

TOTAL RECALL

November 2020

Helping Texans make the best real estate decisions since 1971

Featured research

“Keeping It Fair: Understanding ADA, FHA Accommodations and Modifications” 11-23-20. Both the Fair Housing Act and the Americans with Disabilities Act protect people with disabilities against housing discrimination. However, there are differences between the laws, including what is covered and who pays for changes.

“On the Border: Appraising LRGV Land Impacted by Wall Construction” 11-19-20. Whether the border wall has impacted Lower Rio Grande Valley land values is a subject of much contention among appraisers.



“Back to Work: How Texas Jobs are Returning” 11-18-20. Boosted by both a recovering national economy and recovering oil prices, Texas has recouped almost half of the jobs it lost in March and April 2020.

“Downsized: Pandemic Diminishes Homebuying Ability” 11-12-20. The recent economic downturn spurred by COVID-19 has decreased incomes for many households. This could diminish their ability to purchase homes they could have afforded before the pandemic.

“Texas Land Market Latest Developments” 11-3-20. An analysis of Texas land markets. The reported sales consist of a sample of verified transactions. Provides a general guide to land market trends.

Ongoing research

Monthly Review of the Texas Economy 11-23-20. The Texas economy lost 499,200 nonagricultural jobs from October 2019 to October 2020, an annual decline of 3.9 percent, smaller than the nation's employment decline of 6.1 percent.

COVID-19 Impact Projections on Texas Economy 11-23-20. The Center's economic indicator can help forecast changes in the Texas economy resulting from the COVID-19 pandemic. Come here for weekly updates.

Outlook for the Texas Economy 11-20-20. Texas' economy continued to rally in the third quarter after the pandemic squashed activity in March and April.

Texas Housing Insight 11-17-20. Total Texas housing sales rebounded 6.3 percent in September, pushing third-quarter activity up more than one-third above depressed 2Q2020 levels.



WINNERS. The International Association of Business Communicators (IABC) Southern Region presented two Silver Quill Awards of Excellence to the Real Estate Center during a virtual conference in November. The awards were for TG, the Center’s flagship magazine, and “Telling Our Story: the 2018-19 Annual Report + 2020 Calendar.” The Silver Quill is the highest award given by the region, which includes 13 states, Latin America, and the Caribbean. The communications team includes, from left, Hayley Rieder, Alden DeMoss, David Jones, Bryan Pope, Bob Beals, Kammy Baumann, and JP Beato III. This socially distanced photo was created by Beato who shot and assembled individual images. Also at the event, Jones was inducted into the IABC Southern Region’s Hall of Fame.

Monthly top ten most downloaded titles from REC website

1. [*Texas Housing Insight*](#)
2. [*Outlook for the Texas Economy*](#)
3. [*“Death & Disclosure: License Holders’ Legal and Ethical Responsibilities”*](#)
4. [*COVID-19 Impact Projections on Texas’ Economy*](#)
5. [*“Imperfect Storm”*](#)
6. [*Monthly Review of the Texas Economy*](#)
7. [*Texas Quarterly Apartment Report*](#)
8. [*“Seller Beware: Understanding the General Warranty Deed”*](#)
9. [*Texas Border Economy*](#)
10. [*Texas Land Market Latest Developments*](#)

**TOP 10
DOWNLOADS**

Busiest day on REC website this month: Friday, Nov. 13, with 1,852 unique visitors.

Conferences and courses

Broker Responsibility Instructor Training 2020



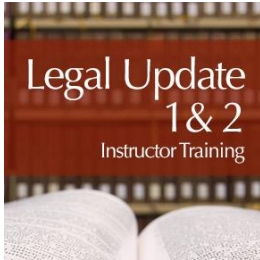
Dec. 7

This course will be online only.

Registration is now open. Click the link to register.

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Legal Update Instructor Training



Dec. 2

Class will be online.

Registration is now open. Click the link to register.

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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.



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Red Zone podcasts

Listen to the play by play. It's real estate for the on-the-go pro. Expert perspectives on Texas issues help you make the best real estate decisions.



News releases. View RECenter's news releases [here](#).

- 📌 [Despite pandemic, Texas homeownership hits all-time high](#) 11-17-20.
- 📌 ["Real Estate Center wins two Silver Quill Awards"](#) 11-12-20.
- 📌 ["Texas' manufactured housing sales, orders dip as summer growth wanes"](#) 11-10-20.

Newsmakers. Real Estate Center's November media coverage



"What sellers should know about the Waco real estate market" 11-20-20. *Waco Tribune-Herald*. To put this figure in context, the Real Estate Center at Texas A&M University estimates that a balanced housing market equates to roughly 6.5 months of inventory.

"Average sales price in Midland tops 4300K for 26th straight month" 11-28-20. *Midland Reporter-Telegram*. The Texas A&M Real Estate Center reported that in October key indicators were remarkably similar to those in September and in October 2019.



"Is Corpus Christi's economy bouncing back from the pandemic?" 11-25-20. *Corpus Christi Caller-Times*. At the same time, Corpus Christi's housing market continues to tighten . . . according to the Real Estate Center at Texas A&M University.



"To buy a house in North Texas, you may need to pay more than the asking price" 11-23-20. *Dallas Morning News*. Last month, 98 percent of the single-family homes sold by real estate agents in North Texas went for list price or more, according to data from the Real Estate Center at Texas A&M University.



"There are real estate bidding wars underway in Texas, experts explain why" 11-18-20. *Reform Austin*. Real Estate Center at Texas A&M University has a new report on housing sales in Texas rebounding 6.3 percent in September 2020 and homeownership rate rising to an all-time high of 70 percent.



"Texas homeownership hits record high as sales surge" 11-17-20. *Dallas Morning News*. The state's homeownership rate just hit an all-time high of 70 percent, according to a new report from the Real Estate Center at Texas A&M University. Also in *National Mortgage News*, *Connect Media: CRE*, *News Break*, *KUT-FM*, *Cherokee Ledger-News*, *KERA-FM*, *KLBJ-AM*, *KVUE*, *CultureMap/Austin*, *HousingWire*, *Huntsville Item*, *Candy'sDirt.com*, *KZTV Corpus Christi*, *Waco Tribune-Herald*, *KRIS-TV Corpus Christi*, *CultureMap San Antonio*, *Radio.com*.



"Texas jobless claims reach lowest level of pandemic" 11-13-20. *Connect Media: CRE*. "While weekly claims — a proxy for layoffs — have fallen from a peak of around 300,000 at the start of April, they remain above the 17,000 levels observed prior to the pandemic," said Dr. Luis Torres, research economist at the Real Estate Center at Texas A&M University.



"Despite huge D-FW gains, nationwide home prices growing even faster" 11-12-20. *Dallas Morning News*. In October, North Texas home purchases were 25 percent higher than a year earlier and median sales prices rose 12 percent from 2019 levels, according to data from the Real Estate Center at Texas A&M University.



"North Texas housing market remains strong in October" 11-12-20. *Fort Worth Business Press*. 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.



"Hang on to your wallet — North Texas home prices just saw the biggest gain in more than three years" 11-11-20. *Dallas Morning News*. The price of homes sold by North Texas real estate agents has risen almost 50 percent in the past five years, according to data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems. Also in *Denton Record-Chronicle*.



"Texas initial jobless claims tick upward again" 11-9-20. *Connect Media: CRE*. Texas initial unemployment claims increased to 36,700 the week ending Oct. 31 after decreasing to their lowest number the previous week, the Real Estate Center at Texas A&M University reported.



"Home prices are up in most Dallas neighborhoods. Is this going to be a record year, in a pandemic?" 11-6-20. *Dallas Morning News*. "It's been amazing that the demand has been so strong," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. "Texas and most of our metro areas have not been as hard hit in job layoffs. On through next year, Dallas is going to continue to do well." Also in *MSN*.





“Non-contingent all-cash offers are a homebuyer reality” 11-5-20. *GlobeSt.com*. According to the Real Estate Center at Texas A&M University, total Texas housing sales increased 17.1 percent in July 2020, exceeding pre-pandemic levels with a record-breaking 36,165 sales.



“Skyline: Homebuyers grapple with limited inventory, rising prices” 11-3-20. *San Antonio Express-News*. But with fewer new listings hitting the market, they’re dealing with a shortage of available properties, particularly at lower prices. And the supply squeeze is unlikely to ease, at least in the near future, said Jim Gaines, chief economist at the Real Estate Center at Texas A&M University.



“San Antonio-New Braunfels area home sales, prices jump” 11-2-20. *New Braunfels Herald-Zeitung*. Jim Gaines, chief economist with the Real Estate Center at Texas A&M University, said the Texas housing market experienced a strong push-through of demand from the second quarter into the third quarter.



“Home construction heats up in Lake County. Here’s why.” 11-2-20. *Orlando (Fla.) Business Journal*. For comparison, a 6.5-month supply is considered a balanced market, according to the Real Estate Center at Texas A&M University.

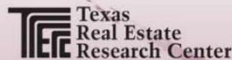


“Why is the housing supply so low right now?” 11-1-20. *Texas Realtor*. It’s not just your neck of the woods: homes priced between \$200,000 and \$300,000 are hard to find in most Texas markets. In August, Texas had less than two months of housing inventory for those properties, according to the Real Estate Center at Texas A&M University.

Texas + research

We’re adding those words to our name. Technically, they never left. In 1971, the Texas Legislature created the “Texas Real Estate Research Center.” Although we shortened the name to “Real Estate Center” in 1986, our official, legal name never changed.

To emphasize that Texas research is our primary mission, we’re going back to our roots.



REAL ESTATE CENTER
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We kick off our 50th anniversary year on January 1, 2021, by returning to our original name.



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(3,315 followers)



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David S. Jones, ABC | Senior Editor | Communications Director | djones@mays.tamu.edu

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2115 TAMU | College Station, TX 77843-2115



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