

# TOTAL RECALL

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## FEATURED RESEARCH



**“Whose Plan is It Anyway? Floor Plans and Copyright Laws”** 11-28-22. In 2021, the U.S. Court of Appeals for the Eighth Circuit ruled that real estate professionals can't use floor plans for marketing purposes without proper authorization. Texas falls under the Fifth Circuit, so the ruling does not currently apply. That could change.



**“Digging Deeper into Like-Kind Exchanges”** 11-14-22. Like-kind exchanges are popular, as many people are interested in deferring the tax on sale of property. Several variations on conventional like-kind exchanges can achieve desired tax results.



**“Tidal Highs & Laws: Coastal Property Rights”** 11-7-22. Shoreline property boundaries are determined by the law of the granting sovereign at the time of the original grant. For common law grants, the boundary is the mean high tide; for civil law grants, the line is the mean higher high tide.

## ONGOING RESEARCH



**Texas Border Economy** 11-28-22. Economic indicators along the border showed mixed responses for September. Payrolls in border Metropolitan Statistical Areas expanded after slowing in previous months. [Click here to subscribe.](#)



**Outlook for the Texas Economy** 11-28-22. Economic indicators along the border showed mixed responses for September. The payrolls in two of four border Metropolitan Statistical Areas increased, resulting in a decrease in unemployment rates. [Click here to subscribe.](#)



**Texas Housing Insight** 11-7-22. The housing market continues to cool as increasing mortgage interest rates quickly diminish housing affordability. In September, home sales fell more than 15 percent over the year. [Click here to subscribe.](#)



**Houston-The Woodlands-Sugar Land Housing Affordability Outlook** 11-4-22. A one-stop resource for information on housing affordability for potential homebuyers in Houston-The Woodlands-Sugar Land MSA. [Click here to subscribe.](#)



**Dallas-Fort Worth-Arlington Housing Affordability Outlook** 11-4-22. A one-stop resource for information on housing affordability for potential homebuyers in Dallas-Fort Worth-Arlington MSA. [Click here to subscribe.](#)



**Austin-Round Rock-Georgetown Housing Affordability Outlook** 11-4-22. A one-stop resource for information on housing affordability for potential homebuyers in Austin-Round Rock-Georgetown MSA. [Click here to subscribe.](#)



**San Antonio-New Braunfels Housing Affordability Outlook** 11-4-22. A one-stop resource for information on housing affordability for potential homebuyers in San Antonio-New Braunfels MSA. [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. [“Death & Disclosure: License Holders’ Legal and Ethical Responsibilities”](#)
4. [“Option Period Basics”](#)
5. [“Rise of PropTech: Transforming Commercial Real Estate”](#)
6. [Texas Housing Affordability Outlook](#)
7. [Dallas-Fort Worth-Arlington Housing Affordability Outlook](#)
8. [Texas Land Market Latest Developments](#)
9. [“Digging Deeper into Like-Kind Exchanges”](#)
10. [Texas Border Economy](#)

**Busiest day on Center website this month:** Tuesday, Nov. 8, 2022, with 1,788 unique visitors.

## CONFERENCES AND COURSES

## Broker Responsibility Instructor Training



- Austin Dec. 6
- Houston Dec. 13

[Click here](#) for Information + Registration

**SAVE the DATE****Outlook for Texas Land Markets**

April 13-14, 2023

Hyatt Regency Riverwalk, San Antonio



**A PROPTech TEXAS** conference was held Nov. 11 at Texas A&M University. TRERC Research Economist Dr. **Harold Hunt**, above, was among speakers addressing the intersection of commercial real estate and technology. The event was a partnership between the [Texas Real Estate Research Center](#) and Mays Business School Master of Real Estate Program.

## DAILY NEWS FEED



**NewsTalk Texas** is published each work day featuring the state’s top real estate news. [Read the latest from your neck of the Lone Star State.](#)

## E-NEWSLETTER



19,146 [subscribe](#) to our **free, twice-weekly e-newsletter**. See what deals are going down in your real estate market. Sent to your inbox on Tuesdays and Fridays.

## 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 the Center videos. Here are some of the latest additions:



- [“How Do Water Boundary Changes Affect Texas Property Rights?”](#) (2 min: 44 sec.)
- [“Home Stretch: Buyers Feel Pinch of Rising Interest Rates”](#) (1 min: 4 sec.)

## NEWS RELEASES

View news releases [here](#). Join the more than 960 on our [news release list](#).



**NEW TO TRERC.** Dr. **Daniel Oney** and **Mallika Natarajan** have joined the staff of the Texas Real Estate Research Center (TRERC) as a research economist and senior data analyst, respectively. Oney specializes in building forecasting and decision models to help public and private leaders make better economic and fiscal choices. Natarajan provides in-depth analyses using a myriad of data sources.



The Center's Annual Report + Calendar giveaway is back. For a chance to get your hands on the 2023 edition of the always popular calendar (while supplies last), take a three-question survey by Friday, Dec. 2. [Enter here](#).

## NEWSMAKERS

Recent media coverage of the [Texas Real Estate Research Center](#)

**“Another look at Texas’ economic future”** 11-30-22. *Texas Standard*. When it comes to assessing the state of the economy, there are obvious indicators – like the gross domestic product and rates of inflation. But there’s also a multitude of other, less obvious indicators. Joining us with a deeper dive is **Joshua Roberson**, lead data analyst at the [Texas Real Estate Research Center](#) at Texas A&M.



**“Dallas Habitat for Humanity helps staff purchase homes”** 11-30-22. Associated Press. The Habitat program targets a persistent problem for people with low and moderate incomes — the difficulty of saving for a down payment, says **Clare Losey**, an assistant research economist at Texas A&M’s [Texas Real Estate Research Center](#). Also in Middleton (OH) *Journal-News*, *WiscNews*, *Chronicle of Philanthropy*, *Waco Tribune-Herald*, *Roanoke Times* (VA), *Spectrum News Triad* (NC).



**“Out of reach: Why San Antonio can’t get a grip on its affordable housing crisis”** 11-30-22. *San Antonio Current*. From January 2020 to October of this year, the median cost of a home in the San Antonio-New Braunfels metro area leapt 43 percent, rising from \$224,499 to \$321,000, according to the [Texas Real Estate Research Center](#) at Texas A&M University.



**“Travis County considers increasing development fees”** 11-30-22. *Austin Business Journal*. The increased rates would mean higher development costs in the Austin area, which already has higher real estate fees than any other major Texas metro, according to a [Texas Real Estate Research Center](#) study requested by the Austin Board of Realtors and the Home Builders Association.



**“New report on Victoria real estate doesn’t get the full picture, expert says”** 11-29-22. *Victoria Advocate*. The report used data from the [Texas A&M Real Estate Research Center](#), where **Adam Perdue** serves as a research economist. Perdue said the study from Texas Real Estate Source does not give readers some necessary context about what has happened to Victoria's housing market over the last decade.



**“Texas condominium and townhome sales stabilize; median price rises from 2021 to 2022”** 11-29-22. Texas Realtors. Data analysis is provided by the [Texas Real Estate Research Center](#) at Texas A&M University. Also in KTVI-TV St. Louis, WAFF-TV (Huntsville, AL), Le Lezard (Canada), Yahoo! Finance.



**“Housing market slump presenting opportunities for San Antonio investors”** 11-28-22. *San Antonio Business Journal*. Experts look for at least six months of inventory for a balanced residential real estate market, according to the [Texas Real Estate Research Center](#).



**“Home sales inside Midland County drop 32 percent in October”** 11-25-22. *Midland Reporter-Telegram*. The number of home sales dropped 32 percent in Midland County in October, according to the [Texas A&M Real Estate Center](#). Also in MySA.com.



**“DFW rural land sales slow, prices remain robust”** 11-25-22. *Dallas Express*. After an impressive run-up in demand during the pandemic, rural real estate sales around Dallas-Fort Worth are slowing. However, elevated prices persist, according to the [Texas Real Estate Research Center](#) at Texas A&M University. Also in NewsBreak, *Dallas Business Journal*.

**“What’s happening to housing?”** 11-23-22. *Austin Business Journal*. **Clare Losey**, assistant research economist at the [Texas Real Estate Research Center](#) at Texas A&M University, believes prices will continue to fall in coming months because of multiple factors — although she said a "precipitous decline" is unlikely.



**“What recession? Dallas-Fort Worth adds 19,500 jobs in October, 255,000 in the last year”** 11-23-22. *Dallas Morning News*. “Something’s just booming up there in D-FW,” said **Adam Perdue**, an economist with the [Texas Real Estate Research Center](#) at Texas A&M University. “Everything is still doing fantastic.”



**“Georgetown’s median home price up from October 2021; houses spending more time on the market”** 11-23-22. *Community Impact* Austin-Georgetown. Despite the stabilizing market, **Jim Gaines**, an economist at the [Texas Real Estate Research Center](#), said the area is in position to withstand any economic downturn due to “the continued creation of jobs and influx of people moving to Austin coupled with companies relocating to the region.”



**“Austin housing market stabilizes with metro median home price below \$475,000”** 11-23-22. *CultureMap Austin*. **Jim Gaines**, economist at the [Texas Real Estate Research Center](#), says the local market stabilization was to be expected, and mirrors a nationwide trend.

**“Central Austin home sales decrease as prices trend upward”** 11-22-22. *Community Impact*. “The 2021 housing market numbers we saw were an anomaly compared to previous years, so anything different from those numbers can appear significant,” said **Jim Gaines**, an economist at the [Texas Real Estate Research Center](#). “Homes that are coming on the market are not staying active for long, but they are also not flying off the shelves or going into a bidding war like they used to. That previous, hectic pace of home sales has stopped.” Also in *The Source*.



**“Real estate panel recap: Real estate professionals discuss Houston’s regional growth”** 11-21-22. *Houston Business Journal*. For its Nov. 3 “Regional Real Estate Growth virtual” panel, *The Houston Business Journal* invited some of those on the forefront of this growth for a discussion on the trends and how to stay on top of them. Panelists: **Adam Perdue**, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University . . .



**“Youth population shifting to Austin suburbs”** 11-21-22. *Axios*. A decade earlier it was half that, per data from the [Texas A&M Real Estate Research Center](#).

**“Texas adds 49,500 jobs in October”** 11-21-22. *Dallas Morning News*. “For a while, we’ve been expecting a return to our historical growth trend, but we’re still seeing a fast growth rate,” said **Adam Perdue**, an economist with the [Texas Real Estate Research Center](#) at Texas A&M. “That’s the continuing surprise for pretty much all the economists in the State of Texas right now.”

**“Cost of a typical house skyrockets in Dallas”** 11-18-22. *Dallas Morning News*. D-FW home sales saw the first 20 percent-plus decline since the start of the COVID-19 pandemic in October, according to the [Texas Real Estate Research Center](#) at Texas A&M University and North Texas Real Estate Information Systems.



**“Dallas is a city for opportunists”** 11-17-22. *D Magazine*. While the housing market across the U.S., in general, is slowing down, in Texas, our housing permits increased by another 9.3 percent month over month, sales increased to 1,400 closings, and active listings went up to 5,400 according to the [Texas A&M Real Estate Research Center](#).



**“Texas manufactured housing demand hindered by inflation, rising mortgage rates”** 11-17-22. *World Property Journal*. “Mortgage rates have elevated significantly as a result of the Federal Reserve’s rate increases,” said Dr. **Harold Hunt**, research economist for the [Texas Real Estate Research Center](#).

**“In off-market deal, Long Lake buys 494 acres next to Bridgeland for new community”** 11-16-22. *Houston Business Journal*. Rural land prices have risen fast in the past few years in Texas. The median price in the Gulf Coast-Brazos Bottom region, which includes the Houston area, went up 21.6 percent year over year to \$9,157 per acre in the second quarter, according to the [Texas Real Estate Research Center](#) at Texas A&M University.

**“Housing market in Round Rock, Pflugerville, Hutto moving toward stabilization, report shows”** 11-16-22. *Community Impact Newspapers*. **Jim Gaines**, an economist at the [Texas Real Estate Research Center](#), said the lower prices and higher supply are a sign of a housing market in the process of returning to normal. Also in *Austin American-Statesman*.



**“Caught in the middle: Affordability still a problem for middle-class homeowners”** 11-16-22. *KVUE-TV Austin*. A month prior, a report by the [Texas Real Estate Research Center](#) at Texas A&M showed that Austin charges developers more expensive and more types of fees than Dallas, Houston and San Antonio.

**“Here’s how D-FW home prices skyrocketed over the last decade”** 11-14-22. *Dallas Morning News*. To gauge what’s happened in Texas over the last 10 years, the website [Texasrealestatesource.com](https://www.texasrealestatesource.com) pulled data from the [Texas Real Estate Research Center](#) at Texas A&M University to compare home prices in September 2012 to September 2022. Here’s what it found.

**Austin American-Statesman** **“Demographic shifts, charters draw down Austin school district enrollment”** 11-13-22. *Austin American-Statesman*. The median home price is \$525,000 in the Austin metro area, compared with \$190,000 at the same point in 2011, a 176.3 percent jump, according to recent data from the [Texas A&M University Real Estate Research Center](#).

**“You need to make \$87,000 a year to buy a typical house in Dallas-Fort Worth”** 11-11-22. *Dallas Morning News*. Still, D-FW home sales saw the first 20 percent-plus decline since the start of the COVID-19 pandemic in October, according to the [Texas Real Estate Research Center](#) at Texas A&M University and North Texas Real Estate Information Systems. **Also in** *Midland Reporter-Telegram, Aldia Dallas, Denton Record-Chronicle*.



**“Austin’s luxury home sellers shouldn’t be scared off by the market slowdown”** 11-11-22. *Mansion Global*. The fact that the number of sellers slashing their prices was up 252 percent compared to last year has more to do with the fact numbers are returning to normal, said **Adam Perdue**, economist at the [Texas Real Estate Research Center](#) at Texas A&M University.



**“How three North Texas cities fared in a study of starter home affordability”** 11-11-22. *Candy’s Dirt*. According to the most recent housing affordability report from the [Texas Real Estate Research Center](#), home prices are continuing to outstrip income growth while interest rates further constrict home purchasing potential. **Also in** *News Break*.

**“D-FW saw a 22 percent decline in home sales in October, the steepest since 2020”** 11-10-22. *Dallas Morning News*. About 6,600 homes sold in Dallas-Fort Worth in October, according to the latest report from the [Texas Real Estate Research Center](#) at Texas A&M University and North Texas Real Estate Information Systems. **Also in** *Dallas Business Journal*.



**“Which areas in Texas had the biggest property price increases?”** 11-10-22, *KFYO Lubbock*. Property price data was sourced through Texas A&M University and the [Texas Real Estate Center](#). **Also in** *Texas Real Estate Source, KUSJ-FM Harker Heights, KODM-FM Odessa*.

**“Housing affordability continues to decline in North Texas as first-time buyers dwindle”** 11-9-22. *Candy’s Dirt*. According to the most recent housing affordability report from the [Texas Real Estate Research Center](#), home prices are continuing to outstrip income growth while interest rates further constrict home purchasing potential.

**“Has Austin built too many office towers?”** 11-7-22. *Austin Business Journal*. **Adam Perdue**, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University, said he expects office vacancy to rise as buildings that started construction in recent years are delivered — but he doesn’t expect the increase to be anything near historic.



**“Texas real estate: Number of Realtors dropping in cooling market”** 11-6-22. *Black Chronicle*. As a result of sharply higher mortgage rates, housing demand has fallen statewide, and homes are sitting on the market longer, according to a report by the [Texas Real Estate Research Center](#) at Texas A&M University.



**“Thinking of retiring in Texas? Don’t overlook the benefits of these five big cities”** 11-4-22. *KDOW Wall Street AM Radio*. According to the latest *Texas Housing Insight Report* issued by the [Texas Real Estate Research Center](#) at Texas A&M University on Sept. 14, the median home price fell by \$5,000 to \$344,000, including across each major metro area. While prices have climbed in the last year, Texas housing remains among the most affordable in the country, making big city life an option for retirees worth considering. **Also in** *Mid-Florida Newspapers*.

*Mid-Florida Newspapers*.



**“Study finds racial discrimination in home value appraisals across the country and in Texas”** 11-4-22. KXAN-TV Austin. **Adam Perdue**, an economist at the [Texas A&M Real Estate Research Center](#), said the results of this study are unsurprising and this phenomenon exists in Texas cities. “The same background systematic issues that the (Washington University) researchers have been able to find across the country are present here in the state of Texas, too,” Perdue said.



**“Experts weigh in on predicted recession, housing dynamics in Waco”** 11-5-22. *Waco Tribune-Herald*. **Adam Perdue**, a research economist for the [Real Estate Research Center](#) at Texas A&M University, said home prices typically fall after the school year ends, but this year it is happening earlier.



**“Texas housing market calms in third quarter of 2022”** 11-4-22. PR Newswire. Data for the *Texas Quarterly Housing Report* is provided by the Data Relevance Project, a partnership among local REALTOR® associations and their MLSs, and Texas REALTORS®, with analysis by the [Texas Real Estate Research Center](#) at Texas A&M. The report provides quarterly real estate sales data for Texas and 25 metropolitan statistical areas in Texas. Also in *Street Insider*, *NewsBreak*, *Killeen Daily Herald*, *Houston Chronicle*, *Head Topics*, *San Antonio Express-News*, *Hispanic PR Newswire*, *People Newspapers*, *New Braunfels Herald-Zeitung*.

**“One of last large pieces of land in a booming part of Rockwall sells to builder”** 11-3-22. *Dallas Morning News*. In September, Rockwall County single-family home prices were 18 percent higher than they were a year prior, with a median sale price of \$450,000, according to the [Texas Real Estate Research Center](#) at Texas A&M University.



**“Unicorn-type property”** 11-3-22. MySA.com. The question is what the community needs and what there is demand for in the area -- “study that first,” said **Harold Hunt**, research economist at the [Texas Real Estate Research Center](#) at Texas A&M University. “You’ve got a lot of land, so you’ve got a big area to work with,” he said.



**“Residential home sales contract in El Paso”** 11-3-22. *CE Noticias Financieras English*. The volume of single-unit residential home sales in the City of El Paso, Texas decreased 8.54 percent year-over-year from 878 to 803 transactions during the month of September, according to the most recent report issued by the [Real Estate Research Center](#) at Texas A&M University.

**“Can we call it a recession yet? Expert and economist weigh in on North Texas Real Estate Market”** 11-2-22. *Candy’s Dirt*. **Clare Losey**, assistant research economist at [Texas Real Estate Research Center](#): There are multiple definitions of a recession, but the NBER (which officially dates recession in the U.S.) defines it as “a significant decline in economic activity that is spread across the economy and that lasts more than a few months. Often, we don’t necessarily know we’re in a recession until the NBER tells us many months later.”

**“Affordability in Austin: How have previous housing bonds addressed the issue?”** 11-2-22. KVUE-TV Austin. The [Texas Real Estate Research Center](#) with Texas A&M University shows the median home price in Austin for September was \$470,000.

**“Homebuyers look to D-FW over most other metros”** 11-2-22. *Dallas Morning News*. The median single-family home price in Dallas-Fort Worth was \$404,000 in September, according to the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *Dallas Express*.



**“Texas rural land buying frenzy wanes”** 11-1-22. *Cotton Farming Magazine*. Rural land sales volume fell 26.5 percent from mid-2021 to mid-2022, according to the Texas Land Market Latest Developments by the [Texas Real Estate Research Center](#) at Texas A&M University. Also in *San Antonio Express-News*, *Dallas Business Journal*, *Dallas Morning News*, *MSN*, *Austin Business Journal*.

**“85 acres in Rockwall sold for development”** 11-1-22. *Dallas Morning News*. In September, Rockwall County single-family home prices were 18 percent higher than they were a year prior, with a median sale price of \$450,000, according to the [Texas Real Estate Research Center](#) at Texas A&M University.

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