

TOTAL RECALL

September 2021

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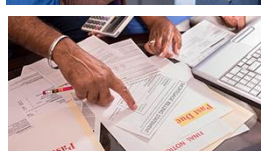
Featured research



“Lesser Known Real Estate Leasing Tax Tips” 9-27-21. If you're used to seeing the same list of tips for effectively managing real estate leasing activities, get ready. This article may surprise you.



“Return to Normalcy? Texas Housing Mid-Year Update” 9-20-21. The Texas housing market is still feeling the effects of the COVID-19 pandemic but indicators, such as an increase in listings of existing homes, suggest a return to normalcy.



“Payback Predicament: COVID, Mortgage Forbearance, and Repayment Affordability” 9-13-21. Homeowners who qualified for temporary relief from mortgage payments in the wake of the COVID-19 recession will eventually have to repay any missed or reduced payments.



“Annex Marks the Spot: Houston's Suburban Gold” 9-7-21. For the past 20 years, the City of Houston has reaped hundreds of millions of dollars in sales tax revenue through a legal but controversial vehicle called the limited purpose annexation.



2021 Mid-Year Texas Commercial & Economic Outlook 9-7-21. Texas Real Estate Research Center's experts make their office, retail, and industrial market projections for the remainder of 2021.



“Out of Thin Air: Pros and Cons in the Search for Water” 9-1-21. While Texas' rural areas could appeal to many urban residents looking to move, the shortage of potable water in those regions presents a problem. Several methods of obtaining water might offer solutions.

Ongoing research

Texas Employment Report 9-28-21. How does Texas' employment rate compare with the national one? This monthly report tells you. In addition, it includes rankings of Texas MSAs and various industries. [Click here](#) to subscribe.

Texas Weekly Leading Index 9-27-21. The Center's economic indicator tracks Texas' economy weekly. [Click here](#) to subscribe.

Texas Housing Insight 9-24-21. Total Texas housing sales fell 2.0 percent during the second quarter as inventories remained relatively low in June. [Click here](#) to subscribe.

Texas Border Economy 9-9-21. Indicators along the Texas-Mexico border pointed toward continued economic progress in second quarter 2021 boosted by healthy consumer spending, solid employment growth, and increasing COVID-19 vaccination rates.

Texas Quarterly Commercial Report 9-3-21. 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.

Outlook for the Texas Economy 9-2-21. Economic activity in Texas improved during the second quarter, and strong growth is expected for the remainder of the year. [Click here](#) to subscribe.

Monthly data updates

Latest building permit data. Building permit data for single-, two-to-four, and five-or-more family units for states, MSAs, 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.

Most downloaded titles from TRERC website this month



1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Texas Quarterly Commercial Report](#)
4. [Texas Quarterly Apartment Report](#)
5. ["Death & Disclosure: License Holders' Legal and Ethical Responsibilities"](#)
6. [Texas Weekly Leading Index](#)
7. ["Annex Marks the Spot: Houston's Suburban Gold"](#)
8. ["Imperfect Storm"](#)
9. ["Return to Normalcy? Texas Housing Mid-Year Update"](#)
10. [Texas Border Economy](#)

Busiest day on Center website this month: **Tuesday, Sept. 7, 2021**, with **1,815** unique visitors.



Conferences and courses

Legal Update Instructor Training. Oct. 7-Nov. 30. Registration now open. [Information.](#) [registration here.](#)



Broker Responsibility Instructor Training. **SAVE THE DATE.** Dec. 1, 2021. Class will be held virtually from 8:30 am to 3:00 pm CST. Registration opens mid-October.

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.](#)



ONLY THREE CHANCES REMAIN TO WIN. Correctly answer three questions about the Texas Real Estate Research Center, and you could join the previous 17 winners of \$50 Amazon gift cards. Links to the weekly contest can be found in [RECON](#). Winners are announced in Friday's [RECON](#). Explore [the Center's website](#) to find the answers.



\$50 Amazon gift card winners as of Sept. 30

- Week 1. Joanne J. of Arlington
- Week 2. Carrie O. of Houston
- Week 3. Matt H. of College Station
- Week 4. Byron M. of Dallas
- Week 5. Melquiades C. of Edinburg
- Week 6. David W. of San Antonio
- Week 7. Toyin A. of Sugar Land
- Week 8. Haley G. of Humble
- Week 9. Gordon A. of Austin
- Week 10. Jovonne M. of Scurry
- Week 11. Frank L. of Rockwall
- Week 12. Michelle M. of Houston
- Week 13. Leah W. of Dallas
- Week 14. Sept. George W. of Terrell Hills
- Week 15. Steve T. of Rainbow
- Week 16. Jay M. of Plano
- Week 17. Sara B. of Helotes

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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.



Videos [Click here](#) to view latest video listings



“Texas Housing Market 2021 Mid-Year Outlook” Texas Real Estate Research Today. 9-2-21.

“Texas Apartment Market 2021 Mid-Year Outlook” Texas Real Estate Research Today. 9-16-21.

News releases. View latest news [here](#). But why wait? Get the news first. [Join our news release list](#).

- **“Texas’ manufactured housing industry provides early signal for calming inflation”** 9-2-21.

Newsmakers. September media coverage of the Texas Real Estate Research Center



“Economic recovery unfolds slowly, says Jim Gaines” 9-30-21. *Realty News Report*. The TAMU’s [Real Estate Research Center](#) is the primary real estate research organization in the state of Texas.



“Farmland values on a rocket ship” 9-29-21. *Successful Farming*. “We’ve seen an explosion in activity and prices,” says Texas A&M’s Charles Gilliland, a research economist with the [Texas Real Estate Research Center](#). “Essentially, we’re looking at a tremendous increase in demand for all kinds of land. It’s been nothing short of amazing to watch what’s going on.”



“Red hot real estate market is ‘the perfect storm’” 9-28-21. KIII-TV Corpus Christi. According to the [Texas A&M Real Estate Research Center](#), for probably the first time ever, at least half of Texas home sellers this year were able to sell their homes for their starting asking price or more.



“D-FW homebuilding permits fell in August after months of big gains” 9-27-21. *Dallas Morning News*. Builders filed 14 percent fewer single-family construction permits than in August 2020. It was the first such annual decline in more than a year and the largest year-over-year drop in permits since 2019, according to data from the [Texas Real Estate Research Center](#) at Texas A&M University.



“Homebuyers facing higher prices, unexpected cancelled contracts in new home builds” 9-27-21. KXAS-TV, Fort Worth. During the pandemic, the cost of lumber soared. The prices dipped this summer, but overall building costs are still significantly higher than pre-pandemic levels explained Dr. Luis Torres, a research economist with the [Texas Real Estate Research Center](#).




“Stratus Properties to sell Barton Creek apartment complex for \$152M” 9-22-21. *Austin Business Journal*. Austin ranked No. 2 in the nation for multifamily building permits submitted in the second quarter, according to the [Texas A&M Real Estate Center](#).

“D-FW home flips soar, but profits not so much” 9-21-21. *Dallas Morning News*. The median sales price of single-family homes sold in August in North Texas was near an all-time high at \$345,000, according to the [Texas Real Estate Research Center](#).


“Texas adds just 39,300 jobs in August” 9-20-21. *Dallas Morning News*. “We’ve seen such strong job growth in that [leisure and hospitality] sector and then suddenly — boom, it drops out,” said Luis Torres, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University. “It shows that COVID has a real impact on how people behave.”


“Most D-FW counties had August home sales declines” 9-20-21. *Dallas Morning News*. Total single-family home sales handled by real estate agents fell 5 percent from a year ago in the more than two dozen counties included in the North Texas data from the [Texas Real Estate Research Center](#).


Fort Worth Star-Telegram **“Fort Worth families want a chance to own a home. Is it possible in this housing market?”** 9-20-21. *Fort Worth Star-Telegram*. Luis Torres, a research economist at the [Texas Real Estate Research Center](#), said strong demand and low supply can push up prices. The housing market is affected by various things, including lack of supply, builders being behind and more people deciding not to sell their homes.

 **“Four Dallas apartment complexes sell to local buyer as DFW multifamily market surges”** 9-17-21. *Dallas Business Journal*. In Dallas-Fort Worth, effective rents are up 9 percent year-over-year, according to the [Texas Real Estate Research Center](#) at Texas A&M University. That compares to a 0.2 percent decrease year-over-year for DFW at this point in 2020.


Tyler Morning Telegraph **“Texas condominium and townhome sales increase, median price rises from 2020 to 2021”** 9-16-21. *Tyler Morning Telegraph*. Data analysis is provided by the [Texas Real Estate Research Center](#) at Texas A&M University.


 **“Here are America’s best college towns for homebuyers — at any age”** 9-13-21. Realtor.com. “Some [retirees] want to come back to their alma mater,” says Luis Torres, a research economist at the [Texas Real Estate Research Center at Texas A&M University](#). “There’s no hustle and bustle, and it’s just more tranquil.”

 **“Low supply and high demand drive housing market”** 9-11-21. *Victoria Advocate*. While luxury homes continue to sell well, Texas housing sales fell 2 percent in June due to a lack of available homes priced below \$400,000, according to Texas A&M University’s [Texas Real Estate Research Center](#). The average amount of time for a home to be on the market also dropped to a record low 30 days.

 **“Texas multifamily turnaround called ‘major’”** 9-10-21. *Multi-Housing News*. The Texas multifamily market has experienced “a major turnaround” this year, allowing the sector to surpass pre-pandemic levels for both occupancy and rent growth, according to the latest data from the [Texas Real Estate Research Center](#).

“Is a home foreclosure tsunami ahead for Dallas-Fort Worth and the nation?” 9-10-21. *Dallas Morning News*. “We don’t think we are going to see a tsunami of foreclosures occurring,” said Dr. James Gaines, the longtime economist with the [Texas Real Estate Research Center](#) at Texas A&M University. “I don’t think we will start seeing anything until the first half of next year.”

 **“Most affordable housing markets in Texas”** 9-10-21. *24/7 Wall St.* The [Texas Real Estate Research Center](#) at Texas A&M University adds that the hot markets of Austin and Dallas-Fort Worth have driven the average number of days on market down as well, with houses sitting a record low 30 days on the market in June.


 **“No bargains on North Texas rental properties anytime soon, real estate researcher says”** 9-9-21. *KTVT-TV (DFW)*. Dr. Luis Torres, with the [Texas A&M Real Estate Research Center](#), said their data suggests the rental market in Texas, which was once considered to be catastrophic at the start of the pandemic, has now turned around and is looking positive for the rental industry. Also in News Break and World News Network.


“North Texas home sales dipped again in August” 9-9-21. *Dallas Morning News*. With August’s sales dip, the number of homes sold in the first eight months of 2021 is unchanged from the same period last year, according to data from the [Texas Real Estate Research Center](#) at Texas A&M University


“Downtown point of light – Lincoln signs leases in 21-story tower” 9-7-21. *Realty News Report*. According to the [Texas A&M Real Estate Research Center](#), Houston had an overall office vacancy rate of 22.8 percent in the second quarter.

“Home values in Havasu, Arizona outpacing nation” 9-4-21. *Lake Havasu News-Herald*. Housing prices are rising at a very high rate because housing demand is currently very strong, and it is facing a weak supply of homes for sale,” said Luis Torres, a research economist with Texas A&M University’s [Texas Real Estate Research Center](#). “So that is basically pushing up housing prices at a very high rate.”

 **“Ranch fever: Pandemic drives city slickers to seek out room to roam”** 9-2-21. *San Antonio Report*. Ranch sales in the state nearly doubled between the second quarter of 2021 and the previous year, according to data from the [Texas A&M Real Estate Center](#).

 **“Report: More than three million Texas homes sold, \$11K increase in median price from 2011 to 2020”** 9-2-21. *San Marcos Corridor News*. Luis Torres, Ph.D., research economist with the [Texas Real Estate Research Center](#) at Texas A&M University, commented, “The Texas housing market thrived during the last decade. It expanded at a record pace, achieving consistent home sales growth each year and strong home price growth during the decade.”

 **“Luxury real estate redefined in Austin”** 9-2-21. KVUE-TV Austin. Despite the fact that there are more apartments under construction all over the city, demand for rental units remains high. The [Texas Real Estate Research Center](#) at Texas A&M University found rents in the Austin area are up more than any of the other major metropolitan areas in Texas, up on average 13.5 percent and up to 16.8 percent among the newer apartments.

 **“Why Havasu is feeling the pinch more than some communities”** 9-1-21. *Lake Havasu City News-Herald*. Research Economist Luis Torres with Texas A&M University’s [Texas Real Estate Research Center](#) said other areas of the country are also seeing an increase in homebuyers from California, including his home state of Texas.

“Apartment occupancy up, rents soar in Dallas-Fort Worth, state” 9-1-21. *Dallas Business Journal*. In Dallas-Fort Worth, effective rents are up 9 percent year-over-year, according to the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *The Huntsville Item*, *CNHI News*, *Wichita Falls Times Record-News*, KVUE NBC 5 Austin, *World Property Journal*, *Dallas Morning News*, and *Preston Hollow People*.

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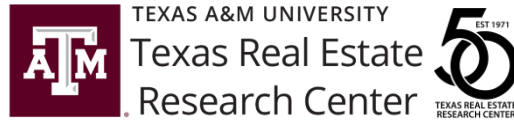
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