

TOTAL RECALL

October 2021

Helping Texans make the best real estate decisions since 1971

New Texans 2020



Sources: Infutor and Texas Real Estate Research Center at Texas A&M University. Does not include international movers.
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Featured research



“Where Did New Texans Come from During the Pandemic?” 10-25-21. In 2020, California continued its 15-year reign as the top move-to-Texas state, and Harris County was the most popular destination for newcomers.



“Impact Fees and the Costs of New Development” 10-19-21. Local politicians and existing voters sometimes balk at the need for new tax revenue required to pay for new development. Impact fees offer one potential solution.



“Little Law, Big Deal: The New Quitclaim Bill” 10-4-21. Quitclaims—the relinquishing of a claim on a property—often cause headaches for the parties involved in a transaction. Does a new law alleviate those headaches? Not entirely.

Ongoing research

Texas Housing Insight 10-26-21. Texas housing sales slowed in August, trending downward as supply remained constrained. [Click here](#) to subscribe.

Texas Weekly Leading Index 10-25-21. The Center's economic indicator tracks Texas' economy weekly. [Click here](#) to subscribe.

Texas Border Economy 10-14-21. Economic recovery along the Texas-Mexico border continued as payrolls expanded despite a spike in new COVID-19 cases in July. [Click here](#) to subscribe.

Outlook for the Texas Economy 10-6-21. Prospects for the Texas economy continued to improve even as new COVID-19 cases accelerated in July. [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. **“Where Did New Texans Come from During the Pandemic?”**
4. **“Little Law, Big Deal: The New Quitclaim Bill”**
5. **“Death & Disclosure: License Holders’ Legal and Ethical Responsibilities”**
6. **Texas Weekly Leading Index**
7. **Texas Quarterly Commercial Report**
8. **“Imperfect Storm”**
9. **Texas Border Economy**
10. **Texas Quarterly Apartment Report**

**TOP 10
DOWNLOADS**

Busiest day on Center website this month: **Tuesday, Oct. 7, 2021**, with **1,495** unique visitors.

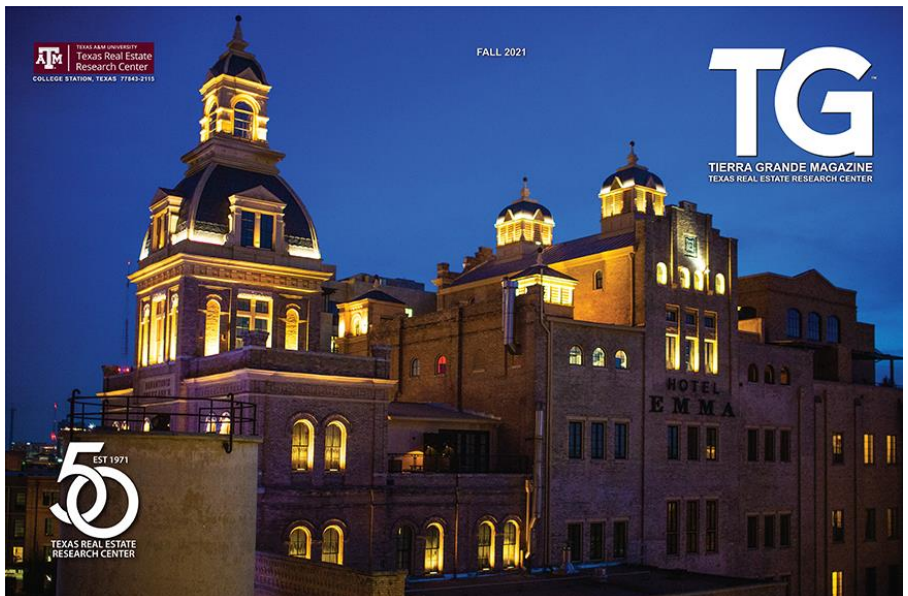


Conferences and courses

Legal Update Instructor Training. Nov. 30. Virtual class from 8 am to 4:30 pm CST. [Information, registration here.](#)



Broker Responsibility Instructor Training. Dec. 1, 2021. Class will be held virtually from 8:30 am to 3:00 pm CST. [Information, registration here.](#)



THE FALL ISSUE of TG, the TRERC’s flagship periodical, has been mailed. Cover photo of the Emma at Pearl in San Antonio is by Center photographer JP Beato III.



Annual Report Wins Again

TRERC’s annual report and calendar won a Silver Quill Award Oct. 7 at the International Association of Business Communicators (IABC) Southern Region’s annual conference in Denver, Colorado. This makes 46 local, state, regional, national, and international awards the Center’s annual reports have won over the years.





NewsTalk Texas

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“Texas’ manufactured housing industry highlights economy’s labor challenges” 10-6-21.

“2020: Where new Texans came from” 10/25/21.

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



“Texas home sales decrease, median price rises in third quarter of 2021” 10-29-21.

Texas Realtors. Luis Torres, Ph.D., research economist with the [Texas Real Estate Research Center](#) at Texas A&M University, commented, “The housing frenzy due to the pandemic has possibly peaked.”



“Texas Hill Country custom homebuilder Riverbend Homes has a new project manager” 10-29-21.

Fox 28-TV, Panama City, Fla. The area's 3.1 million population is expected to jump to 4.3 million in the next 10 years, according to the [Texas A&M Real Estate Research Center](#). Also on WRDE Coast TV Salisbury, Md.



Midland Reporter-Telegram

“A&M: Average home price in Midland soars to record levels” 10-28-21.

Midland Reporter-Telegram. The average price of a house inside Midland County has never been more expensive, according to the [Texas A&M Real Estate Center](#).



“No surprise: More new Texas residents hail from California” 10-26-21.

Dallas Morning News. One out of every ten Texas transplants is coming from California, according to a study by the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *Alice Echo-News Journal*, *San Antonio Business Journal*, Virtual

Business Exchange, *Wichita Falls Times Record News*, *News Break*, *MSN News*, *San Antonio Report*, *KDBC-TV El Paso*, *KVEO-TV Brownsville*, *Candy’s Dirt*, *Austin Business Journal*, *KTUL-TV Tulsa*, *San Angelo Standard-Times*, *KSTX-FM San Antonio*, *KXAN-TV Austin*, *KABB-TV San Antonio*, *Abilene Reporter-News*, *WOAI-TV and WOAI-AM San Antonio*, *KSAN-TV San Angelo*, *Beaumont Enterprise*, *Houston Chronicle*, *Randle Report*, *KLVI-AM Beaumont*, *KTSM Radio El Paso*, *News Talk 1230 Waco*, *KERA-TV and KERA-AM Dallas*, *KKTX Corpus Christi*, *KHEY El Paso*, *KUT 90.5 (Austin)*, *Plainview Daily Herald*, *Fox Sports*, *Fort Worth Star-Telegram*, *High Plains Public Radio*, and *KJTV-TV Lubbock*.



“Dallas No. 2 in the nation for single-family permit filings, behind Houston” 10-

26-21. *Dallas Business Journal*. Texas fared better than any other state on the NAHB’s list, with the Lone Star State taking three of the top five spots. The decline

was the first in over a year, according to data from the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *Dallas Morning News*.

“Report: Average home sold in Midland tops \$371,000 in August” 10-15-21. *Midland Reporter-Telegram*. The average home sold during the month of August inside Midland County fetched \$371,584, according to statistics from the [Texas A&M Real Estate Center](#).

“80,000-acre Turkey Track Ranch, ‘Oasis of the Panhandle,’ hits market at \$200M” 10-20-21. *Dallas Business Journal*. The statewide average price for rural land hit \$3,433 per acre in the second quarter of this year, according to data from the [Texas Real Estate Research Center](#) at Texas A&M University. Also on WFAA-TV Dallas.

San Antonio Express-News **“San Antonio’s newest single-family investor: Yamasa Corp., a Japanese conglomerate, hit town in April”** 10-22-21. *San Antonio News-Express*. In September, 2,712 homes were sold in Bexar County, according to the [Texas A&M University Real Estate Research Center](#).

SPECTRUM NEWS **“Renters struggle to find affordable housing in Austin as rent spikes to highest levels”** 10-19-21. Spectrum News (South Texas, El Paso). Statewide, the supply for housing outweighs the demand. [Texas Real Estate Center’s](#) 2021 market outlook report shows rent is growing faster than wages.

COMMUNITY IMPACT **“Rising apartment rent continues to be trend in Houston region”** 10-15-21. *Community Impact Newspaper Houston*. The median home sale price in Texas was \$306,890 in August, and the median price for August 2020 was \$265,000, according to the Texas A&M University [Texas Real Estate Center](#).

“Is this another sign the North Texas home sales market has peaked?” 10-11-21. *Dallas Morning News*. In September, 10,972 existing houses were sold through North Texas Multiple Listing Services — 3 percent fewer than a year earlier, according to the latest numbers from the [Texas Real Estate Research Center](#).

MANSSION GLOBAL **“A rush to build ranch homes, U.K. building plans hit by material shortages, and more”** 10-11-21. *Mansion Global*. Home prices in Dallas have risen about 17 percent so far in 2021, and growth is predicted to slow to a moderate 4 percent to 5 percent in 2022, according to an expert at the [Texas Real Estate Research Center](#) at Texas A&M University.

CandysDirt.com **“This charred Massachusetts home makes listing and is under contract”** 10-6-21. Candy’s Dirt. CBS11 recently interviewed Dr. Luis Torres, a research economist from [Texas A&M Real Estate Research Center](#), about how difficult it is to find single-family homes in North Texas for \$300,000 to \$400,000.

“Dallas-Fort Worth homebuilding permits fell in August for first time in over a year” 10-9-21. *Dallas Business Journal*. North Texas homebuilders filed 14 percent fewer single-family construction permits in August than they did in the same month a year ago. The decline was the first in



CONGRATULATIONS TO THE 20 WINNERS who won \$50 Amazon gift cards in our weekly trivia contest celebrating the Center’s 50th anniversary.



- 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. George W. of Terrell Hills
- Week 15. Steve T. of Rainbow
- Week 16. Jay M. of Plano
- Week 17. Sara B. of Helotes
- Week 18. Eileen K. of Houston
- Week 19. Jim B. of Austin
- Week 20. Aimee M. of Irving

Thanks to all who entered our contest.

over a year, according to data from the [Texas Real Estate Research Center](#) at Texas A&M University. Also on WFAA-TV Dallas, Texas News Today, Daily Advent (Nigeria), MSN.com.

“Is a cool down coming for DFW home market?” 10-5-21. *Dallas Morning News*. While home costs in the Dallas-Fort Worth area are up by about 17 percent in 2021, price increases will likely average just under 5 percent in the year ahead, predicts James Gaines, the longtime economist for the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *Denton Record-Chronicle* and *Dallas Business Journal*.



“Is Corpus Christi’s housing market cooling?” 10-1-21. *Corpus Christi Caller-Times*. In August, the average cost of a home in Corpus Christi was just over \$330,000, according to data from the [Real Estate Center](#) at Texas A&M

How tweet it is when you socialize with the Center



Twitter (20,404 followers)



Facebook (10,453 followers)



YouTube (1,260 subscribers)



(3,952 followers)



(1,968 followers)

Instagram



Our flagship periodical is [available online](#). Published quarterly in spring, summer, fall, and winter (204,028) recipients)

TOTAL RECALL

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