

TOTAL RECALL

February 2021

Helping Texans make the best real estate decisions since 1971

Featured research

“Taxing Matters: Proposed Tax Developments Could Hit Real Estate Hard” 2-26-21. President Joe Biden has proposed tax changes that could significantly impact real estate professionals. Among them are increasing the maximum income tax rate, changing how long-term capital gains are taxed, increasing the corporate income rate, and repealing Section 1031 exchanges.



“Dost Thou Protest Too Much? Options for Arguing Property Tax Appraisal” 2-24-21. Texas' property tax system includes a number of options available to property owners unhappy with their property tax appraisal. However, taxpayers should be aware of pitfalls in the protest process.

“See Ya Later, Next-Door Neighbor: Urban Buyers Stampede to Rural Texas” 2-22-21. Texas' rural land market posted strong sales in the latter part of 2020. Sales for small properties were especially high, possibly boosted by concerns over COVID-19 contagion and civil unrest in urban areas.

“How Long Can It Last? Strong 2020 Housing Market Moves into Uncertain 2021” 2-8-21. The pandemic didn't slow Texas home sales in 2020. However, despite strong demographics, low housing supply could hamper growth in 2021.

**TEXAS REAL ESTATE
RESEARCH CENTER**

Ongoing research

Texas Housing Insight 2-23-21. The Texas housing market was off to a solid start at the beginning of 2020 as mortgage interest rates declined. Sales activity plummeted in March and April, however, due to COVID-19. [Click here](#) to subscribe.

COVID-19 Impact Projections on Texas Economy 2-23-21. The Center's economic indicator can help forecast changes in the Texas economy resulting from the COVID-19 pandemic. [Click here](#) to subscribe.

Monthly top ten most downloaded titles from our website

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [“Should It Stay or Should It Go: Required TREC Addendum Addresses Fixture Leases”](#)
4. [“How Long Can It Last? Strong 2020 Housing Market Moves into Uncertain 2021”](#)
5. [“Imperfect Storm”](#)
6. [2021 Texas Housing & Economic Outlook](#)
7. [Texas Border Economy](#)
8. [“See Ya Later, Next-Door Neighbor: Urban Buyers Stampede to Rural Texas”](#)
9. [Texas Quarterly Apartment Report](#)
10. [“Seller Beware: Understanding the General Warranty Deed”](#)



Busiest day on Center website this month: **Wednesday, Feb. 24, 2021**, with **1,389** unique visitors.



NewsTalk Texas

Each workday we publish the top real estate news from across Texas. [Read the latest from your neck of the Lone Star State.](#)

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.

RECON See why **21,760** [subscribe](#) to our free, twice-weekly newsletter. See what deals are going down in your real estate market.

TEXAS REAL ESTATE RESEARCH CENTER

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.

TEXAS REAL ESTATE RESEARCH CENTER



News releases. View latest news [here](#)

“Texas’ manufactured housing starts 2021 strong after best December in ten years”

Conferences and courses



The 30th Annual Outlook for Texas Land Markets provides information on a variety of legal, economic, social and natural resource issues influencing current land market dynamics.

CONFERENCE UNDERWRITER



GUEST SPEAKER SPONSORS



CONFERENCE SPONSORS



Newsmakers. Center's February media coverage

“Report: Political climate impacts home sales in Midland” 2-26-21.

Midland Reporter-Telegram. The Texas A&M Real Estate Center reports that 142 homes were sold during the month of January. That was less than any month going back to April 2016, even the months of April and May 2020 when the COVID pandemic and oil price downturn hit the region.



“Texas home sales, median price break records while housing inventory hits all-time low” 2-25-21. PR Newswire. "The 2021 housing market will be characterized by strong demand with low inventories accompanied by strong price growth," explained Luis Torres, Ph.D., research economist with the Texas Real Estate Research Center at Texas A&M University. "Inventories of homes priced under \$300,000 will be especially low, affecting sales in that price range. The economic recovery helped by the additional federal fiscal stimulus and vaccination rates will contribute to Texas housing demand in 2021." Also in *The Gilmer Mirror*, *Spoke*, *US Daily Review*, *Fort Worth Business*, *Sweetwater Reporter*, *Pittsburgh Post-Gazette*, *Starkville Daily News*, *Oklahoman*, *Tyler Morning Telegraph*, *Manhattan Week*, *Costa Rica News*, *Latin Business Today*, *Killeen Daily Herald*, *Borger News-Herald*, *Fort Bend Herald*, *Decatur Daily Democrat*, *Big Spring Herald*, *San Fernando Valley*, and many others.

“People are turning shipping containers into tiny homes. Here are the pros and cons” 2-25-21.

NextAdvisor. Dr. Luis Torres, a research economist at the Texas A&M Real Estate Center, recognizes affordable housing difficulty. "The issue of income inequality in our country has been an ongoing issue for far too long. And the pandemic only accelerated that inequality," he says.

“Texas experts believe construction changes can cut destruction from weather events down” 2-24-21.

KPRC-TV. For years, the state has been one of the fastest-growing areas in the nation. The population growth has been the driving force behind \$37.9 billion of new construction poured into the single-family market in 2020, according to the Texas Real Estate Research Center at Texas A&M University.

“Fort Worth, North Texas continue with strong housing market in 2021” 2-19-21. *Fort Worth Business Press*. The strong housing market of 2020 has continued into the new year in North Texas and nationwide. 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. The demand has driven Fort Worth median home prices up to \$259,900, a 15.8 percent increase from January 2020.

“Five most and least popular states for Americans who moved during COVID” 2-15-21. *South Florida Reporter*. "A lot of corporations are moving their headquarters to Texas because we're business-friendly," says Mark Dotzour, an independent housing analyst and former chief economist at the Real Estate Center at Texas A&M University. Also in *Bankrate.com*.

“Real estate digest: The 2021 outlook” 2-11-21. *Preston Hollow People*. "The economy could look different coming out of the pandemic as some changes become permanent," economist Luis Torres said in a recent explainer. "Because this recession was caused by a health catastrophe, the recovery path could be different than that of previous recessions. Consumer and business safety expectations will play an important role in the economy's full reopening."

“Silicon Valley exodus inflates Austin housing boom” 2-10-21. *Liberty Nation Daily*. The Texas A&M University Texas Real Estate Center recently published its annual Texas Housing & Economic Outlook, predicting price per square foot would rise by 8.6 percent in 2021 and again by 7.2 percent in 2022. Put simply, good luck trying to find properties priced below \$300,000 in Austin.

“North Texas home inventories at record low” 2-9-21. *Dallas Morning News*. Real estate agents sold 7,010 houses in January — up 10 percent year over year, according to the Texas Real Estate Research Center and

North Texas Real Estate Information Systems. January's sales were the largest ever for the first month of the year.

"Uvalde County home sales, prices on rise" 2-4-21. *Uvalde Leader-News*. There were 202 home sales in 2020, marking a 22.4 percent increase from 2019, when 162 houses sold, according to data from the Texas A&M Real Estate Center.

"Viewpoint: Traffic will return soon – how to curb it" 2-3-21. *Austin Business Journal*. As the Texas A&M Real Estate Center recently noted, unlike the last recession, the housing market may end up the economic hero of 2020.

"Data insights on 2020s hotspot: Texas" 2-2-21. *The Start Up*. Median house prices by county from November 2020 are accessed from Texas A&M's Real Estate Research Center.

"Denton City Council members debate how to improve affordable housing problem definition" 2-2-21. *Denton Record-Chronicle*. According to the Texas A&M Real Estate Center, the median price of a home in Denton is \$280,000.

"Arlington's 'historically' low home supply pushes prices higher" 2-2-21. *Fort Worth Star-Telegram*. Median prices for North Texas homes increased by 6.4 percent to \$291,000 in 2020 despite the public health and economic crises brought on by the pandemic, according to Texas A&M University Real Estate Research Center data. "That's a really historically low monthly inventory," said Luis Torres, research economist with the Real Estate Research Center. "I don't think even during the housing boom we saw such a low monthly inventory."

How tweet it is when you socialize with the Center



Twitter (20,468 followers)



Facebook (9,419 followers)



YouTube (1,080 subscribers)



(3,429 followers)



Instagram (1,662 followers)

TG

TIERRA GRANDE MAGAZINE™
TEXAS REAL ESTATE RESEARCH CENTER

Our flagship periodical is [available online](#).

Published quarterly in January, April, July, and October (190,693 recipients)

TOTAL RECALL

Not subscribed to *Total RECall*? [Click here](#) to join the more than 500 real estate professionals following the Center. It's free.

Total RECall is published monthly by the Texas Real Estate Research 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 our staff a question](#). View our [privacy statement](#).

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



©2021 Texas Real Estate Research Center at Texas A&M University. All rights reserved.