



"The TexInvestors Team"

Why Pay Retail For Real Estate....

Your Texas Real Estate News

Housing Strength Shifts to New Markets

As Real-Estate Boom Slows on the Coasts, Texas and Other Overlooked Areas Gain Heat

Taken from the Wall St. Journal - As Home Sales cool on the East and West coasts, some cities that missed out on the real-estate boom are becoming the strongest markets. A look at inventories of unsold homes, prices and employment trends points to generally positive signs in Houston, Dallas and Atlanta-cities that have seen only modest home price gains in recent years.

Metropolitan areas whose housing markets look less healthy, at least in the short term, include Boston, Los Angeles, Miami, Minneapolis, New York, Philadelphia and San Francisco. All of them have growing inventories of homes and relatively weak job growth. As a result, houses that a year or two ago might have sold in hours now are languishing on the market for months, and some sellers are cutting prices.

Texas has been a laggard in recent years, partly because job markets were weak in some cities and land for new houses is plentiful. Now, the state's job market is strong; as cities there are benefiting from the boom and an influx of people from abroad and elsewhere in the U.S., and housing demand is keeping up with the relentless spread of new subdivisions as Texas cities sprawl. Investors, many from California, are adding to the demand.

Texas home prices could rise 6% to 9% annually over the next several years, up from an average of 4.5% over the past 15 years, says James P. Gaines, an economist at Texas A&M University's Real Estate Center in College Station. He says the state is attracting residents and employers because its housing remains very affordable by national standards. - *April 26, 2006, James R. Hagerty; Wall St. Journal*

Housing Prices put Americans on the Move

CNNMoney.com - The movement of Americans from North to South is trending as strong as ever, according to the latest report on net domestic migration released today from the Census Bureau. And it seems, housing prices are driving the trend. The net out-migration of residents is from high-priced northeastern and West Coast cities to more affordable housing markets in the Sun Belt. "Many are surmising that housing values are so different around the country that it's impacting migration," says Marc Perry, a demographer with the Census Bureau. "Some people are cashing out housing and moving to cheaper areas. Others who don't own homes are moving so they can afford to buy one." That makes losers out of metro areas like New York, Los Angeles and Chicago, and makes **Dallas**, Atlanta and Phoenix, where housing has been much more affordable into big net gainers. - *April 20, 2006, Les Christie; CNNMoney.com*

May 2006



The TexInvestors Team



Texas Home Prices Could Rise....

Texas home prices could rise 6% to 9% annually over the next several years, up from an average of 4.5% over the past 15 years, says James P. Gaines, an economist at Texas A&M University's Real Estate Center in College Station. He says the state is attracting residents and employers because its housing remains very affordable by national standards.

What Others are Saying About Our Class...

"This is a good course with applicable information from experienced individuals."

"The course was excellent, I wish it was longer."

"They spoke from experience and brought in real world examples".

TexInvestors Team Teaches Class at Collin County Community College "Successfully Buying HUD Homes"

Once again, the TexInvestors Team will be teaching the "Successfully Buying HUD Homes" class at Collin County Community College. Learn the process that must be used to purchase HUD homes. Learn how to research these properties and determine property values. This course is designed for the home buyer and/or real estate investor looking to purchase discounted properties. Come join the TexInvestors in the next information packed class starting on June 7, 2006. Register at 972-985-3758 or by email at cluckock@cccd.edu, the class fee is only \$89.

To remove your name from our mailing list, please E-Mail us at info@TexInvestors.com

Visit our Web site at
www.TexInvestors.com