Additions to the Center’s research library

*Monthly Review of the Texas Economy* 6-25-19. 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* 6-19-19. 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. *Subscribe to this free report.*

*Outlook for the Texas Economy* 6-13-19. 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.*

*“Leaving a Legacy: Limited Partnerships, LLCs, and Corporations”* 6-12-19. Rural land management isn’t just big business—it’s family business. At least it can be for Texans hoping to teach heirs how to manage substantial real estate holdings. In such cases, business structures can be a practical option.

*“Lingering Effects of Subprime Lending”* 6-12-19. To say subprime mortgages single-handedly caused the Great Recession of 2006-07 would be over-simplifying things, but certainly, they were a key culprit.

*Texas Housing Insight* 6-11-19. The Texas housing market decelerated in 2018 with total sales rising just 1.7 percent. The modest increase, however, pushed annual transactions (through Multiple Listing Services) to a record 343,833. *Subscribe to this free report.*

AND THE WINNER IS . . . The Real Estate Center was in the global spotlight this month when *Tierra Grande* magazine received a Gold Quill Award of Merit at the International Association of Business Communicator’s (IABC) World Conference in Vancouver, B.C. Later in the month, the Center received two Bronze Quill Awards from Houston IABC, an Excellence Award for its ‘Helping Texans’ annual report and a Merit Award for the magazine. *Photo by Center Photographer JP Beato III.*
“Ahead of the Storm: New ideas in Flood Protection” 6-6-19. Talk about necessity being the mother of invention. Homeowners in some parts of Texas have been hit by floods each of the past few years, prompting builders and engineers to find innovative ways to help.

**Texas Quarterly Commercial Report** 6-4-19. This quarterly report summarizes key economic indicators that help discern commercial real estate trends in Austin, Dallas-Fort Worth, Houston, and San Antonio.

“Robot Revolution: Automation and the Changing Job Landscape” 6-3-19. According to sci-fi writer Isaac Asimov’s laws of robotics, a robot can neither harm a human nor disobey a human’s orders. They can, however, perform more and more jobs once handled by people. Welcome to the 21st century.

**Most popular on REC website**

1. *Texas Housing Insight*
2. *Outlook for the Texas Economy*
3. *Monthly Review of the Texas Economy*
5. *Texas Quarterly Commercial Report*
6. *Texas Border Report*
7. “Lingering Effects of Subprime Lending”
8. “Seller Beware: Understanding the General Warranty Deed”
9. “Mineral Law West of the Pecos”
10. “Leaving a Legacy: Limited Partnerships, LLCs, and Corporations”

**Busiest day** on REC website this month: Tuesday, June 18, with 980 unique visitors.

**NewsTalk Texas**

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

- 160-room DoubleTree hotel changes hands
- **Northstar points to 77 Sugar Creek Center**
- ✦ 236-unit multifamily sold in Fort Worth
- ✦ Hillwood adds 600 acres to AllianceTexas
- ✦ El Paso investor picks up 550 multifamily units
- ✦ MIAT inks 57K-sf industrial lease
- ✦ New owner charges into Normandy Shopping Center
- ✦ Corporate interest in DFW continues to grow

**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.
Read previous issues. See why 21,440 subscribe to our free, twice-weekly newsletter.


6-21-19. Lone Star State sets new record low unemployment rate . . . City of Austin median home price hits all-time high . . . Texas top state for CRE development . . . The search is over: Google confirms Austin expansion . . . Texas’ tallest tower trades for $672M . . . Chicago investors pick up 1M-sf of offices . . . LNR hands
building pair to Fuller Realty affiliate . . . 537K-sf distribution center sold in Tyler . . . Hotel Sul Fiume proposed along River Walk . . . GreenSpace developing self-storage facility off Kinsley Dr.


REAL ESTATE CENTER

Red Zone podcasts Listen here.

“Helping Texans adapt to technological change” 6-26-19. When Styx's Dennis DeYoung sang, "Domo arigato, Mr. Roboto," he envisioned a world where workers are disgruntled at robots taking their jobs. Nearly four decades later, job automation has become a real concern. However, technology can help the real estate industry—and the general economy—if properly used.

“Helping developers build successful projects” 6-13-19. Behind a real estate development is a large team of professionals pitching in to make the project a success. According to Dr. Russ Peterson of Mays Business School, developers are the quarterback, calling the plays and leading their team to a development touchdown. Tune in to this podcast to learn what it takes to become a developer and how data can help.
**Education**

Latest information on upcoming conferences

---

**Legal Update 1 & 2 Instructor Training**

Registration opens in July. Courses begin in October.

---

**RECenter newsmakers: June media coverage**

**The Eagle**

“Index: Bryan-College Station economy saw slight upswing in April” 6-30-19. *The Eagle*. According to a separate report, the Texas A&M Real Estate Center’s *Monthly Review of the Texas Economy*, Texas gained 286,300 nonagricultural jobs from May 2018 to May 2019, good for an annual growth rate of 2.3 percent. The national employment growth rate, according to the Real Estate Center report, is 1.6 percent.

“The new high-rise condos could raise property taxes for nearby residents” 6-25-19. KBTX-TV/Bryan. “Property values will probably be affected somewhat. The desirability of the area will be affected,” said Jim Gaines with the Texas A&M University Real Estate Center. Gaines says the increase won’t happen right away, but it is inevitable. He believes there might be a demand for this style of housing.

**Longview News-Journal**

“Proposed Longview ordinance could result in higher costs of new homes” 6-25-19. *Longview News-Journal*. East Texas Builders Association President Chris Hall quoted a Texas A&M Real Estate Center study that reported about 20,000 Texans are priced out of homeownership with every $1,000 increase in the cost of a home.

“Realtor questions property tax assessments” 6-22-19. News 25/ABC, Waco. County appraisers say independent numbers backed them up. “Last year, we were showing a 12 percent gain. That was backed up by Texas A&M’s Real Estate Center, which is a third party.

“More strong sales numbers reported in North Texas” 6-21-19. *Dallas Morning News*. Builders and real estate agents are encouraged by the rise in sales. “The market slowed down for a while, and interest rates dropped, and now there is more interest and activity,” said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. “In the last several months, there has been a little bit of a pullback.” Also in *Builder Magazine*.

“A&M Center: Homes in Midland County sell for near-record amounts” 6-21-19. *Midland Reporter-Telegram*. The Texas A&M Real Estate Center reported this month that the average and median prices for homes sold inside Midland County went for near-record levels during the month of May and prices increased month over month, despite inventory rising to its highest level since August 2017.
“President's article: May shows strong start for the buys season” 6-20-19. 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.

“Tarrant County was tops for D-FW home sales in May” 6-19-19. Dallas Morning News. "The market slowed down for a while, and interest rates dropped, and now there is more interest and activity," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. "In the last several months, there has been a little bit of a pullback. And the market has caught up a little bit." Also in Konitono News, Business Breaking News.

“North Texas home sales bounced back in May” 6-10-19. Dallas Morning News. May’s jump in area home buys pushed total sales up 1 percent higher so far in 2019 than in the first five months of last year, according to preliminary data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems. Also in National Mortgage News.

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

Twitter (20,127 followers) Facebook (5,289 followers) YouTube (627 subscribers)
Linkedin (2,196 followers) Instagram (928 followers)

Our flagship periodical is available online. Published quarterly in January, April, July, and October (179,857 recipients)

Not subscribed to Total RECall? Click here to join the 500 Texans following the Center. It’s free.

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.

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