December 2017

Latest research results

Browse RECenter's research library

2016-17 Real Estate Center Annual Report 12-21-17. Real Estate Center highlights from the fiscal year ending Aug. 31, 2017.

Texas Border Economy 12-12-17. 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.

“How much home can a household afford?” 12-6-17. Higher interest rates and tax rates and a lower down payment decrease affordability and price more households out of homeownership.

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

Texas Housing Insight 12-1-17. The Texas housing market continued to recover from the August hurricane shock. Housing sales expanded across the state despite shortages of homes priced under $300,000. Leading supply indicators rebounded but remained below 2007 levels.

Most popular on RECenter’s website

1. Texas Housing Insight
2. Outlook for the Texas Economy
3. “How Much Home Can a Household Afford?”
4. “Up the Creek: Navigating Public Waterways”
5. Monthly Review of the Texas Economy
6. Texas Border Economy
7. “This Old Loft: Downtown Living in Small Town Texas”
8. Hurricane Harvey Disaster Resources Guide: Where to Find Help on the Road to Recovery
10. “Seller Beware: Understanding the General Warranty Deed”

Busiest day on REC website: Tuesday, December 5, with 919 unique visitors.

NewsTalk Texas

A sampling of Texas real estate news as compiled each workday by the NTT team.

- “Residential rising in the East”
- “$12 million deal for Boerne apartments”
- “Give me sand, lots of sand under starry skies above”
- “Galleria Office Tower I 85 percent leased”
- “Lufkin’s American eChem to invest $8 million, add 25 jobs”
- “San Pedro Creek next step in downtown SA”
- “Valley pipeline crosses towards mid-2018 completion”
- “Voluntary buyouts for 128 Onion Creek homes”

Data updated monthly

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

Market Research is your gateway to data on all 25 Texas metropolitan statistical areas, from Abilene to Wichita Falls. Whether you’re looking for information on an area’s demographics, top employers, or housing and commercial markets, chances are you’ll find it here.
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December 1. San Antonio apartment market elevated . . . Houston industrial sales strong . . . TAB 2018 directors and senior officers installed . . . $225 million flowing into Hays County water project . . . 1,450-acre Rocking W Ranch sold . . . 600,000 sf of industrial space coming to Buda . . . Investment firm buys Las Colinas office tower . . . GM Financial call center delivers . . . JV buys Hermann Park apartments.

Red Zone podcasts Listen here.

“A holly jolly podcast” 12-20-17. To finish out 2017, we tell you which North Texas city is the holly-jolliest in the Lone Star State according to Google Trends data. We also look at one Texas law firm’s rankings of the most dangerous intersections for pedestrians, and we cover stories from Corpus Christi, Houston, and Hudson Oaks.

“First and goal” 12-13-17. A chat with Wesley Miller, former safety with the Buffalo Bills and the REC's new research associate. He talks about his past life in pro football as well as his research interests at the Center. Also, go with us to Live Oak, Deep Ellum in Dallas, Texas A&M University-Galveston, and Port A.

“Up the creek” 12-6-17. Center Research Attorney Rusty Adams discusses the public’s right to use navigable rivers and streams in Texas, even when those waterways cross private property. We also head to Houston for one of the largest local real estate transactions ever and to Lubbock for a $91 million TTUHSC expansion. Also, which two Texas cities are among the safest in the nation? Tune in to find out.
“Which Tierra Grande article was ‘most useful’ in 2017? 12-14-17. With 2017 nearly in the books, now seems an appropriate time to reflect on the past year and look at which stories meant the most to Tierra Grande readers.

“‘Tis the season for house fires” 12-7-17. O, Christmas tree, O Christmas tree, how dangerous you can be! According to the National Fire Protection Association (NFPA), in 2011-15 200 home fires yearly started with Christmas trees. These fires caused an average of six deaths, 16 injuries, and $14.8 million in direct property damage annually.

Education
Upcoming seminars, training
Finding shelter: Affordability squeeze in a tight Texas housing market. Feb. 23, 2018, Dallas. At this one-day conference, industry experts will explore whether market fundamentals support unprecedented home price increases. They’ll also discuss current trends and the outlook for the U.S. and Texas residential real estate markets.


How tweet it is when you socialize with the Real Estate Center
Twitter (16,600 followers) Facebook (3,290 fans) YouTube (412 subscribers) LinkedIn (1,041 followers) Instagram (419 followers)

Our flagship periodical available online. Published quarterly in January, April, July, and October (173,942 recipients).
December media coverage

“How will tax overhaul affect Houston economy, real estate market?” 12-20-17. Under the tax changes, homeowners will be able to deduct interest on the first $750,000 of their mortgage debt, down from $1 million. That will affect only a small slice of homeowners: About 2.5 percent of homes sold in Texas are priced over $750,000, according to the Real Estate Center at Texas A&M University.

“Texas luxury home sales volume jumps 19 percent, tops $7.5 billion in 2017” 12-14-17. Texas Association of Realtors. The Data Relevance Project, a partnership among the Texas Association of Realtors and local Realtor associations throughout the state, provides the 2017 edition of the Texas Luxury Home Sales Report. Data analysis is provided by the Real Estate Center at Texas A&M University. Also in Dallas Morning News.

“Thousands of Dallas-area homeowners are about to lose tax write-offs” 12-13-17. Dallas Morning News. In Texas, there are a lot of people who pay $11,000, $12,000, and $13,000 a year in property tax, said James Gaines, chief economist with the Real Estate Center at Texas A&M University. The limit on property tax deductions is the big change for Texas — maybe bigger than the mortgage interest deduction change.

“Loose credit, Rust Belt woes lead to foreclosure uptick” 12-5-17. Huffington Post. The increases could signal that some of the weaker housing markets, as in Cleveland, may see more homeowners go underwater, owing more on their mortgage than their homes are worth, triggering a cascade of foreclosures similar to the one from 10 years ago, said James Gaines, chief economist at Texas A&M University’s Real Estate Center. Also in Credit Union Times.

“Dallas-area home price increases slow in nationwide comparison by CoreLogic” 12-5-17. Dallas Morning News Biz Beat Blog. Home prices statewide will revert somewhat to a long-term trend rate of increase of 4 percent to 5 percent, said James Gaines, chief economist with the Real Estate Center at Texas A&M University. D-FW home prices will be up 5 percent-plus.

“Texas Housing Insight: October 2017 Summary” 12-4-17. San Marcos Corridor News. The Texas housing market continued to recover from the August hurricane shock. Housing sales expanded across the state despite shortages of homes priced under $300,000. Leading supply indicators rebounded but remained below 2007 levels.

“Loose credit, Rust Belt woes lead to foreclosure uptick” 12-3-17. Lincoln Institute of Land Policy. The increases could signal that some of the weaker housing markets, as in Cleveland, may see more homeowners go underwater, owing more on their mortgage than their homes are worth, triggering a cascade of foreclosures similar to the one from ten years ago, said James Gaines, chief economist at Texas A&M University’s Real Estate Center.