

Real Estate Center at Texas A&M University

TOTAL RECALL

July 2018



CYPRESS TREES in Wimberley's Blue Hole Regional Park adorn the cover of July's *Tierra Grande* magazine. The Real Estate Center's flagship periodical goes to more than 174,000 recipients, including all active and inactive Texas real estate licensees, four times a year. [Click here](#) to view the digital version. *Photo by Center Photographer JP Beato III.*

NEW to the RECenter's [research library](#)

[Monthly Review of the Texas Economy](#) 7-27-18. How does the Texas economy compare with the national one? This report focuses on employment and unemployment and ranks various industries. [Subscribe to this free report.](#)

[Texas Border Economy](#) 7-13-18. 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 monthly report discusses four major Texas metropolitan areas and their economic ties to Mexico. [Subscribe to this free report.](#)

[Outlook for the Texas Economy](#) 7-10-18. This monthly report offers an overview of various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade. [Subscribe to this free report.](#)

Most popular on REC website

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Monthly Review of the Texas Economy](#)
4. [Texas Border Economy](#)

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10

5. [“Home Security: Understanding and Negotiating Title Insurance”](#)
6. [“Sign Here . . . From There: New Online Notarization Law”](#)
7. [“Magnificent Seven: Texas Land Market Regions”](#)
8. [“Out of Reach? Texas Affordable Housing”](#)
9. [“Dirt Isn’t Cheap . . . Anymore”](#)
10. [“Seller Beware: Understanding the General Warranty Deed”](#)

Busiest day on REC website: Tuesday, July 17, with 1,373 unique visitors.

NewsTalk Texas

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



- ✦ [“1.5M-sf industrial space to Beltway 8 and Gessner Rd”](#)
- ✦ [“Collin County ranks high for first-time homebuyers”](#)
- ✦ [“Low inventory, high demand boosts Georgetown home sales”](#)
- ✦ [“Military orders? College bound? El Paso apartment stats”](#)
- ✦ [“SABOR: June 2018 MLS housing statistics”](#)
- ✦ [“10K acres of ranchland up for grabs”](#)
- ✦ [“State’s largest solar farm coming to West Texas”](#)

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-, two-to-four, 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.



Read previous issues. See why **22,073 subscribe** to our free, twice-weekly newsletter.

7-31-18. JV acquires 2,030-acre Windsong Ranch . . . \$78 million resort coming to Fredericksburg . . . Hines buys 107 acres for business park . . . Israeli investor makes second Austin buy . . . ColdSpot moving into Carter Industrial Park . . . Furniture company consolidates in Mesquite . . . Huntington Glen Apartments under new ownership . . . Klein Tools building Mansfield facility . . . Spring self-storage sold . . . Tuscany apartment community sold.

7-27-18. Texas employment rate up 2.9 percent last month . . . U.S. existing-home sales drop in June . . . WalletHub: Austin third best large city to live in . . . Former Walmart becoming mixed-use project . . . June new-home sales drop 5.3 percent . . . Nearly 9,600 acres of wetlands sold . . . Clay developing Cedar Port IV . . . Partnership picks up Northgate Business Park . . . Kyle becoming a little more Majestic . . . 251-acre mixed-use project coming to Waller . . . TMGcore makes cryptocurrency mining buy in Plano . . . JV buys 450 Bearkat beds.

7-24-17. Houston, DFW apartment demand high . . . REC researcher speaking at ABoR Global Day conference . . . TDI to storm victims: Watch out for scams . . . Houston industrial soars in second quarter, says

NAI Partners . . . Work starts on 404,160-sf Pasadena distribution center . . . Highland Road Village under new ownership . . . Accredo expanding in Sugar Land.

7-20-18. Fort Worth median home price up 7.8 percent . . . CBRE: Houston retail rents climbing as e-commerce grows . . . Austin industrial market expands . . . Work starts on former *Houston Chronicle* site . . . GLO requesting feedback from communities impacted by Harvey . . . Mansfield getting new healthcare campus . . . Live Grandscape multifamily underway . . . Multifamily buyer picks 'a more congenial spot' . . . Pradera project to feature 250 single-family rental homes.

7-17-18. Frisco, McKinney among best cities for first-time homebuyers . . . Houston medical office market remains strong . . . Dallas-area million-dollar home sales down in second quarter . . . Exxon Mobil buys 93 Baytown acres . . . El Paso industrial rents up in 2Q 2018 . . . CBRE: Austin office market resilient . . . 23-story senior-living community underway . . . Fein buys land for 304-unit Post Oak apartment complex . . . 19-building Houston industrial portfolio sold.

7-13-18. Houston housing sales break records . . . Austin new home of Army Futures Command . . . Comptroller raises revenue projections . . . Dallas, Houston among nation's hottest hotel markets . . . San Antonio occupancy rises in second quarter . . . Millennials moving to Austin, Dallas . . . Savills Studley: Houston office vacancy up . . . GLO starts affordable rental property program with recovery funds . . . Nokia 'connecting people' in Cypress Waters . . . 1.3 million sf Alliance Texas project kicks off . . . Colony snaps up third Enterprise Industrial Park building . . . Florida investor buys another DFW apartment asset . . . Frisco Bridges Place sold to New York investor . . . Edentree apartment community under new ownership.

7-10-18. Texas best state for business . . . DFW home sales see first Y-O-Y decline in nearly two years . . . Harris County gets \$4.5 billion for flood-control projects . . . Austin luxury multifamily asset sold for \$48 million . . . St. Louis developer sells retail asset to Texas firm . . . CustomSpace leases 113,152 sf in Houston . . . Parkside on Legacy under new ownership . . . 50 acres slated for Spring Fire Department multipurpose complex . . . JV combining two Anderson Mill apartment communities.

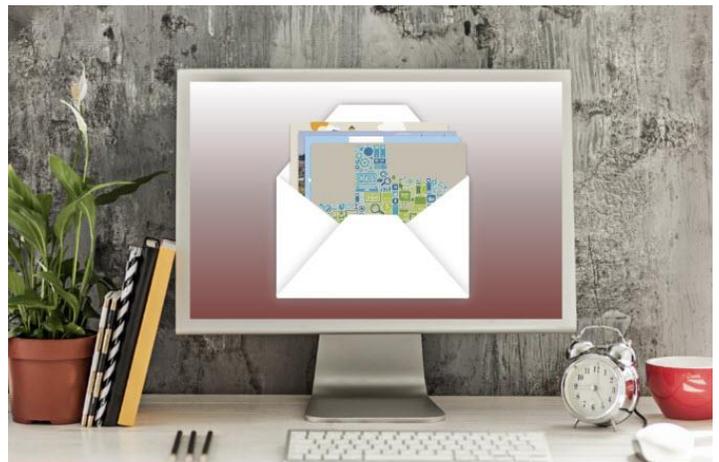
7-6-18. Texas' first all-digital real estate deal closes . . . DFW industrial construction reaches new high . . . Residences at La Colombe d'Or underway . . . CBRE: North Texas office growth returns . . . 216-unit midrise apartment project coming to Midtown . . . Work starts on 41-story Dallas apartment tower . . . State's largest solar farm coming to West Texas . . . AFW opening first two Texas stores in Katy, Webster . . . Partnership purchases 23,000 Eagle Ford Shale acres . . . Beaumont investor buys Cowtown shopping center . . . Investor acquires second DFW multifamily asset.

7-3-18. Texas getting \$5 billion from HUD for hurricane recovery . . . Port of Corpus Christi approves \$217 million to upgrade ship channel . . . CBRE: Austin office vacancy up, and more space coming . . . Crazy eights: Metroplex multifamily portfolio sells . . . CBRE: Increased Austin industrial demand ignites more construction.

Red Zone podcasts Listen [here](#).



"Magnificent seven" 7-25-18. Center Assistant Research Scientist Dr. Erin Kiella makes her Red Zone podcast debut to discuss Texas' seven land market regions. We also ask her about the booming sand industry in Far West Texas.



Did you know you can get notified every time one of our new economic reports is released? Check out our brand-new **email notification feature** to get the latest economic data sent directly to your email inbox for free.

“July real estate run-down” 7-18-18. There's plenty of news to share with you on this week's podcast. We share insights from some of the Center's latest monthly economic reports and address some constituent questions. We also head to Frisco, McKinney, Houston, and El Paso.

Blog posts

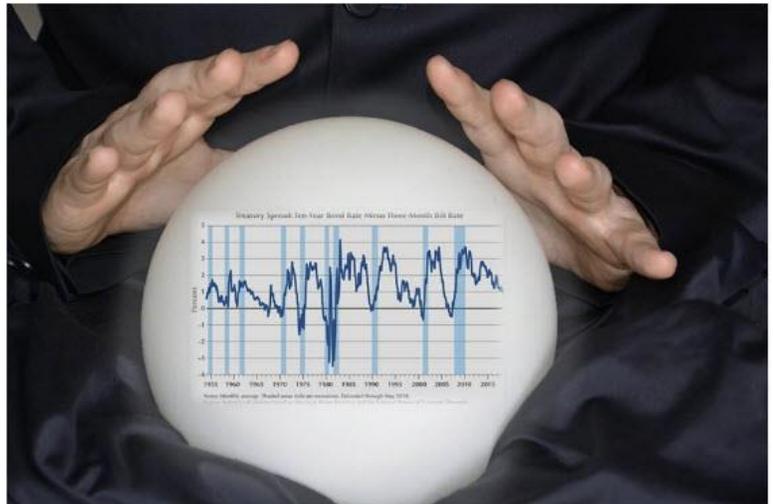
View RECenter's blog posts [here](#)

“The yield curve's predictive powers” 7-19-18. As the U.S. economic expansion continues into its tenth year, questions about its end have surfaced. One hot topic being discussed by the media is the yield curve. Why is there such an infatuation with the yield curve?

“Ain't no (Texas) mountain high enough” 7-12-18. A friend of mine from New York once told me, “Texas would be perfect if only it had mountains.” I asked, “What do you think of when you think of mountains?”

“The Appalachians,” she replied. She was surprised when I told her Texas has 56 peaks higher than Mt. Mitchell (6,684 ft.), the highest mountain in the Appalachians. In fact, Texas has 63 mountains more than a mile high (measured from sea level).

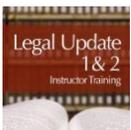
“Shopping for rural property: Minerals, restrictive covenants, the environment, and taxes” 7-5-18. This is part two of a two-part series designed to help Texans make better real estate decisions about purchasing rural land.



Upcoming seminars, training



Broker Responsibility Instructor Training. Fort Worth, Oct. 24. Dallas, Oct. 29. Austin, Nov. 8. San Antonio, Nov. 13. Houston, Dec. 5. This is a certification course for TREC-approved instructors who wish to teach TREC Broker Responsibility. Registration requires a TREC instructor license number.



Legal Update 1&2 Instructor Training. The next course is scheduled for late 2018. Registration opens in August.

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



Twitter (19,300 followers)



Facebook (3,847 fans)



(502 subscribers)



(1,462 followers)



Instagram (613 followers)

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

Our flagship periodical is [available online](#). Published quarterly in January, April, July, and October (174,112 recipients).

RECenter newsmakers

July media coverage

“Total homes sold up in Cypress area following Hurricane Harvey, Copperfield area sees drop in total sales to start 2018” 7-26-18. *Community Impact Newspaper*. The number of homes sold was up across Cy-Fair in the months immediately after Hurricane Harvey. Total homes sold in the first four months of 2018 rose in Cypress compared to last year but dropped in the Copperfield area, according to data from the Texas A&M University Real Estate Center.

“D-FW home price gains are dwindling as the residential market shifts gears” 7-26-18. *Dallas Morning News*. "You are back to normal," said James Gaines, chief economist with the Real Estate Center at Texas A&M University. "D-FW — especially for the last six years — has been in a period of real boom."



“Fewer homes in Texas and the U.S. are selling to foreign buyers” 7-26-18. *Dallas Morning News*. The slowdown in foreigners buying homes in Texas and the U.S. isn't a surprise and is based on a variety of factors, said James Gaines, chief economist with the Real Estate Center at Texas A&M.

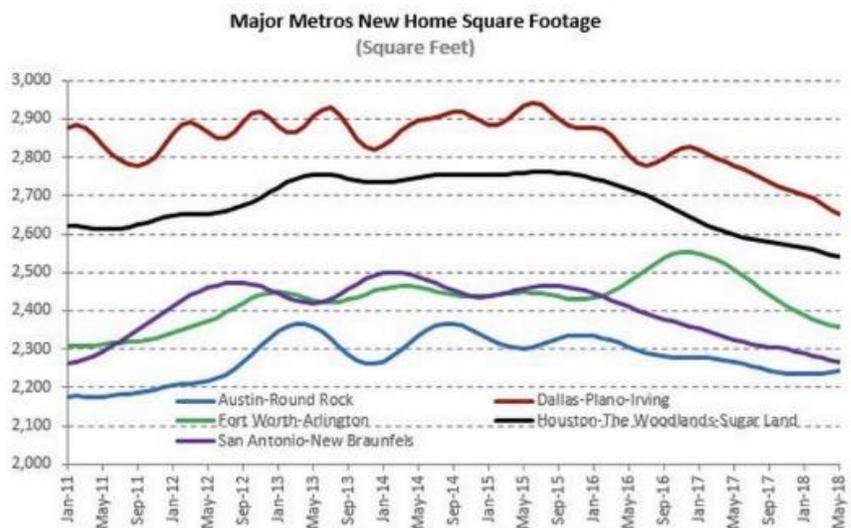
“D-FW builders got thousands of new home, apartment permits. How many are coming to your city?” 7-25-18. *Dallas Morning News*. "It's been a very active market," said Jim Gaines, chief economist at the Real Estate Center at Texas A&M University."

“Snapshot: Average list prices in Houston-area cities” 7-24-18. *Houston Chronicle*. Texas A&M's Real Estate Center also highlighted a shortage of homes priced below \$300,000 in a May 2018 report posted online June 29.

“Much of Hays County home prices still on the rise” 7-24-18. *San Marcos Corridor News*. Monthly housing inventory decreased 0.1 months year-over-year to 2.9 months, well below the Real Estate Center of Texas A&M University's benchmark of 6.0 months as a balanced housing market. While home sales decreased across the MSA in June, this is not indicative of a declining housing market, suggested Jim Gaines, chief economist at the Real Estate Center at Texas A&M University.

“Will more homes for sale make D-FW's real estate market more affordable?” *Dallas Morning News*. 7-23-18. "There's a lack of supply, especially in the price cohorts below \$300,000. But that's where the majority of the sales are, and there's where you're having problems finding a home to buy." Luis Bernardo Torres, research economist, Real Estate Center at Texas A&M University.

“Austin-Round Rock MSA real estate update June 2018” 7-21-18. *Active Rain*. Jim Gaines, chief economist at the Real Estate Center at Texas A&M University says while home sales decreased across the MSA in June, this is not indicative of a declining housing market. I agree with



Note: Trend-Cycle Component. For single-family homes sold through an MLS. Sources: Real Estate Center at Texas A&M University

The square footage for new homes has dropped in the last year prices have increased. Real Estate Center at Texas A&M University

the number of pending properties. July numbers should show an increase in number of sales.

“Move over Iraq and Iran, Texas is taking over as the world’s No. 3 oil producer” 7-19-18. Legal Insurrection. The labor shortage is inflamed by the real-estate market: The supply of homes for sale is the lowest on record, according to the Texas A&M Real Estate Center. The \$325,440 average price in Midland is the highest since June 2014, the last time the world saw oil above \$100 a barrel. Apartment rents in Midland and Odessa are up by more than a third from a year ago, with the average 863-square-foot unit commanding \$1,272 a month.

“Dallas’ summer housing market is seeing a cool front” 7-18-18. *Dallas Morning News*. Median home sales prices are up this year in all but a handful of neighborhoods, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“At midyear, Austin-area home sales remain on record pace” 7-17-18. *Austin American-Statesman*. Jim Gaines, chief economist for the Real Estate Center at Texas A&M University, said the June sales dip is not an indication that the Austin-area housing market is cooling off. Also in *National Mortgage News*, *Austin Business Journal*, *Builder Magazine*, and *CultureMap Austin*.

“Are smaller lot sizes the answer for first-time homebuyers? One developer thinks so” 7-13-18. *Fort Worth Star-Telegram*. Wesley Miller, a research associate at the Real Estate Center at Texas A&M University, said there are signs that’s beginning to happen. “A lot of millennials are willing to sacrifice things such as a bigger yard in order to get the home they want,” Miller said.

“Does the June dip in home sales signal a new direction for D-FW housing market?” 7-13-18. *Dallas Morning News*. “Maybe we are seeing the beginning of the slowdown of the hyper growth Dallas has had for the last six or seven years,” said Dr. James Gaines, chief economist at the Real Estate Center at Texas A&M University. “We’ve been kind of expecting it for almost a year now. “It’s going to slow down eventually,” he said. “The eventually may be getting here.” Also in *The Housing Bubble*.

“What a spike in the number of homes for sale means for tight Dallas-area housing market” 7-12-18. *Dallas Morning News*. When the dust settled, people were more comfortable letting their listings hit the market, said Luis Bernardo Torres, a research economist with the Real Estate Center at Texas A&M University.

“Why are Americans making more million-dollar home buys?” 7-12-18. *Dallas Morning News*. Almost 900 houses priced at \$1 million or more sold in North Texas in the first half of the year, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“Houston real estate market gets hotter in June” 7-11-18. Gary Greene Real Estate. Data provided by the Houston Association of Realtors® Information Services™ and the Real Estate Center for Texas A&M.

“D-FW home sales dropped in June, one of the first such declines in years” 7-9-18. *Dallas Morning News*. Area real estate agents sold 10,754 preowned single-family homes last month — 3 percent less than in June 2017, according to the latest data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“Houston home values increase despite hurricane-related losses” 7-9-18. *Community Impact Newspaper*. “The impact of hurricanes has had historically little impact on pricing,” said James Gaines, chief economist for the Real Estate Center of Texas A&M University. “The impact was quick and [prices] bounced back very quickly.”

“Single-family home building slows in Harris County” 7-9-18. *Community Impact Newspaper*. The increase in Harris County population from 4.2 million to 4.6 million from 2012-17 corresponded with a burst of new construction in the county from 2012-14. However, the number of new building permits issued for single-



family homes has not exceeded 18,000 since 2014, according to a study by the Texas A&M University Real Estate Center.

“Local landlords says B/CS area oversaturated with rental property” 7-8-18. KBTX-TV. The Texas A&M Real Estate Center says the vacancy rate for apartments alone is nearly 18.9 percent, one of the highest in the state. Area landlords told KBTX the abundance of properties are hurting their bottom line.

“Local landlords say B-CS area oversaturated with rental property” 7-6-18. KBTX-TV. The market is expected to eventually go back to normal,” Dr. Jim Gaines with the Texas A&M Real Estate Center told News 3. “It could take as long as three years.”

“CoreLogic report: Dallas-area home prices up 7.8 percent in May” 7-3-18. *Dallas Morning News*. In May, median preowned single-family home prices were just 5 percent higher year-over-year, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

“Home prices in Midland dwarf other West Texas communities” 7-1-18. *Midland Reporter-Telegram*. The average and median price of a home in Midland County was more than \$100,000 greater than the average and median home prices in neighboring Ector County during the month of May, according to statistics from the Texas A&M Real Estate Center.



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