

# TOTAL RECALL

December 2021

Helping Texans make the best real estate decisions since 1971

## Featured research



**“Staying Put: Housing Tenure’s Market Influence”** 12-13-21. To paraphrase singer Kenny Rogers, sometimes homeowners have to know when to hold ‘em, know when to sell ‘em. Thing is, holding onto homes for too long can take a toll on the housing market.



**“High Anxiety: How Rising Inflation Impacts Housing Affordability”** 12-9-21. Everyone knows inflation reduces how far a dollar stretches. However, not everyone knows It can also create problems for many homebuyers by sending home prices through the roof.



**“Lay of the Land: Texas Land Market Observations”** 12-6-21. The dynamics that drove activity in each of Texas' seven land market regions in second quarter 2021 were as varied as the regions themselves.



**“Home . . . A Loan: Reverse Mortgages”** 12-2-21. Reverse mortgages are a financial tool that can benefit homeowners in certain situations. However, they carry many stipulations.

Where Does it Hurt?



Tell us your business pain points, and you will be eligible to receive our popular limited-edition *Texas Real Estate Research Center Annual Report + 2022 Calendar*. Only a few hundred are available, so **send us your reply without delay**. Take the two-question survey here: <https://txrec.io/3IHHTzy>

## Ongoing research



**Texas Employment Report** 12-22-21. How does Texas' employment rate compare with the national one? This tells you. Texas MSA and industries rankings included. [Subscribe here](#).



**Texas Weekly Leading Index** 12-21-21. TRERC's economic indicator tracks Texas' economy. [Click here](#) to subscribe.



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



**Texas Quarterly Apartment Report** 12-10-21. The Center's quarterly report helps discern apartment real estate trends in the four major metros. [Click here](#) to subscribe



**Texas Border Economy** 12-10-21. Economic recovery along the Texas-Mexico border continued as payrolls expanded despite a spike in new August COVID-19 cases. [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 TREERC website in December

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Texas Quarterly Commercial Report](#)
4. [“Death & Disclosure: License Holders’ Legal and Ethical Responsibilities”](#)
5. [Texas Quarterly Apartment Report](#)
6. [“Imperfect Storm”](#)
7. [“Where Did New Texans Come from During the Pandemic?”](#)
8. [Texas Weekly Leading Index](#)
9. [“Don’t Piddle Around with PID Notices”](#)
10. [“Lay of the Land: Texas Land Market Observations”](#)



**Busiest day** on Center website this month: **Tuesday, Dec. 7, 2021**, with **1,213** unique visitors.

## Conferences and courses

*The Federal Reserve Bank of Dallas and the Texas Real Estate Research Center invite you to*

### **“Emerging Trends in Real Estate Markets Post COVID”**

Date: Feb. 24-25, 2022

Time: 9 am - 12 pm

Venue: Zoom

The COVID-19 pandemic has profoundly impacted nearly all industries, including real estate, where it has accelerated demand for housing and warehouse space. While home sales, apartment demand, and absorption of industrial space remain highly elevated, and prices and rents are at all-time highs, activity in the office market remains in flux. Join industry analysts, economists, and experts at this virtual conference to learn about the latest trends affecting residential and commercial real estate.

Save the dates. Registration information coming soon.



### **Legal Update Instructor Training**

Our next course offering is in May 2022.

## 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.](#)



Some **19,818** [subscribe](#) to our **free, twice-weekly newsletter**. See what deals are going down in your real estate market.

## Red Zone podcasts

REAL ESTATE



[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 the Center's latest video listings.

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

- "Rural land expert: 'Insatiable appetite' for land, record prices, and activity that 'defies fundamentals'" 12-8-21.
- "Truck driver shortage exacerbating manufactured homes supply-chain bottleneck" 12-7-21.



**75 YEARS SERVICE** are represented in two longevity pins presented recently to Kammy Baumann (40 years) and Bob Beals (35 years). Kammy is responsible for Center desktop publishing and design. Bob is the Center's creative manager.

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**Newsmakers.** December media coverage of the [Texas Real Estate Research Center](#)

**"Dallas-Fort Worth's soaring housing market projected to keep flying high in 2022"** 12-31-21. *Dallas Business Journal*. The pandemic-fueled Texas house-buying "frenzy" is being replaced by more long-run, sustainable rates of growth, said Luis Torres, research economist for the [Texas Real Estate Research Center](#) at Texas A&M University.

**"Austin economy" A look ahead. Housing market likely to keep booming in 2022; several factors, including growth of tech industry, will keep prices high"** 12-31-21. *Austin American-Statesman*. "You thought 2020 was crazy in the real estate market . . . the rate of (home price) increase might slow down a little bit, but the key operative words are 'a little bit,'" said Jim Gaines, an economist with the [Texas A&M Real Estate Research Center](#).

**"Austin punches in as the No. 1 city in America for job seekers"** 12-28-21. CultureMapAustin. Realtor.com quotes Luis Bernardo Torres, research



### **"Housing market trends drive single-family home rental prices"**

12-22-21. Newsy.com. Research economist Luis Bernardo Torres Ruiz, a research economist for the [Texas Real Estate Research Center](#) in College Station, says high home prices are driving some people to rent, which raises demand and prices for those rental properties. *Click photo to watch video (4 min. 25 sec.)*

economist at the [Texas Real Estate Research Center](#) at Texas A&M University, as saying about 16 percent of the people who've moved to Texas have come from California.

**“Home prices going through the roof”** 12-28-21. *Dallas Morning News*. "It probably is going to slow down because the prices have gotten so high," said James Gaines, an economist with the [Texas Real Estate Research Center](#) at Texas A&M. "It's tough to envision home prices will go up another 18 percent to 20 percent over the course of 2022." Also in *Denton Record-Chronicle*.

**“Texas is the fastest-growing state in the country again, Census data show”** 12-27-21. *Houston Chronicle*. One out of every ten new Texas residents is coming from California, according to a recent study by the [Texas Real Estate Research Center](#) at Texas A&M University.



**“Supply-chain disruptions worsen for manufactured housing, higher prices ahead”** Fourth Quarter/2021. *Manufactured Housing Review*. "Material costs calmed for manufacturers during the third quarter allowing them to pause price increases for finished homes," said Wesley Miller, senior research associate with the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *Waco Tribune-Herald*, *Houston Business Journal*, *San Marcos Corridor News*, *Victoria Advocate*, and *Dallas Business Journal*.

**“Report: Midland sets new home price record”** 12-27-21. *Midland Reporter-Telegram*. The [Texas A&M Real Estate Center](#) reported that the median price in November reached \$325,000, which is a record for any month in Midland County and shows the strength of the Midland market, especially compared to other West Texas.

**“High demand, growth mark turbulent year in Bryan-College Station economy”** 12-26-21. *Bryan-College Station Eagle*. Jim Gaines, the chief economist at [Texas A&M's Real Estate Research Center](#), said growth and development have been steady over the past two years in Bryan-College Station.

**“Texas recovers all jobs lost due to COVID-19”** 12-23-21. *Houston Chronicle*. In November, the state's job market recovered faster than the national job market overall, with job growth in the Lone Star State increasing 0.6 percent compared to national growth of 0.1 percent, according to a press release from the [Texas Real Estate Research Center](#) for Texas A&M

University. Also in *Beaumont Enterprise*, *Laredo Morning Times*, *KXAN-TV*, *Plainview Herald*, *Montgomery County Courier*, *San Antonio Express-News*, *Midland Reporter-Telegram*, *Conroe Courier*, and others.

**“Canadian real estate company enters Austin apartment market; Prism Multifamily Group buys community near Lake Walter E. Long from Endeavor”** 12-23-21. *Austin Business Journal*. A third-quarter report by Texas A&M University's [Real Estate Center](#) found strong apartment markets in most of the state's metros through September.

**“Census estimates: Texas again leads U.S. population growth, California continues to slip”** 12-23-21. *Austin Business Journal*. The pandemic added fuel to the fire, and the last year has seen a flood of companies, and people, moving to Texas from California. A recent Texas A&M University [Real Estate Research Center](#) study found that California remains the No. 1 source of out-of-state relocations to Texas. Also in *Houston Business Journal*.

**“Home prices soared during the pandemic. Here's what that looks like in one East Texas City”** 12-21-21. *Texas Tribune*. "We're not California yet," said Luis Torres, a research economist for the [Texas Real Estate Research Center](#) at Texas A&M University. "But, slowly but surely, in a couple of years, we could get there." Also in *KHOU-TV Houston*, *Gilmer Mirror*, *Fort Worth Report*, *Texas Standard*, *Houston Chronicle*, *Fast Company*, *Austin Monitor*, *Cedar Rapids (IA) Gazette*, *Dallas Morning News*, *The New York Times*, *San Antonio Express-News*, *KSAT-TV San Antonio*, *Longview News-Journal*, *Paris News*, and *Austin American-Statesman*.

**“The Dallas-Fort Worth area has long attracted newcomers to Texas. In 2021 — even in the midst of a pandemic — that trend continues”** 12-21-21. KERA PBS radio/*Texas Standard*. Around 80 percent of people buying new homes in Dallas-Fort Worth are moving from elsewhere within the state, according to Luis Torres, a housing economist at the [Texas A&M Real Estate Research Center](#).



**“County facing housing shortage as developers try to keep pace”** 12-20-21. *Fort Bend Star*. In May, that inventory ratio in Fort Bend County dropped to 0.8 months, a low compared to 3.6 months in November 2019, before the pandemic began, according to data from the [Texas Real Estate Research Center](#) at Texas A&M University.

**“Can tiny homes help solve the housing crisis in North Texas?”** 12-17-21. *The Daily Campus* (SMU). Meanwhile, home prices are also soaring across Texas. In September, the statewide median home price reached a record of \$310,000, nearly 17 percent higher than a year ago, according to the [Texas Real Estate Research Center](#) at Texas A&M University.

**“Median home prices reach record highs in Tarrant and Parker Counties”** 12-16-21. *Fort Worth Star-Telegram*. A supply of 6.5 months represents a balance of supply and demand, according to the [Texas A&M Real Estate Research Center](#).

**“Sticker shock: Electricity prices jump 17 percent in Dallas-Fort Worth, with more hikes likely”** *Dallas Morning News*. 12-16-21. One of the big fears of rising inflation is that it will hurt the booming real estate market. Bond yields show that investors are confident about long-term trends, and a small increase in borrowing rates may actually have some positive effects, said Luis Torres, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University. Also in [Governing.com](#).

**“By the numbers: The biggest winners and losers in real estate in 2021”** 12-15-21. [Realtor.com](#). “Practically any city in the world would find its infrastructure overwhelmed if it experienced this similar, fast pace of growth,” says Luis Bernardo Torres, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University.

**“In-depth: Lower-income residents feeling the housing crisis in Texas”** 12-15-21. KXXV-TV Central Texas. “I don’t think it’s very likely that rent will decrease. I think it’s likely that the rate of growth will diminish slightly,” said Clare Losey from [Texas A&M Real Estate Research Center](#) data. Also in *Wealth Creation Investing* and KTXS-TV Abilene.

**“Report: In some parts of D-FW, rent has soared more than 30 percent in one year”** 12-15-21. WFAA-TV Dallas. Also, the [Texas A&M Real Estate Research Center](#) says home inventory is still crazy low, especially for anything under \$299,000.

**“Texas million-dollar home sales increase nearly 90 percent from 2020 to 2021”** 12-14-21. *The Henderson News*. Data analysis provided by the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *Port Lavaca Wave*, *User Walls*, *Candy’s Dirt*, *San Marcos Corridor News*, *Hispanic Target Magazine*, and *Cleburne Times-Review*.

**“D-FW exceeds national rates”** 12-11-21. *Dallas Morning News*. The D-FW area was mostly affected by energy, vehicle, and transportation prices, said Luis Torres, a research economist from the [Texas Real Estate Research Center](#) at Texas A&M.

**“Texas Border Economy”** 12-10-21. *Texas Border Business*. A reprint of the Center’s entire monthly report.

**“Inflation in Dallas is even higher than the U.S.”** 12-10-21. *Dallas Morning News*. The D-FW area was mostly affected by energy prices, vehicle prices and transportation prices, said Luis Torres, a research economist from the [Texas Real Estate Research Center](#) at Texas A&M.

**“North Texas home sales bounce back in November”** 12-9-21. *Dallas Morning News*. North Texas sales totaled 9,743 houses, according to the latest data from the [Texas Real Estate Research Center](#) at Texas A&M and North Texas Real Estate Information Systems. The November increase ended the trend toward moderating sales, which began in the summer.



**“Texas rural land rush gobbling up thousands of acres”** 12-8-21. *Dallas Morning News*.

Nowhere is the appetite for country spreads greater than in the Texas Hill Country, according to a just-released report from the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *San Antonio Express-News*, *Alice Echo News Journal*, *Yahoo News*, *Austin American-Statesman*, *Abilene Reporter-News*, *User Walls*, *Austin Business Journal*, *Wichita Falls Times Record News*, *AmpGoo*, *MSN*, *Dallas Business Journal*, *Houston Chronicle*, *East Texas Radio*, *KTRH News Radio*, *Plainview Herald*, *Midland Reporter-Telegram*, *El Financiero*, *Fort Worth Star-Telegram*, *San Francisco Chronicle*, *92.1 HANK FM Fort Worth*, *Stephenville Empire-Tribune*, *Bryan-College Station Eagle*, *Dallas Express*, and *Laredo Morning Times*.

“Fort Worth is one of America’s top cities with young homeowners, study says” 12-2-21. WFAA-TV DFW. As of October 2021, the median price of a home in Fort Worth was \$310,000, according to research from Texas A&M University's [Texas Real Estate Research Center](#). The media price in Dallas was higher — \$370,000. Also in *Dallas Business Journal*.

“North Texas real estate frenzy appears to be about over, experts say” 12-2-21. CBS News DFW. Dr. Luis Torres, a research economist from the [Texas Real Estate Research Center](#) at Texas A&M said that trend is over. “That broad range of indicators are telling you that you’ve reached a peak of the frenzy, and now you are going back down to normal days,” said Dr. Torres. Also in *Preston Hollow People*, *News Break*, and *KTVT-TV DFW*.

“New home permit requests decline 14 percent in October; third monthly decline in a row” 12-2-21. KRLD News Radio DFW. Following declines in August and September, the October numbers were down 14 percent, according to the [Texas A&M Real Estate Research Center](#).

## How tweet it is when you socialize with the Texas Real Estate Research Center



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David S. Jones | Senior Editor | [d-jones@tamu.edu](mailto:d-jones@tamu.edu)



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