

NEWSLETTER

JUNE 2024



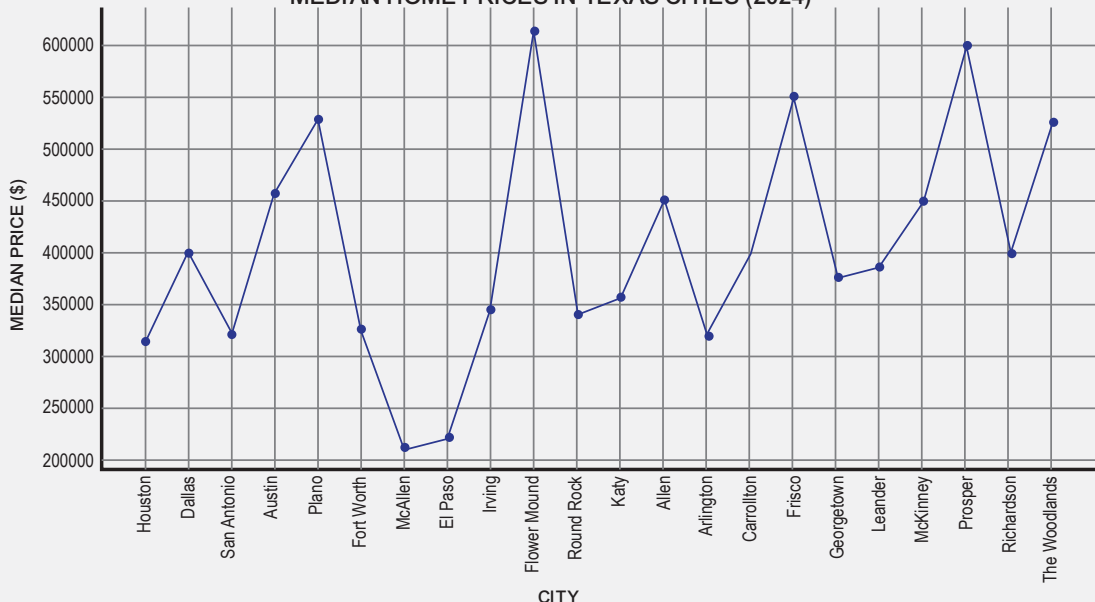
Unlocking the Door to Texas Real Estate: Your Insider's Guide

Welcome to the June 2024 edition of our Texas real estate newsletter! Whether you're a seasoned investor, a first-time homebuyer, or an aspiring developer, this newsletter provides valuable insights and resources to help you navigate the dynamic Texas market.

Market Updates: Navigating the Evolving Texas Landscape

TEXAS HOME PRICES

MEDIAN HOME PRICES IN TEXAS CITIES (2024)

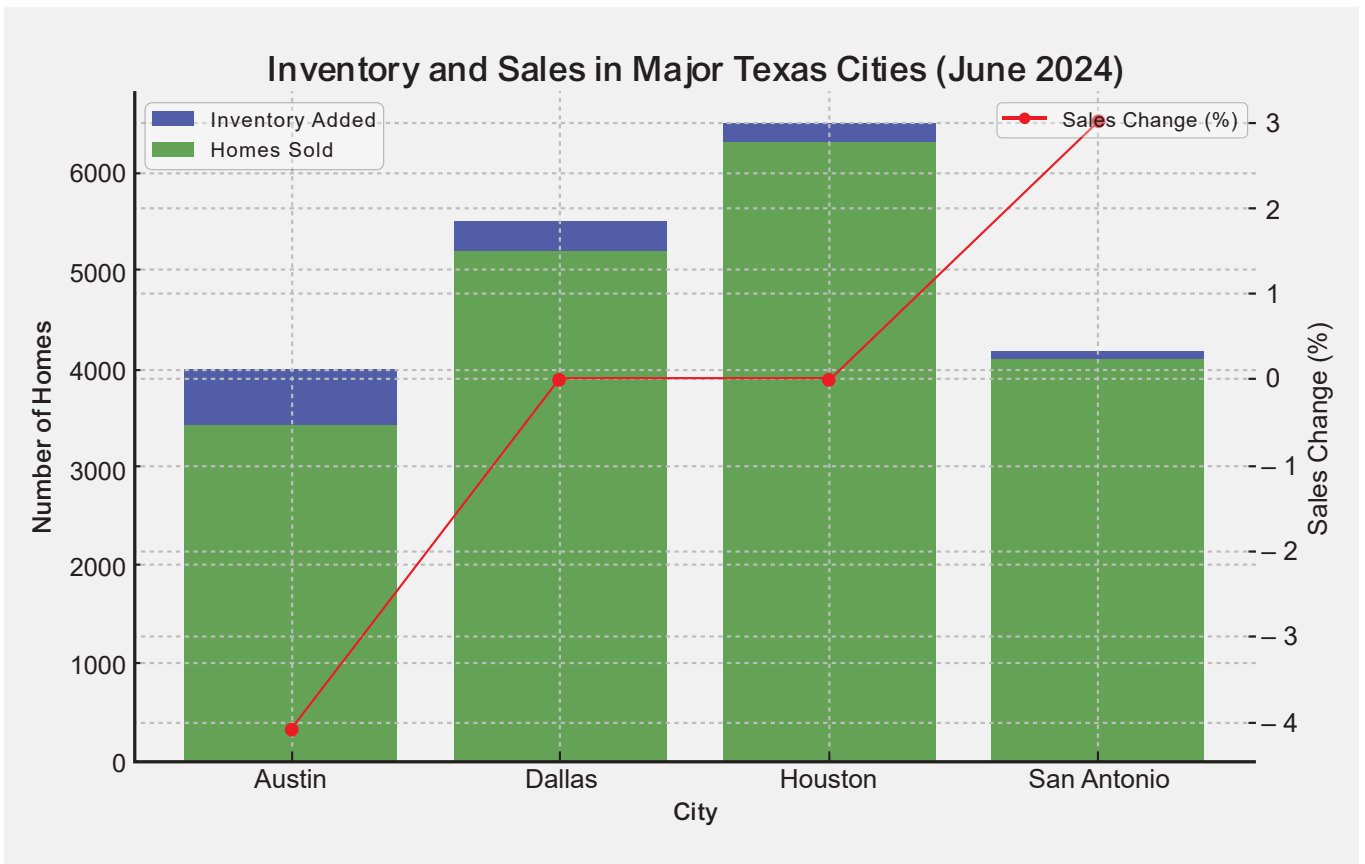


Inventory on the Rise: More Choices for Texas Buyers

Good news for buyers! Inventory levels have increased by 15.2% year-over-year, offering more options across all property types, including single-family homes, condos, townhomes, and apartments. This means you'll likely have more time to consider different properties and negotiate a better price.

City-Specific Trends: Gauging Texas Market Temperatures

In June 2024, average home prices in Texas displayed diverse trends across major cities. Austin, a major tech hub, saw a 5.2% decline in home prices to \$512,000, driven by a cooling tech sector and increased housing inventory. The Dallas-Fort Worth metroplex, a strong economic center, remained stable at \$398,000, reflecting its balanced market with steady demand and supply. Houston's prices stayed unchanged at \$314,000 due to its diversified economy and steady influx of new residents. San Antonio, experiencing an influx of businesses with the relocation of a Fortune 500 company, saw a 2.3% increase to \$285,000.



Inventory, Demand, and Supply: Key Metrics at a Glance

In June 2024, Texas' real estate market showcased notable trends. Austin added 4,000 homes and sold 3,450, a 4.1% decrease in sales due to higher mortgage rates and increased inventory. Dallas introduced 5,500 homes, with stable sales at 5,200, indicating a balanced market. Houston added 6,500 homes, with stable sales at 6,300, reflecting its resilient economy. San Antonio added 4,200 homes and sold 4,100, showing a 3.0% sales increase driven by economic growth and infrastructure developments. These trends underscore Texas's dynamic real estate market, emphasizing the importance of staying informed for savvy investments.

Commercial Boom: Texas Sees Continued Growth in Office Space

New office space deliveries are expected to surpass 2023 levels, indicating a strong commercial sector. The industrial and retail sectors are also experiencing modest growth. This suggests a healthy and growing Texas economy with a demand for office space for businesses, warehouses for storing goods, and retail space for shops and restaurants.

Featured Developments: Shaping Skylines, Defining Futures



Infrastructure Development in Fort Bend County: Improved Infrastructure Fuels Growth

The ongoing expansion of Highway 36A and the Westpark Tollway will improve traffic flow and unlock growth potential in Fort Bend County. This will make it easier for people and goods to move around the area, potentially leading to increased property values and business opportunities.

Statewide Infrastructure Initiatives: Connecting Communities, Statewide

Texas is investing heavily in road expansions, bridge repairs, and urban-rural connectivity projects to stimulate economic activity statewide. Improved infrastructure can attract businesses, residents, and tourists, leading to a stronger overall economy.

USDA Boosts Rural Development: Empowering Communities

The USDA (United States Department of Agriculture) has committed over \$45 million to rural infrastructure projects, promoting

sustainable development and improving the lives of Texans in rural communities. This investment could improve access to essential services like healthcare and education, making rural areas more attractive places to live and work.



Investment Strategies: Charting Your Course to Success



Target Growth Areas: Invest Where the Market is Thriving

Focus on high-growth markets like Austin, Dallas, and San Antonio. Consider diversifying your portfolio by considering different property types, such as single-family homes, apartments, or commercial buildings.

Manage Risk Effectively

Conduct thorough due diligence before making any investment. This includes property inspections, market trend analysis, and financial assessments. Maintain a reserve fund to handle unexpected expenses and market fluctuations.

Maximize Returns

- **Professional Property Management:** Hiring experienced property managers can help maximize rental income and minimize vacancies.
- **Property Improvements:** Invest in upgrades to enhance property value and rental rates.
- **Tax Deductions and Incentives:** Take advantage of tax deductions and state-specific incentives available to real estate investors in Texas.



Exploring Real Estate Opportunities: How Texas' Energy and Tech Sectors are Shaping the Market

Energy Sector Surge: Fueling Real Estate Demand Texas' energy sector is witnessing unprecedented growth, driven by significant investments in traditional oil and gas as well as emerging renewable sources like wind and solar. This economic expansion is translating into increased real estate demand, as both companies and professionals move to the Lone Star State. The rapid growth of midstream infrastructure further amplifies this trend, creating a heightened need for new commercial spaces and residential developments to accommodate the influx of energy sector workers and businesses.

Tech Innovation Hubs: Catalysts for Real Estate Growth Austin and Houston, established as major tech hubs, are drawing substantial venture capital and talent in fields such as AI, cybersecurity, and healthcare IT. This technological advancement is driving a surge in real estate demand. Both cities are experiencing a rise in interest for commercial spaces to house tech firms and residential properties to accommodate a growing tech-savvy workforce. The robust innovation landscape is fueling a dynamic real estate market, with increased development to support expanding tech operations.

Real Estate Renaissance: Capitalizing on Growing Population The rapid population growth across Texas is further boosting the real estate sector. Urban areas like Dallas and San Antonio are experiencing a vibrant commercial real estate market with rising demand for office spaces and retail centers. Additionally, the multi-family housing sector is thriving due to an increasing need for rental properties. For investors, this presents a prime opportunity to diversify portfolios with both commercial and residential properties, ensuring continued growth and profitability in a dynamic real estate environment.

Market Updates & Insights:

Inflation & Interest Rates: Navigating Economic Changes

The Federal Reserve is anticipated to raise interest rates further to combat inflation, which could impact various investment strategies. Higher interest rates typically lead to increased borrowing costs, affecting both businesses and consumers. For real estate investors, this might mean higher mortgage rates, impacting property affordability and demand. Stock valuations may also fluctuate as higher rates can affect corporate earnings. Stay informed by following financial news sources and consider consulting with financial advisors to adjust your portfolio in response to these changes.

Midterm Elections: Potential Policy Shifts

The upcoming midterm elections could introduce significant policy changes that may impact the markets. Potential changes in tax laws, regulatory policies, and government spending could affect various sectors, including real estate, energy, and technology. It's essential to analyze the potential impacts on your investment portfolio and consider adjustments accordingly. Engage with political analysts and stay updated on election developments to anticipate and navigate these changes effectively.



UPCOMING EVENTS

Private Equity Roundtable: Join industry leaders for an exclusive discussion on Texas-based private equity opportunities. (August 10th, Dallas) – RSVP Required

Cybersecurity for High Net Worth Individuals: Learn how to protect your assets in the digital age. (September 12th, Houston) – RSVP Required



Stay Connected: Unlocking Your Real Estate Potential

At Real Estate Forum, we are your trusted partner in navigating the Texas real estate landscape. Whether you're seeking the latest market trends, personalized guidance, or expert advice, we're here to help you achieve your real estate goals. Stay connected with us for the latest insights, industry updates, and investment opportunities in Texas real estate.

Warm Regards,
Real Estate Forum
+1 903-776-4350
info@reforum.net
www.reforum.net

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