

Real Estate Center at Texas A&M University

# TOTAL RECALL

October 2019

***Helping Texans make the best real estate decisions***

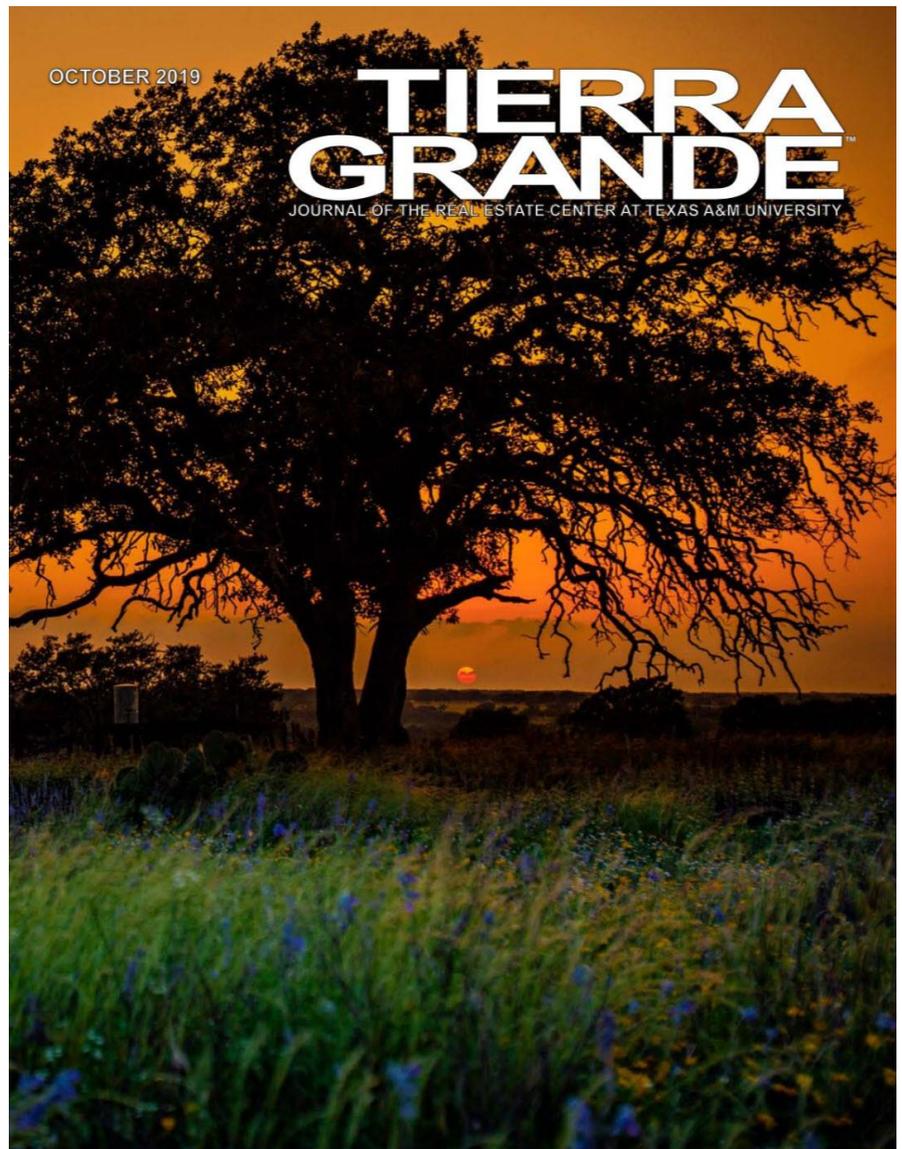
## Updates to the Center's research library

***Monthly Review of the Texas Economy*** 10-23-19. 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*** 10-15-19. Weaker labor market conditions on both sides of the Texas-Mexico border weighed on local economic growth. Employment growth decelerated across the board while real wages stalled in El Paso and Laredo. Unemployment rates, however, remained at historically low levels. Housing sales increased after three straight declines but continued a downward trend. Second-quarter GDP data revealed the Mexican economy stagnated, weighing on retail activity on the U.S. side of the border. On the bright side, construction activity and total trade values accelerated. Threats to the border communities include the slowing global economy and political gridlock in Washington regarding immigration reform and trade. [Subscribe to this free report.](#)

***Outlook for the Texas Economy*** 10-10-19. 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.](#)

***Texas Housing Insight*** 10-4-19. Texas housing sales recovered after second-quarter declines, trending upward amid lower mortgage interest rates and a robust economy. [Subscribe to this free report.](#)



**A NEW LOOK IS COMING** for the Center's award-winning flagship periodical, *Tierra Grande* magazine. A new cover debuts in January. The magazine costs less than 50 cents per copy to print and mail to more than 180,000 licensees. [View the latest issue here.](#)

## Top 10 most downloaded titles from REC website

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Monthly Review of the Texas Economy](#)
4. [Texas Border Economy](#)
5. [“Home Front: How the Military Influences Texas Housing Markets”](#)
6. [“Home Security: Understanding and Negotiating Title Insurance”](#)
7. [“The Next Generation: Mainstreaming Manufactured Housing”](#)
8. [Texas Quarterly Commercial Report](#)
9. [“Seller Beware: Understanding the General Warranty Deed”](#)
10. [“Tracking Texas Housing Trends”](#)



**DOUBLE PLAY.** The Real Estate Center won two 2019 Silver Quill Awards. They were presented in Kansas City, Mo., at an International Association of Business Communicators meeting. *Tierra Grande* magazine won an Award of Excellence. The Center's *Helping Texans' Annual Report + Calendar* won an Award of Merit. *Photo by Alden DeMoss, Center graphic designer.*

**Busiest day** on REC website this month: Tuesday, October 15 with 1,304 unique visitors.



### NewsTalk Texas

A sample of **Texas real estate news** compiled each workday by the NTT team. [Click here](#) for today's news.

### Monthly data updates

**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.



See why **21,334** [subscribe](#) to our free, twice-weekly newsletter. [Read previous issues.](#)

Our twice-weekly e-newsletter provides a quick overview of Texas real estate markets.



**REAL ESTATE CENTER** Research Data Scientist Gerald Klassen shows a group of Bryan-College Station Realtors how data on Texas Realtors' MarketViewer provide valuable insights on local housing. *Photo by JP Beato, Real Estate Center photographer.*

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



**“Eek! These terrifying Texas properties will give you the heebie-jeebies”** 10-31-19. Texas is known for its rich history. However, much of that history is more sinister than it seems. In honor of Halloween, we've compiled a list of some of the state's most haunted historical properties.

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

**“Third quarter 2019 Texas housing review”** 10-23-19. As fourth quarter 2019 gets into gear, we sit down with Real Estate Center Chief Economist Dr. Jim Gaines to review how the housing market fared in the third quarter.

## REAL ESTATE CENTER



**“Helping Texans understand military's impact on housing”** 10-9-19. Texas' 13 U.S. military installations directly employed more than 224,000 in 2017. Factor in the state's over 1.46 million veterans and the mobile lifestyle of the typical service member, and the military adds an interesting twist to the state's overall housing market. Center Senior Data Analyst Joshua Roberson joins us to talk about how the military impacts Texas housing.

## Education



### Legal Update 1 & 2 Instructor Training

This course fulfills the instructor training mandated by the Texas Real Estate Commission (TREC) for those instructors desiring to teach Legal Update 1 & 2. Instructors must be approved by TREC before attending instructor training. Visit TREC's web site for more information.

Dates and Locations:

Nov. 4, 2019 – Austin, 8:30 am – 4:30 pm

Nov. 7, 2019 – Houston (Montgomery County), 8:30 am – 4:30 pm

[Information and registration](#)

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### Broker Responsibility Instructor Training



Nov. 14, 2019, 9 am – 3 pm

Real Estate Center at Texas A&M University  
1700 Research Parkway  
Suite 200  
College Station, TX 77843  
979-845-2031

[Information and registration](#)

## Newsmakers. Real Estate Center's October media coverage

**“Economic index: Bryan-College Station jobless rate hits record low for third time in four months”** 10-30-19. *Bryan-College Station Eagle*.

According to the Texas A&M Real Estate Center's *Monthly Review of the Texas Economy*, Texas' seasonally adjusted unemployment rate in September was 3.4 percent.

The Eagle



**“A decade after the housing bust, mortgage loans are stronger than ever in Texas”**

10-29-19. *Dallas Morning News*. For decades, homeownership rates climbed steadily in the U.S. and Texas, pulling in many new customers. From the late 1980s to the mid-2000s, the number of low-income first-time homebuyers increased by over 40% — with black and Hispanic first-time buyers growing even more, [according to a report](#) by researchers for the Real Estate Center at Texas A&M University. Also in *National Mortgage News*, WTAW radio, and the Home Buying Institute.

**“Austin leads Texas housing market in median price”** 10-27-19.

GlobeSt.com. The Texas median home price increased for the third consecutive month, surpassing \$241,400 for an annual growth rate of 4.3%.

Austin led the state with a record-breaking median price of \$315,500, followed by Dallas at \$293,600, according to a recent report by the Real Estate Center at Texas A&M University. Also in the *Dallas Morning News*.

GlobeSt.com™

**“Finding ‘great opportunities’ in today's market”** 10-27-19. *Dallas Morning News*. August saw a 5 percent increase in sales over the same month last year, the second month in a row that beat out last year, according to data from the NTREIS and the Real Estate Center at Texas A&M University. Almost 11,000 homes in North Texas sold that month.

**“The Dallas area’s housing market has heated up as mortgage rates have cooled”** 10-25-19. *Dallas Morning News*. Almost a dozen areas have had double-digit percentage home sales gains so far this year compared with the same period in 2018, according to data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems.

**Killeen Daily Herald**  
kdhnews.com

**“Report details how military presence affects housing market in Killeen and elsewhere”** 10-20-19. *Killeen Daily Herald*. Texas has a large military community that comprises active-duty service members, reservists, national guardsmen, and veterans, among others, according to a recent report by Joshua Roberson, a senior data analyst with the Real Estate Center at Texas A&M University.

**“Veterans serve as stabilizing force in housing markets”** 10-18-19. *New Braunfels Herald Zeitung*. Newly released results from a study by the Real Estate Center at Texas A&M University showed veterans can be a stabilizing force in some housing markets. . . . Active duty tend to be more active in rental space,” said Josh Roberson, a senior data analyst with the Real Estate Center at Texas A&M University. “The other community — has a broad definition of anyone who’s been honorably discharged — tends to buy homes near military installations . . .”

NEW BRAUNFELS  
**Herald-Zeitung**

**The Washington Post**

**“For baby boomers, age-proofing doesn’t come cheap”** 10-16-19. *The Washington Post*. James Gaines, an economist for the Real Estate Center at Texas A&M University, attributes the

rise of late life debts "to the job market and employment declines and lets the elderly go first. It can force them to retire whether they are ready or not. Retirement income may not be enough to carry their debts, and they don't have enough savings." Also in *Gilmer Mirror*, Edge Media Network/Dallas, *Coeur d'Alene Press Online*, *Muskogee Daily Phoenix*, *Kaiser Health News*, *Saratogian*, *St. Joseph News-Press*, *Daily Freeman*, *Baytown Sun*, *California Healthline*, and numerous others.

**“The five hottest selling ZIP codes in the Austin area aren’t in Austin”** 10-15-19. KVUE-TV. Data analysis provided through a research agreement with the Real Estate Center at Texas A&M University. Also in KIII-TV.

**“D-FW’s million-dollar home sales are no longer rising”** 10-11-19. *Dallas Morning News*. Last year, local real estate agents sold a record 1,743 million-dollar mansions, according to data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems.

**mrt**★com

Midland Reporter-Telegram

**“Analysis: Midland’s tax collection is going to be higher than other West Texas communities”** 10-11-19, *Midland Reporter-Telegram*. The Reporter-Telegram found tax rates from the city, county, junior college district, hospital district and independent school district during the most recent fiscal year on appraisal district websites. Then, we took the median sales price for homes sold from October 2018 (the beginning of the last fiscal year) from the Texas A&M Real Estate Center to figure out a tax collection.

**“D-FW homebuyers scrambled in September to take advantage of low mortgage rates”** 10-8-19. *Dallas Morning News*. The 8,998 houses sold in North Texas were the largest volume for September in three years, according to data from the Real Estate Center at Texas A&M University and the North Texas Real Estate Information Systems.

**“The military’s influence on Texas housing markets”** 10-7-19. Connect Texas. The Lone Star State has the third-largest count of permanently assigned military personnel in the nation. And, according to the Real Estate Center at Texas A&M University, the military has a significant impact on both the Texas economy and Texas housing.

**“Finding opportunities in today’s market”** 10-6-19. *Dallas Morning News*. August saw a 5 percent increase in sales over the same month last year, the second month in a row that beat out last year, according to data from the NTREIS and the Real Estate Center. Almost 11,000 homes in North Texas sold last month.

**“Opinion: City government shouldn’t be in housing business”** 10-6-19. *Midland Reporter-Telegram*. Thousands of new apartment units have been approved over the past couple of years, and the local apartment association has said the citywide occupancy rate is at 95 percent. We have seen the number of available homes on the market has increased to more than 600, according to the Texas A&M Real Estate Center.

**“High prices and short supply are still a drag on Dallas-Fort Worth homebuyers”** 10-4-19. *Dallas Morning News*. “In January, I was predicting 5 percent (mortgage rate),” said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. “Boy were we wrong. We blew it. We are bordering right now on going back to the historic lows.”

**“Payton, Cudd challenge Morales during mayoral forum”** 10-4-19. *Midland-Reporter Telegram*. Morales said strides have been made on the housing front as supply is increasing, according to the Permian Basin Board of Realtors and the Texas A&M Real Estate Center.

**“A&M Center: Housing supply exceeds 600”** 10-3-19. *Midland Reporter-Telegram*. The number of homes on the market inside Midland County at the end of August rose to 618, according to the Texas A&M Real Estate Center. Also in World News Network.

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



Twitter (20,296 followers)



Facebook (5,568 followers)



(687 subscribers)



(2,498 followers)



Instagram (1,083 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 (179,857 recipients)

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**TOTAL RECALL**

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**REAL ESTATE CENTER**  
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