

# TOTAL RECALL

September 2018

## NEW to the RECenter's research library

**Monthly Review of the Texas Economy** 9-27-18. 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** 9-14-18. 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.](#)

**“Next or Nest Egg? Hatching Best Investment Plan”** 9-6-18. Between 2000 and 2017, renting and investing in the stock market generally yielded a higher rate of return than investing in a home. However, households faced with both options are likely to consider other factors.

**“Highs and Lows of Floodplain Regulations”** 9-6-18. Houston's revisions to its floodplain ordinance could diminish housing affordability in the short term by increasing construction costs and, therefore, home prices.

**“Treading Water”** 9-6-18. Since taking effect in 2015, the controversial Waters of the United States rule has hit a number of legal snags. The rule is currently blocked in some states, and a replacement rule has been submitted to the White House for review, a process that could take several months.

**Outlook for the Texas Economy** 9-6-18. 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.](#)

**“Victoria at a Crossroads”** 9-5-18. Although Victoria is still feeling the effects of Hurricane Harvey, 2017 was a good year for the city in terms of home sales. The local economy is down, but industrial growth and Eagle Ford activity could signal a turnaround.



**A(MAYS)ING EVENT.** Art Director Bob Beals and Graphic Designer Alden DeMoss discussed Center research and reports with Mays Business School students, alumni, and staff at the college's 50<sup>th</sup> anniversary celebration this month. (Photo by Center Photographer JP Beato III.)



**DID YOU KNOW** the Real Estate Center will notify you when one of our free economic reports is released? Check out our [email notification](#) service.

### **“Steady as She Goes: Texas Apartment Markets Recovering”**

9-5-18. Austin, DFW, and San Antonio apartment markets are moving toward long-term, steady-state average growth rates. Houston's market should complete a cycle recovering from the oil price collapse and Hurricane Harvey.

### **“Curtain Up: Unveiling a New Tool for Homebuyers and Sellers”**

9-3-18. With an improved and expanded database through the Data Relevance Program with the Texas Association of Realtors, the Center is now able to generate a repeat sales home price index for Texas' four major metros as well as for several smaller metros.

## **Most popular on REC website**

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Texas Border Economy](#)
4. [“Curtain Up: Unveiling a New Tool for Homebuyers and Sellers”](#)
5. [“Nest or Nest Egg?: Hatching Best Investment Plan”](#)
6. [Monthly Review of the Texas Economy](#)
7. [“Highs and Lows of Floodplain Regulations”](#)
8. [“Home Security: Understanding and Negotiating Title Insurance”](#)
9. [“Seller Beware: Understanding the General Warranty Deed”](#)
10. [“Treading Water”](#)

**Busiest day** on REC website: Monday, Sept. 17, with 1,203 unique visitors.

## **NewsTalk Texas**

**Texas real estate news** compiled each workday by the NTT team.



[“519K-sf Cedar Port Industrial Park facility in the bag”](#)

[“322-unit WaterWall Place sold near Galleria”](#)

[“Share a Coke with Houston”](#)

[“Schools and the lake drive Rockwall's housing market”](#)

[“Adding to Georgetown's wolf pack”](#)

[“TAMU SA checks off tech building”](#)

[“ABOR: August 2018 Austin-area housing statistics”](#)

[“DFW industrial development outpaces all other commercial building”](#)

## Data updated monthly

**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.

## This just in . . .

**View all RECenter news releases.** Want news as it breaks? **Join the 945 subscribers by signing up for free [here](#).**

**“Rural land data for Alabama, Louisiana, Mississippi now on Real Estate Center’s website”** 9-13-18. Rural land price data for Alabama, Louisiana, and Mississippi are now on the Real Estate Center’s website. Users can access analyses of prices and tract sizes regionally and statewide going back to fourth quarter 2005. Statewide analyses of land market trends are also available.



**Read previous issues.** See why **22,055 subscribe** to our free, twice-weekly newsletter.

**9-28-18.** Oil prices fuel Texas job growth . . . Texas employment predicted to grow 2.8 percent . . . National new home sales up 3.5 percent . . . 519K-sf Cedar Port Industrial Park facility in the bag . . . Texas personal income growth fastest in U.S. . . . Share a Coke with Houston . . . Americans believe it’s a buyer’s market . . . DFW industrial development outpaces all other commercial building . . . U.S. foreclosure activity down 7 percent YOY . . . County jail construction coming this Christmas . . . TAMU SA checks off tech building . . . Adding to Georgetown’s wolf pack.

**9-25-18.** 200K-sf office tower planned for River Oaks . . . Two’s company: New Frisco Station 210K-sf office coming . . . Record self-storage deliveries expected in Austin . . . Cardinal Industrial buys 463K sf in South Texas . . . Former TI campus not off The Grid . . . 23-acre Lincoln Heights sold . . . Downtown Hall Arts: one

year out . . . Kingwood getting the Royal(ton) treatment . . . Gate opens for ten-story condo tower . . . 75K-sf property changes hands in The Woodlands.

**9-21-18.** Texas employment still growing . . . NAR: Existing-home sales remain steady in August . . . Austin has record August . . . National housing starts up 9.2 percent . . . Women's land stewardship conference Oct. 1-2 in Fredericksburg . . . Aspire to go higher: 13-story tower planned . . . Denton adds cool industrial space . . . Everything comes in threes . . . FPA Multifamily unveils redevelopment plans for West Ave. . . . New owner for student housing high-rise . . . Meanwhile, back at the Ranch (at Arrington) . . . The XPO Logistics behind the lease.

**9-19-19.** Odessa GDP up 12.1 percent, fastest in nation . . . *Money*: Frisco best place to live in America . . . Toronto investor buys Fort Worth industrial asset . . . Not the last resort, but a big one bought . . . 246-unit Alexan Auburn Lakes changes hands . . . A 262-unit pillar of Society . . . 107K-sf self-storage facility opens in Houston . . . DeSoto senior living under new ownership . . . Greens Port Industrial Park facility sold.

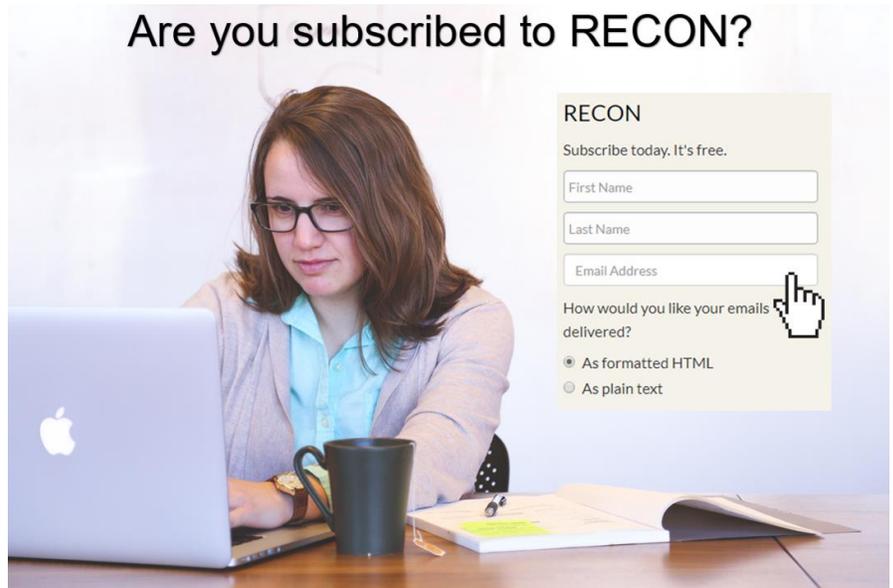
**9-14-18.** Texas home sales, prices continue to rise . . . Harvard JCHS: remodeling spending heats up in 2018 . . . \$30M and 130 jobs to Central Texas plant, eh? . . . Two properties, 600K sf sold in Midland . . . Howard Hughes purchases \$53M HQ . . . Three data centers to SA border . . . 16-acre retail development planned near CityPlace . . . 'No store does more,' especially this H-E-B . . . Say 'Hallelujah' to affordable housing . . . Apartment approval for NE Odessa . . . UT-Arlington opens two facilities for fall semester . . . Class A, come this way to NW Austin . . . Let's get Technical . . . On a Mission: Industrial property acquired.

**9-11-18.** REC exclusive: rural land data for Alabama, Louisiana, Mississippi . . . \$70M to UTSA downtown expansion . . . Temple turning 169 acres to homes . . . ERS office tower to rise downtown . . . City sets aside \$60M for Frost Tower fixer-upper . . . Ambassador Row property sells in Brookhollow . . . Forward Air leases 289,200 sf in Humble . . . Multifamily Hub changes hands near downtown . . . To market, to market: Houston industrial property's new owner . . . Platinum Corridor apartments sold.

**9-7-18.** DFW dominates best real estate market rankings . . . Late summer upswing in Smith County home sales . . . DFW multifamily construction follows population, job boom . . . Home flipping cools off for the summer . . . Former Chevron land to become 1.39M-sf development . . . \$148M industrial portfolio sold—includes Dallas, Houston properties . . . Plano data center sells in three-building deal . . . TerraCap picks up The Addison . . . Light's on: Rehab project gets final HDRC approval . . . Cutten up a 122K-sf industrial deal . . . Tarantino makes its Ascension on the Bayou . . . Republic Deer Creek Apartments sold.

**9-4-18.** Plano sixth best place to raise a family . . . San Antonio home construction hits decade high . . . Apartment List national rent index remained flat . . . Goodman leases 411,460 sf in Houston . . . Leon Capital sells Benbrook multifamily pair . . . Sawyer Yards expands in Art District . . . Haven at Liberty Hills sold.

**Red Zone podcasts** Listen [here](#).





**“Fall mail call”** 9-26-18. In the first Red Zone podcast of autumn, we answer questions from our constituents. Also, we report on news from San Marcos, Houston, and more. Get all this in less than ten minutes.

**“Dixie land data”** 9-20-18. Center Assistant Research Scientist Dr. Erin Kiella joins us to

talk about new rural land data for Louisiana, Mississippi, and Alabama. Plus, how's the economy faring along the Texas-Mexico border?

**“Nest or nest egg?”** 9-13-18. Where can I find rural land data for Texas, Alabama, Mississippi, and Louisiana? What factors go into deciding to invest in a home or the stock market? What's happening in Texas real estate? We answer all these questions and more in this Red Zone podcast.

**“Drum roll, please!”** 9-5-18. On this podcast, we unveil a new Real Estate Center home price index coming this fall. Center Senior Data Analyst Joshua Roberson joins the conversation. In addition, we have news from Plano, Sherman-Denison, College Station-Bryan, and more.



**DIXIE LAND DATA.** To its storehouse of Texas rural land data, the Real Estate Center has added data for Louisiana, Mississippi, and Alabama. Assistant Research Scientist Dr. Erin Kiella discusses what's in the new crop during a [Sept. 20 podcast](#).

## Blog posts

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

**“Free land (data)”** 9-13-18. You may know that the Real Estate Center has rural land price and tract size data for Texas. But if you live in some of our neighboring states, you might be having trouble finding the data you need.

**“Not clickbait: Center social media presence blossoms”** 9-6-18. Social media is a great way for the Real Estate Center to market its research to constituents across Texas. Whether you're a broker from Laredo looking for home price stats or an Amarillo homebuilder searching for permit data, we can get the information to you through social media.

## 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 (19,800 followers)



Facebook (3,970 followers)



YouTube (529 subscribers)



(1,591 followers)



Instagram (685 followers)



Our flagship periodical is [available online](#). Published quarterly in January, April, July, and October (175,749 recipients)

## RECenter newsmakers

### September media coverage

**“Nest or nest egg? Hatching best investment plan”** 9-25-18. *San Marcos Corridor News*. Households faced with either renting or investing in the stock market or purchasing a home should consider the historic performance of both before making their choice.

**“Why North Texas real estate agents aren’t blaming Trump’s tax cuts for housing slowdown”** 9-24-18. *Dallas Morning News* Washington Bureau. “The sky has not fallen,” said Jim Gaines, chief economist at the Texas A&M University Real Estate Center.

**“Many tout Bryan-College Station’s growth, but what exactly does that mean?”** 9-23-18. *The Eagle*. Jim Gaines, chief economist for the Real Estate Center at Texas A&M, said median home prices went up 5 1/2 percent and the average went up 7 percent in 2017. “I’d call the economy here boom-ish,” he said. “The area is doing well economically. It’s slowing down relative to the last several years, but still doing well,” he said.

**“Odessa housing market continues to outpace last year’s performance”** 9-18-18. KWES-TV. Odessa’s monthly housing inventory was 1.5 months in August as compared to 3.8 months in August 2017. 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. Also in Tellemundo Amarillo and KFDD-TV.

**“North Texas home sales dipped in August”** 9-18-18. *National Mortgage News*. In June, July and August — traditionally the hottest month for home sales — real estate agents sold slightly fewer houses than they did in the summer of 2017, according to the latest data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

**“You probably should have sold last summer”** 9-17-18. The Housing Bubble Blog. Sales of preowned single-family homes dropped 1 percent annually in August in all of North Texas, according to latest numbers from the Real Estate Center at Texas A&M University. Also in *Dallas Morning News* and *Builder Magazine*.

**“Governor appoints locals to boards”** 9-11-18. *Fort Bend Star*. Gov. Greg Abbott recently announced the appointments of several Fort Bend County residents to various boards. Abbott appointed JJ Clemence of Sugar Land, Troy Alley Jr. of DeSoto, and Russell Cain of Port Lavaca to the Real Estate Research Advisory Committee for terms set to expire on Jan. 31, 2023. The committee reviews and approves proposals submitted to the board of directors of the Texas A&M University System relating to staffing and general policies of the Real Estate Center. The committee decides the priority ranking of research studies the Center conducts.

**“Texas home sales, median home prices increase”** 9-13-18. Your Basin. Jim Gaines, chief economist with the Real Estate Center at Texas A&M University, commented, “Home sales activity remained strong for the



second quarter of 2018. The demand for housing remains at an all-time high, but statewide we're seeing a slower rate of increase in sales compared to previous quarters due to the lack of inventory of properties for sale." Also in *National Mortgage Professional*, *San Marcos Corridor News*, KMID-TV, Telemundo 2 KASA, ABC FOX Montana, NewsBlaze, *The Buffalo News*, One News Page, *Gilmer Mirror*, *OnCuba Magazine*, *Cook County Daily Herald*, Fat Pitch Financials, *Blackfoot Idaho Morning News*, WZVN-TV, WROC2-TV, *Arizona Republic*, Black Radio Network, MyMotherLode.com, Crossroads Today, *Pittsburgh Post-Gazette*, and many others.

**"Here's another indication Dallas-Fort Worth's hot housing market is cooling off"** 9-10-18. "I think in general there's a slowdown, yes, but again not a collapse by any stretch," said James Gaines, chief economist with the Real Estate Center. "Short supply is still a major headwind, demand is basically still good."

**"We're starting to see the market slow down"** 9-10-18. The Housing Bubble. In June, July, and August — traditionally the hottest month for home sales — real estate agents sold slightly fewer houses than they did in the summer of 2017, according to the Real Estate Center at Texas A&M University.

**"Texas' construction boom would be even greater if U.S. had a coherent immigration policy"** 9-4-18. *Dallas Morning News*. The Real Estate Center at Texas A&M University estimates that a \$1,000 increase in costs quickly prices thousands of would-be homebuyers out of the market. Also in *The Olympian*.



---

*Total RECall* is published monthly by the Real Estate Center in Mays Business School at Texas A&M University. 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](#). View our [Privacy statement](#).

**Not subscribed to *Total RECall*?** Click here to join the 476 Texans following the Center of the universe. It's free.

**David S. Jones | Senior Editor** [djones@mays.tamu.edu](mailto:djones@mays.tamu.edu)  
[Real Estate Center](#) | [Mays Business School](#) | [Texas A&M University](#)  
2115 TAMU | College Station, TX 77843-2115



---

©2018. Real Estate Center at Texas A&M University. All rights reserved.