Warranty Deed"](#)
10. ["Still Affordable"](#)



Busiest day on REC website: Tuesday, Oct. 31 with 1,437 unique visitors.

NewsTalk Texas

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

- ✚ "Downtown Dallas runs out of old buildings to redo"
- ✚ "UTD's \$82 million Brain Performance Institute"
- ✚ "Stacy Green to last vacant corner"
- ✚ "Tower 3120 sold in heart of Los Colinas"
- ✚ "\$400 million flood control from Lake Edinburg to Laguna Madre"
- ✚ "Maple Walk to upgraded shopping center"
- ✚ "White sand beaches to Prosper"
- ✚ "Republic Square Park reopens after renovation"



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 22,597 subscribe to our free, twice-weekly newsletter.

COVERING TEXAS

REACHING THE WORLD

Texas news you can use.
No matter where you are.

For your free
subscription, go to
www.recenter.tamu.edu/news/recon

October 27. The latest real estate headlines from College Station, Dallas, Plano, Sugar Land, Allen, San Antonio, Amarillo, Irving, Washington, D.C., and Houston.

October 24. What's up in Austin, Watauga, Garland, Mission, Washington, D.C., Hutchins, Fort Worth, Plano, and Arlington?

October 20. News from Austin, Carrollton, Dallas, San Antonio, Baytown, and Harlingen.

October 17. Real estate news from Houston, Lubbock, Austin, San Antonio, Fredericksburg, Denton, and Farmers Branch.

October 13. Headlines from Houston, Austin, McAllen, Dallas, Raymondville, Kyle, Dallas, and Seabrook.

October 10. Catch up on the latest from Washington, D.C., Lancaster, Austin, Katy, Fort Worth, and Humble.

October 6. Read all about real estate in Austin, Dallas, Thrall, Houston,

Pasadena, Irving, Burleson, San Antonio, Fort Worth, and Carrollton.

October 3. News from Austin, Schertz, Cibolo, Missouri City, Washington, D.C., San Antonio, McKinney, Waxahachie, Garland, Houston, and Mansfield.

Red Zone podcasts Listen [here](#).

"Trick 'r' treat" 10-25-17. Before the onslaught of trick-r-treaters, check out the *San Antonio Express-News'* tips on how to prevent accidents on your property. Also, an unusual request from one of our constituents; fun facts about the State Fair of Texas; and news from Plano, Garland, and Realtor.com.

"October mail call" 10-18-17. In the monthly mail call episode, we field questions about condo association boards, North Texas economic projections, building permit data on our website, fees that Texas licensees pay to fund us, and more. This plus the biggest real estate news from around the state. Tune in.



“Cleveland Rocks” 10-4-17. Center Research Economist Dr. Luis Torres shares insights from a recent national business economists meeting in Cleveland, Ohio. Also, a shout-out to Whisper Valley, a Tyler hospital reaches to the sky(bridge), and Facebook still likes Austin. Plus, Texas A&M University, home of the Real Estate Center, turns 141.

News releases

View all releases [here](#)

“Real Estate Center wins three Silver Quill awards” 10-30-17. The Real Estate Center at Texas A&M University has earned three Silver Quill awards from the International Association of Business Communicators (IABC) Southern Region.



Blog posts

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

“An unusual request” 10-26-17. Every so often we get a welcome reminder of how much our constituents value our research. Usually that happens when we expect it. For example, when we’re visiting with Realtors at the Texas Association of Realtors convention every fall, or when people visit our offices.



“Three haunted Texas properties that’ll make your spine tingle” 10-19-17. If there's one thing Texans love, it's a good ghost story. With Halloween creeping up on us, we thought we'd celebrate some of our favorite haunted Texas real estate.

“Texas real estate licensees by the numbers” 10-11-17. Each month, the Texas Real Estate Commission (TREC) posts the number of real estate licenses held and real-estate-related complaints under investigation.

“Key to economic growth? More education, more training” 10-5-17. The U.S. economy is growing at an average rate of 2 percent per year, down from its normal 3 percent. What will it take to get that rate back up?

Education

Read more about upcoming seminars and training



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



21st Annual Commercial Real Estate Course” Nov. 16-17, 2017. Houston. Planned with the commercial real estate professional in mind, this course provides vital information including current developments, important legal issues, and the economic setting with trends and

projections for the Houston area. Course includes ten TREC elective credits plus TREC 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



Twitter (16,000 followers)



Facebook (3,202 fans)



YouTube (393 subscribers)

LinkedIn (959 followers)



Instagram (379 followers)



Our flagship periodical [available online.](#) Published quarterly in January, April, July, and October (170,000 recipients).

RECenter newsmakers

This is a sampling of RECenter media coverage. To view all recent coverage, click [here.](#)

“Basic guidance on sensible secrets for Coquitlam Real Estate Burke Mountain?” 10-29-17. Amerikasthan. Townhome sales prices increased 8.2 percent to \$237,900 in the local market. Jim Gaines, chief economist with the Real Estate Center at Texas A&M University, predicted the market will keep growing.

“Experts say Houston’s housing market is headed for a change, but which way will it go?” 10-22-17. *Rare Houston.* A report released by the Real Estate Center at Texas A&M University showed that ever since the 2008 recession, both the demand for homes and their values are on a steady increase in the Lone Star State.



“Compare your Dallas-area neighborhood to others in this look at the fall housing market” 10-21-17. *Dallas Morning News.* Through the first nine months of the year, preowned home sales by real estate agents are about 4 percent higher than they were in the same period last year, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“September 2017 Lubbock area housing report” 10-18-17. *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.

“Report: As oil industry shifts, San Angelo’s real estate market becomes ‘unsustainable’” 10-18-17. *San Angelo Standard-Times.* The median price of homes rose from \$144,900 in 2013 to \$158,000 in 2014, according to the Real Estate Center at Texas A&M University.

“Border news: Economic growth continues, but headwinds remain” 10-16-17. Connect Commercial Real Estate. The Real Estate Center at Texas A&M University’s monthly Texas border economy report for August 2017 offered up some good news. First of all, a stronger peso and tighter labor market meant stronger economic growth on the Texas-Mexico border.

“Dallas area home market has probably peaked, and that’s good news” 10-13-17. *National Mortgage News*. In September, the time it takes to sell a house was longer than a year ago in many North Texas neighborhoods, according to the latest data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems. Also in *Dallas Morning News*.

“North Texas home sales and prices rose in September” 10-10-17. *National Mortgage News*. Real estate agents sold 9,285 preowned single-family homes in the area last month. That’s a 3 percent gain from September 2016 sales, according to new data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“Condo sales are surging in this market” 10-6-17. Mortgage Professional America. "Rapid population growth across the state has turned cities surrounding our major metro areas into job and development hubs, creating a need for condominium and townhome development outside of urban centers that did not exist before," said Jim Gaines, chief economist with the Real Estate Center at Texas A&M University. Also on PR Newswire, *San Antonio Express-News*, Houston Agent, and Connect Commercial Real Estate.

“Despite Hurricane Harvey, DFW housing starts reach highest level in a decade” 10-9-17. *Dallas Business Journal*. Existing home sales were also vibrant during the quarter, with a 4.4 percent increase year-over-year in the third quarter, according to data from the Real Estate Center at Texas A&M University.

“History, real estate and politics: Texas universities are stepping into podcasts” 10-5-17. *Houston Chronicle*. Have you listened to all of our Looped In podcasts and still need more real estate news? The Red Zone podcast from Texas A&M University’s Real Estate Center covers issues affecting Texas housing, office, industrial, and retail markets. Here’s a recent edition on Hurricane Harvey’s economic impact. Also in *San Antonio Express-News*.

“Austin housing market edges down in new Freddie Mac ranking” 10-1-17. *Austin American-Statesman*. Jim Gaines, chief economist at the Real Estate Center at Texas A&M University, said that there could be some fallout from the Federal Reserve raising its key interest rate, “The immediate short-term impact on the housing market could be an increase in demand. People who are on the fence about buying a home might anticipate rates, as well as prices, going up in the next six to 12 months. This might give them the push they need to buy now.”

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](#).

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.

