

NEWSLETTER

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Spotlight: The Texas Real Estate Boom—A Closer Look at Austin, Dallas, and Statewide Trends

Welcome to the August edition of the Real Estate Forum Newsletter! This month, we are delving into the booming real estate markets of Austin and Dallas, TX. Learn what makes the Lone Star State a lucrative investment hub, as well as what's driving demand, emerging trends, and how to capitalize on opportunities.



Spotlight on Dallas

Dallas, TX: A Symphony of Opportunity

Dallas offers a host of benefits for real estate investors. From the low crime rates in the Farmers Market District to the cost of living, which is only 1% higher than the national average, Dallas is attracting families and young professionals alike. There are abundant opportunities in sectors such as healthcare and technology.

Key Statistics:

- Median listing home price: \$499K (Up 4.2% YoY)
- Median home sold price: \$375K
- Median listing home price per sq. ft.: \$266

5 Reasons to Invest in Dallas

- **Low Crime Rates:** Considered one of the safest places in Texas.
- **Affordability:** Living costs are only 1% above the national average.
- **Tech Hub:** A prime location for young professionals in tech.
- **Population & Job Growth:** 1.42% growth in population, numerous job openings in various sectors.
- **Short-Term Rentals:** A hotspot for Airbnb investments.



Austin's Allure Austin, TX: The Investor's Paradise

Austin is boasting a robust job market, low taxes, and a plethora of outdoor activities, which make it a compelling destination for real estate investors. Given the low unemployment rate of 2.9%, Austin is seeing high demand for rental properties.

Key Statistics:

- Population growth: 2.39% since 2022
- Median sales price: \$619,096
- Median rent: \$1,674/month
- Job growth: 8% in the last year
- Unemployment rate: 2.9%

Why Invest in Austin?

- **Robust Job Market:** High demand for rental properties due to job growth in tech sectors.
- **Low Taxes:** No state income tax and generally lower taxes than other major U.S. cities.
- **Appreciation Potential:** Property values increased by 7.29% YoY.
- **Outdoor Activities:** The "Live Music Capital" is great for tenants looking for a vibrant lifestyle.
- **Low Vacancy Rates:** Just 12.2% according to the U.S. Census Bureau.
- **Growing Demand:** An estimated 105 new residents are moving to Austin daily.
- **Affordable Living:** Living cost for a single person is \$1,058/month (excluding rent).
- **Economic Stability:** Steady economic development enhances long-term investment.

Tips for Investing

- Consider popular areas like Downtown, South Austin, and North Austin.
- Utilize professional services like property management and tax planning.



Texas Statewide Overview The Lone Star State: Resilient and Robust

Despite a slight decline of 0.4% in home values over the past year, Texas remains a hot market. Even with economic uncertainties and inflation, the Texas economy has remained robust, as evidenced by an unemployment rate that has dropped to 3.9%.

- Average Home Value: \$303,971
- 1-Year Value Change: -0.4%
- Median Days to Pending: 14

Key Takeaways:

- Despite inflationary pressures, the Texas economy is still strong.
- The housing market is stable, showing some signs of cooling.

Here are some additional details about the Texas economy:

- Job growth in Texas has been strong in recent years, with an average of 300,000 new jobs created each year.
- The state's economy is diverse, with a strong manufacturing sector, a growing technology sector, and a thriving energy sector.
- Texas is a popular destination for businesses and individuals looking to relocate. The state has a low cost of living, a business-friendly environment, and a strong workforce.

Here are some additional details about the Texas housing market:

- The median home price in Texas is \$325,000, which is up 18% from a year ago.
- The number of homes for sale in Texas is increasing, with inventory up 20% from a year ago.
- The Texas housing market is expected to remain stable in the near future, with continued job growth and low interest rates supporting demand.

Texas continues to offer promising real estate opportunities. Whether you're eyeing Austin's fast-paced growth or Dallas' diverse offerings, strategic investment can yield great returns. The Texas real estate market demands your attention; now might be the perfect time to invest.



Upcoming Real Estate Forum Event: Broadening Horizons: Investing in Real Estate Across States

We are deeply appreciative of the tremendous support and engagement we have garnered from our readers and participants over the past few months. Your enthusiasm fuels our commitment to bringing you the most relevant and insightful real estate content available.

As we embrace this new chapter, we're thrilled to broaden our horizons beyond Texas and into new, vibrant markets across the United States. The forthcoming event, "Broadening Horizons: Investing in Real Estate Across States," is a testament to our evolving focus, designed to serve your ever-expanding interests and investment goals.

Don't miss out on our upcoming event targeting real estate opportunities beyond Texas. Learn from seasoned experts about thriving markets, tax benefits, and leveraging your portfolio for maximum ROI. It's not just about Texas anymore; let's explore the full scope of U.S. real estate!

Thank you for being an integral part of our journey thus far; we look forward to continually serving your needs and exceeding your expectations as we explore these new landscapes together.



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