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FEATURED RESEARCH

“From a Distance: How Proximity to and Direction from Downtown Affect Urban Land Prices” 3-30-22.



Land prices depend on a myriad of factors. In urban areas, those include distance from a city’s downtown district. A recent study of Austin serves as an example.



“Sticker Shock: Materials Escalation Clauses in Builder Contracts” 3-23-22.

Materials escalation clauses are no “clause” for alarm. Just lumber through the fine print before nailing down the builder contract.



“Legislation Limbo: Tax Bill’s Uncertain Future” 3-10-22.

President Biden's Build Back Better Act has proven controversial, and whether it (or a smaller version of the tax bill) will pass remains uncertain.



“Take Me to Texas: Post-Pandemic Population Boom” 3-3-22.

The number of people moving to Texas from out of state has risen since the beginning of the pandemic. Most have come from California, and many are settling in North Texas.

ONGOING RESEARCH



Texas Employment Report 3-28-22. 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 Border Economy 3-25-22. Indicators along the Texas-Mexico border pointed toward economic progress during 2021, boosted by solid employment growth and increased construction values. [Click here](#) to subscribe.



Outlook for the Texas Economy 3-7-22. The Texas economy continued moving forward at a strong pace. The outlook for the economy's reopening and recovery improve as the numbers of COVID-19 cases and hospitalizations continued to fall. [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.

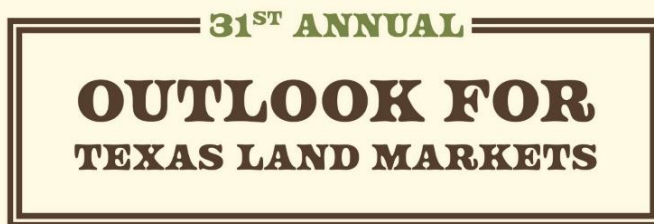
MOST DOWNLOADED WEBSITE TITLES

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. ["Take Me to Texas: Post-Pandemic Population Boom"](#)
4. ["Death & Disclosure: License Holders' Legal and Ethical Responsibilities"](#)
5. ["Imperfect Storm"](#)
6. [Texas Border Economy](#)
7. [Texas Quarterly Commercial Report](#)
8. ["How Higher Interest Rates Affect Homebuying"](#)
9. [Texas Employment Report](#)
10. ["Flight to Quality: Retaining Talent in the Great Resignation"](#)



Busiest day on Center website this month: Tuesday, March 22, 2022, with 1,612 unique visitors.

CONFERENCES AND COURSES



April 28, 2022–April 29, 2022
8:00 AM–3:45 PM

Hyatt Regency San Antonio Riverwalk
123 Losoya Street
San Antonio, TX 78205

Register By
April 24, 2022

The 31st Annual Outlook for Texas Land Markets provides information on a variety of legal, economic, social and natural resources issues influencing current land market dynamics.

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[Click](#) to see what 'Red' Stegall has to say about this event.



Legal Update Instructor Training (online only)
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DAILY NEWS FEED



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PODCASTS



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VIDEOS

[Click here](#) to view the Center's latest videos.



View video presentations from the “Emerging Trends in Real Estate Markets Post-COVID” on-line conference [here](#). The Feb. 24-25, 2022, event was co-sponsored by the Texas Real Estate Research Center and the Federal Reserve Bank of Dallas.

NEWS RELEASES

View latest press releases [here](#). Join the more than **800** on our [news release list](#).

- “Today’s federal funds rate increase could affect low-income, first-time buyers most” 3-16-22.
- “Out-of-state movers not to blame for surging Texas home prices” 3-15-22.
- “Search for housing affordability fuels manufactured-housing industry” 3-8-22.
- “Has Texas’ land rush run its course? Record year ends with quarterly sales decline” 3-1-22.

NEWSMAKERS

March media coverage of the Texas Real Estate Research Center

“This residential sector is poised to be rid of an ugly stereotype and solve a big problem” 3-28-22. BisNow. “If you look at them, and tour them, it’s evident that the quality is really stepped up in recent years,” [Texas Real Estate Research Center](#) Research Economist **Harold Hunt** said.

“Taxpayers’ property appraisals rising 20 to 50 percent as supply chain disruptions meet population growth” 3-28-22. *The Texan*. According to the [Texas Real Estate Research Center](#) at Texas A&M University, the average listed home price **increased** 21 percent from January to December of last year. *Also in the Marble Falls Highlander.*

“Northwest Austin residents to see unprecedented spikes in homes values this April” 3-28-22. *Community Impact Newspaper*. According to the [Texas A&M Real Estate Research Center](#), six months of inventory is considered a balanced housing market, in which supply and demand are stable.

“The obligations of a landlord” 3-26-22. *Jacksonville Progress*. The [Texas A&M Real Estate Research Center](#) publishes a book called the “Landlord’s and Tenant’s Guide,” which talks all about property leasing.

“Is Texas Hill Country in danger of being ‘loved to death’?” 3-25-22. *Christian Science Monitor*. The Hill Country region saw an unprecedented volume of land sales, and increases in land prices, beginning in the second half of 2020, **reported** the [Texas Real Estate Center at Texas A&M University](#). And as land values have surged, so have home prices and rent. *Also in True Median, Yahoo News.*

“How to sell your house ASAP with an iBuyer” 3-25-22. *Yakima Herald-Republic*. **Joshua Roberson** is a lead data analyst at the Texas Real Estate Research Center at Texas A&M University. In an article he recently wrote for *Barron’s*, Roberson said, “iBuying is here to stay, but it’s not for everyone, nor is it likely intended to be.”

“\$250K homes in Austin? The case for why, how to bring them back” 3-25-22. *Austin Business Journal*. According to **data** from the [Texas Real Estate Research Center](#) at Texas A&M University, the average price-per-acre in the Austin-Waco-Hill Country region was \$5,733 in the fourth quarter of 2021.

“Realtors struggle as buyers outnumber available homes” 3-24-22. *Fort Worth Report*. According to data from the [Texas A&M Real Estate Research Center](#), Fort Worth had only 0.6 months or 18 days of inventory available in February, down from 0.9 months a year earlier. *Also in Fort Worth Business Press, Patch*

“UCAD plans 20 percent appraisal hike amid soaring sale values” 3-24-22. *Uvalde Leader-News*. In February, the median price of houses in Uvalde County increased by 61.9 percent to \$285,000 when compared to February 2021 prices, according to data produced by the [Real Estate Center at Texas A&M](#). The median home price in the City of Uvalde decreased 16.1 percent to \$172,000.

“Bexar County adopts \$5K homestead exemption” 3-22-22. *Community Impact Newspaper*. According to a report provided by the [Texas A&M Real Estate Research Center](#), appraised values in the San Antonio-New Braunfels metropolitan statistical area are up 18.37 percent year over year. *Also in MySA.com, San Antonio Express-News.*



“How to calculate the real cost of buying a home” 3-27-22. *Dallas Morning News*. Meanwhile, let me show you how it would work with some calculations for a typical home cost in Texas. According to a **recent report** from the [Texas Real Estate Research Center](#) at Texas A&M University, median home prices in our major urban areas ranged upward from \$300,000. *Also in MSN, Killeen Daily Herald, FlipBoard, Reddit.com, Florence Morning News, Lexington Clipper-Herald, Shenandoah Valley News, Daily Journal (MO), The FreeLance-Star, Bismark Tribune, Denison Bulletin & Review, Clarinda Herald-Journal, SWVA Today, Rapid City Journal, Lebanon Express, La Crosse Tribune, WiscNews, St. Louis Post-Dispatch, The Press of Atlantic City, Bryan College-Station Eagle, Arizona Daily Sun, Tulsa World, Omaha World-Herald, Waco Tribune-Herald, Corvallis Gazette-Times, and numerous others.*



BARRON'S

“Homebuyers are facing a triple threat,” 3-18-22. *Barron's*. By **Clare Losey**. Sorry, potential homebuyers, but your luck just took a turn for the worse. If you thought buying a home in a market with sustained strong demand for homeownership and low inventory (oh, and record high home price appreciation) would be difficult, throw rising mortgage interest rates into the mix. **Also in** the *New York Press News*, *Madison Leader Gazette*, *Bitcoin Ethereum News*, *News Nation USA*, *Times News Express*, *Daily Post LA*, *USA Market News*, *Market Insider*, and others.

“Supply tight for N. Texas buyers” 3-21-22. *Dallas Morning News*. Only 4,543 houses were on the market last month, down 32 percent from February 2021, according to the latest data from the [Texas Real Estate Research Center](#) at Texas A&M University.

“Texas Association of Appraisal Districts issues guidance” 3-21-22. Texas Association of Appraisal Districts. [Texas A&M Real Estate Research Center](#) (has) information about the Texas housing market, as well as major metropolitan areas. **Also in** *Henderson News*; *Our Texas Newspaper* (Russian language newspapers in Houston, Dallas, San-Antonio, and Austin); *Brownwood News*, KXOW radio (Brownwood).

“Housing market supply in DFW drops significantly in 2022” 3-20-22. *Dallas Express*. **Luis Torres**, a housing economist for the [Texas A&M Real Estate Research Center](#), believes the rise of Dallas residents is a crucial part of the problem because homebuilding cannot compete with the growing population.

“Texas real estate market could see cool down in 2022” 3-17-22. *CNHI News*. “The biggest trend [in 2021] was the increasing hike in home prices,” said **Luis Torres**, research economist at the [Texas A&M Real Estate Research Center](#). **Also in** *Huntsville Item*, *Greenville Herald-Banner*, *Corsicana Daily Sun*, *Tip Sale Tips*, *Athens Daily Review*, *Jacksonville Progress*.

“Dallas-Fort Worth homebuilding permits down again” 3-17-22. *Dallas Morning News*. Homebuilders filed 4,044 building permits in January, down 9 percent from January 2021, according to new numbers from the [Texas Real Estate Research Center](#) at Texas A&M University. **Also in** *Head Topics*, *Rockwall County Herald-Banner*.

“Urban sprawl makes farmers dig deep to stay in Fort Worth” 3-16-22. *Fort Worth Report*. **Charles Gilliland**, a research economist at the [Texas Real Estate Research Center](#), said there’s been an explosion in the amount of land transactions, and the price for land across Texas has increased by about 30 percent.

“Home prices rose nearly 27 percent in four North Texas counties” 3-16-22. *Dallas Morning News*. The sale price for local single-family homes sold by real estate agents across North Texas reached a **record median of \$365,000** in February, up 21 percent from a year earlier, according to the latest data from the [Texas Real Estate Research Center](#) at Texas A&M University. **Also in** *MSN*.

“Today’s federal funds rate increase could affect low-income, first-time buyers most” 3-16-22. *Texas Border Business*. “This is the first of what economists say could be as many as seven increases in 2022,” said Dr. **Clare Losey**, assistant research economist with the [Texas Real Estate Research Center](#) (TRERC) at Texas A&M University. “Such increases diminish purchase affordability, making it even harder for lower-income and first-time buyers to purchase a home.” **Also on** *KXAN-TV Austin*, *Bankrate.com*, *San Marcos Corridor News*, *Dallas Business Journal*.

“Here’s why Corpus Christi is ranked one of the least affordable cities” 3-15-22. *Corpus Christi Caller-Times*. The [Real Estate Center](#) at Texas A&M University rated Corpus Christi’s historical and current housing affordability as above the statewide average. That affordability index is developed by comparing local home prices with the income of a typical local household.

“Rent prices for Dallas-area homes continue to soar” 3-15-22. *Dallas Morning News*. In the for-sale market, the median sale price reached a record \$365,000 in February, up 21 percent from a year earlier, according to the latest data from the [Texas Real Estate Research Center](#) at Texas A&M University.

“Fort Worth housing inventory dropped to a record low in February” 3-15-22. *Dallas Business Journal*. According to the [Texas Real Estate Research Center](#) at Texas A&M University, a market where supply and demand for homes are balanced should sit at 6.5 months of inventory.

“People moving to Texas not the main source of surging home prices, researchers say” 3-15-22. KXAS-TV, Fort Worth. Newcomers moving to Texas may not be impacting home prices as much as you might think, according to information released from the [Texas Real Estate Research Center](#) at Texas A&M looking at the profile of home buyers. **Also in** *Dallas Morning News, Connect Commercial Real Estate, Preston Hollow People, Plainview Herald, Laredo Morning Times, Beaumont Enterprise, San Antonio Express-News, Waco Tribune-Herald, The Business Journals, Urbanize Austin, Houston Business Journal, Austin Business Journal, KERA Radio, Midland Reporter-Telegram, BisNow, HPPR News, NPR Radio/Austin, San Marcos Corridor News, LA Times, Houstonian News, Randle Report, Tip Sale Tips, KERA Dallas, and Longview News-Journal.*

“DFW’s commuter towns become fertile grounds for commercial development” 3-14-22. *Dallas Business Journal*. **Dallas-Fort Worth area land prices rose 28 percent** in a year, reaching an average of \$6,294 per acre as of the third quarter of 2021, according to Research Economist Dr. **Charles Gilliland** with the [Texas Real Estate Research Center](#) at Texas A&M University.

“Leander, Cedar Park, WilCo residents to see ‘unprecedented’ home valuation spikes” 3-14-22. *Community Impact Newspaper* (Austin, Cedar Park, Leander). According to the [Texas A&M Real Estate Research Center](#), six months of inventory is considered a balanced housing market.

“Get ready to learn at the TSCRA 2022 School for Successful Ranching” 3-14-22. *Oklahoma Farm Report*. Rural Land Trends: Dr. **Charles Gilliland** with the [Texas A&M Real Estate Research Center](#) will discuss the current economic environment and its influence on land markets. **Also in** *High Plains Journal, Texas and Southwestern Cattle Raisers Association.*

“Dallas builders host state of the industry summit to address political and economic climate” 3-9-22. Candy’s Dirt. The politicians will be joined by **Jim Gaines** of Texas A&M University’s [Texas Real Estate Research Center](#).

“Search for housing affordability fuels manufactured-housing industry” 3-8-22. *Manufactured Home Pro News*. “In light of the strong run-up in site-built single-family housing, the demand for more affordable manufactured homes remains strong,” according to Dr. **Harold Hunt**, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University. **Also in** *Houston Agent Magazine and Houstonian News.*

“Rogers Healy launches a new division to focus on land sales” 3-8-22. *Dallas Morning News*. The push comes as the state saw a jump in rural land purchases last year. Statewide rural land sales were up almost 18 percent, according to a report from the [Texas Real Estate Research Center](#) at Texas A&M University.

“San Antonio company to develop single-family rental community near Gruene historic district” 3-8-22. *San Antonio Express-News*. Rural land sales skyrocketed in 2021 new research showed. The number of sales statewide jumped to 9,055 last year, up 17.8 percent, according to the [Texas Real Estate Research Center](#) at Texas A&M University.



“Texas home sales and median price reach an all-time high in 2021” (Texas Realtors) 3-4-22. **Luis Torres**, research economist with the [Texas Real Estate Research Center](#) at Texas A&M University, commented, “Rising mortgage rates will weaken housing demand and subdue some of the housing price pressures in 2022. The housing market will remain strong with the major headwind being the low inventory of homes for sale especially in the lower price ranges.” **Also in** *Gilmer Mirror, Dallas Morning News, Austin American-Statesman, KXAN Austin, Quick Telecast, KMLK-FM (AR), The Ritz Herald, Austonia, Texas Latino News, KNEP (NE), KWTX Waco, WBAY (WI), WOIO (OH), KBKO-TV (KY), KJCT-TV (CO), KSNB-TV (NE), KSCT (AK), KFVS-TV (MO), KEVN-TV (SD), WMTV-TV (WI), WVIR-TV (VA), KEYC (MN), WTOK-TV (MS), KKCO-TV (CO), WSFA-TV (AL), KNOE (LA), KSIX (HI), WMBV (SC), WAFB (LA), WAFF-TV (AL), KFDA-TV Amarillo, KOLD (AZ), The Podcast Park, Longview News-Journal, KOSA-TV Odessa, WBTB (NC), WIBW-TV (KS), KXJB-TV (ND), WDAM (MS), WITN-TV (NC), Southwest Daily News, Le Lezard, Plainview Herald, Laredo Times, Beaumont Enterprise, San Antonio Express-News, Comanche Chief, San Marcos Corridor News, Weatherford Democrat, Gainesville Daily Register, Washington Times Herald, Jacksonville Progress, Athens Daily Review, Palestine Herald, Pampa News, and Latino News in Texas, Colorado, Idaho, Delaware, Wyoming, Oklahoma, Florida, Vermont, New Mexico, Georgia, New Jersey, Nebraska, Arkansas, Maryland, North Carolina, Washington, Montana, Michigan, Pennsylvania, Virginia, Utah, Kentucky, Massachusetts, Alabama, Ohio, and California.*

BISNOW

“Fervent rush for rural Texas land has finally slowed, but experts don’t see a cause for concern” 3-2-22. BisNow.

“Fourth quarter 2020 was crazy. So anything near normal looks pretty calm by comparison,” **Charles Gilliland**, a [Texas Real Estate Research Center](#) research economist, said in a release. “The fourth quarter 2021 drop may just be the result of a lack of inventory to sell.” **Also in** *Fort Worth Star-Telegram*, *Austin American-Statesman*, *Morning Ag Clips*, *East Texas Press*, *The Black Chronicle*, *Dallas Morning News*, *The Randle Report*, *The Eagle* (College Station-Bryan), *Wichita Falls Times Record News*, *KNIN Wichita Falls*, *Connect Commercial Real Estate*, *Houstonian News*, *Houston Chronicle*, *KRLD Dallas*, *Your Texas Agricultural Minute*, *Preston Hollow People*, *Crowd Newswire*, *San Marcos Corridor News*, and *San Saba News*, and *Texas Farm Bureau*.

“Economic dangers from Russia’s invasion ripple across globe; Seven experts are mostly optimistic about outlook but know that could change” 3-2-22. *Houston Chronicle*. “In terms of the immediate impact on the Texas economy, the biggest thing that’s happening right now is the uncertainty,” said **James Gaines**, an economist with the [Texas Real Estate Research Center](#) at Texas A&M University.

Investors are snapping up homes in Denton County” 3-1-22. *Wealth Creation Investing*. That has meant houses on the market have continued to decrease, ramping up competition for the few left up for grabs. Home inventory in Denton County last month was at its lowest point since the [Texas A&M Real Estate Research Center](#) began tracking the data in 2011, with only half a month’s inventory available. **Also in** *Denton Record-Chronicle*.

“Chamber to host ‘Economic Summit’ March 3” 3-1-22. *Hill Country Community Journal*. The Economic Summit will feature world-class speakers from government, academia, and the business community, including **Luis Torres**, an economist from the [Texas A&M Real Estate Center](#).

How tweet it is when you socialize with the [Texas Real Estate Research Center](#)



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