

TOTAL RECALL

December 2020

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Featured research

“Lien on Me: Payment Protection for Tradesmen” 12-10-20. Tape measure? Check. Level? Check. Hammer? Check. But don't forget about one of the most important tools in the tradesman's toolbox: the mechanic's and materialman's liens.

“Retreat or Resurgence: Which Direction is Texas Housing Headed?” 12-7-20. Three words helped define Texas' single-family housing market in the unconventional year that was 2020: millennials, mortgage rates, and moratoriums.

“Checking Out: Leisure and Hospitality Industry's Struggle” 12-1-20. The nature of the leisure and hospitality industry has made it particularly vulnerable in a year of social distancing and stay-at-home orders.

Ongoing research

Texas Quarterly Commercial Report 12-21-20. This quarterly report summarizes key economic indicators that help discern commercial real estate trends in Austin, Dallas-Fort Worth, Houston, and San Antonio. [Click here](#) to subscribe.

Monthly Review of the Texas Economy 12-21-20. The Texas economy lost 474,200 nonagricultural jobs from November 2019 to November 2020, an annual decline of 3.7 percent, smaller than the nation's employment decline of 6.1 percent. [Click here](#) to subscribe.

Outlook for the Texas Economy 12-21-20. Texas' economy continued to rally in October, recouping 118,100 jobs, more than half of which were in the professional/business services or leisure/hospitality sectors. [Click here](#) to subscribe.

Texas Border Economy 12-21-20. Economic activity remained sluggish along the Texas-Mexico border during October as payrolls contracted in the Rio Grande Valley. [Click here](#) to subscribe.

COVID-19 Impact Projections on Texas Economy 12-18-20. The Center's economic indicator can help forecast changes in the Texas economy resulting from the COVID-19 pandemic. Come here for weekly updates. [Click here](#) to subscribe.

Texas Housing Insight 12-14-20. Total Texas housing sales increased for the second consecutive month, rising 5.1 percent to exceed 38,600 seasonally adjusted transactions. [Click here](#) to subscribe.

Texas Quarterly Apartment Report 12-8-20. The Center's quarterly report helps discern apartment real estate trends in the four major metros. [Click here](#) to subscribe.

Monthly top ten most downloaded titles from our website

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2. [Outlook for the Texas Economy](#)
3. [“Retreat or Resurgence: Which Direction is Texas Headed?”](#)
4. [“Imperfect Storm”](#)
5. [Texas Quarterly Apartment Report](#)
6. [Texas Quarterly Commercial Report](#)
7. [COVID-19 Impact Projections on Texas’ Economy](#)
8. [Monthly Review of the Texas Economy](#)
9. [Texas Border Economy](#)
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Busiest day on Center website this month: **Tuesday, Dec. 8, 2020**, with **1,200** unique visitors.

TOP 10
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- 📌 [“Texas’ manufactured housing industry anticipates future growth”](#)
- 📌 [“Housing, a bright spot in otherwise dismal Texas border economy”](#)

Newsmakers. Center's December media coverage

“Number of homes, median sales price up in Midland County” 12-30-20. *Midland Reporter-Telegram*. The median price for a home sold in Midland County in November again approached \$300,000. The Texas A&M Real Estate Center reported that the median price for a home sold reached \$298,000, which was \$13,000 more than October. The November report also showed the average price for a home sold during November was \$341,291. Also in Newsbreak.

“D-FW's record home market has momentum heading into 2021” 12-24-20. *Dallas Morning News*. “All indicators [say] we are going to have a good, strong, solid market,” said Dr. James Gaines, chief economist for the Real Estate Center at Texas A&M University. “I think for the first six to nine months of the year, there will be that momentum effect.

“Pandemic does little to depress growing demand for homes and strong seller's market” 12-12-20. *San Antonio Report*. “Few expected such a rapid recovery in the housing market, especially after the last recession caused by the mortgage market collapse,” wrote Joshua Roberson, senior data analyst with the Texas Real Estate Research Center at Texas A&M University, in a Dec. 7 analysis. The reason for rising prices has more to do with a combination of stimulated demand and dwindling supply, according to the Real Estate Center, the largest publicly funded U.S real estate research organization, than any economic fallout from the coronavirus pandemic.

“Predictions: Houston real estate leaders talk 2021” 2-21-20. *Houston Agent Magazine*. Employment in Texas overall has been outstanding. According to the Real Estate Center at Texas A&M University, unemployment in Houston went from 3.7 percent in September 2019 to 14.1 percent in May of 2020 to 9.6 percent in September of 2020.

“Dallas-Fort Worth prices could climb this high in 2021, says new forecast” 2-18-20. *CultureMap Dallas*. From October 2019 to October 2020, the median price of a home in DFW jumped 12.4 percent, according to the Real Estate Center at Texas A&M University.

“Texas per capita income gained in 2019, but ebbed in 2020” 2-17-20. *Connect CRE*, Texas' real per capita personal income increased 1.7 percent in 2019, the Real Estate Center at Texas A&M reported, citing the U.S. Bureau of Economic Analysis.

“Austin housing market continues to break sales price records, but record low inventory could spell trouble” 2-17-20. *Austonia*. The Real Estate Center at Texas A&M University estimates a balanced housing market has more than six months' inventory.

“Austin, Texas real estate market update and statistics December 2020” 12-16-20. *Blogarama*. About 6.5 months is considered a balanced housing market, according to the Real Estate Center at Texas A&M University.

“Mattamy and H/I Homes break ground on Orlando communities” 12-10-20. *Orlando Business Journal*. For comparison, a 6.5-month supply indicates a balanced market, according to the Real Estate Center at Texas A&M University.

“North Texas home sales surged in November” 12-9-20. *Dallas Morning News*. November was the sixth month in a row of double-digit percentage home sales gains in North Texas, according to the latest data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems.

“Coach's Corner: Sales make the world turn” 12-7-20. *Candysdirt.com*. Above all else, you can't be an effective salesperson if you don't understand who you're selling to and what the market landscape looks like. Tools like Altos and NAR research, along with Keeping Current Matters, and think tanks like the Texas A&M Real Estate Center, are options to help build market knowledge.

“Making a move on your existing residence” 12-4-20. *Katy Trail Weekly*. In a November study released by the Texas A&M University Real Estate Center, homeownership in DFW rose a whopping 69 percent, well above the national average.

“Residential real estate outlook heading into 2021” 12-2-20. *Fort Worth Magazine*. Dr. Luis Torres, research economist at Texas A&M Real Estate Center, participated in a virtual panel discussing the current and future outlook of residential real estate in Texas. “We are now in a recession,” Torres said. “However, this one isn’t comparable to other recessions because this one was not caused by economic conditions, but rather a worldwide health event. So, the road to recovery ultimately depends on health outcomes, not financial ones necessarily.”

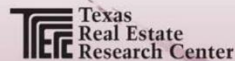
“A bright spot in an otherwise dismal year for Texas border communities” 12-3-20. *Commercial Real Estate Biz*. Housing remains one of the stronger components of local border economies, particularly in Brownsville and El Paso. Multiple Listing Service sales in those metros during September reached record highs, according to the latest *Texas Border Economy* report from the Real Estate Center at Texas A&M University.

“Home search: Realtors, buyers tackle San Antonio’s most competitive housing market to date” 12-3-20. *San Antonio Business Journal*. “Housing has pretty much bounced back. In fact, 2020 is going to wind up being another record year for sales and home prices in San Antonio,” said James Gaines, chief economist for the Center.

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.



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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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