

Texas Small Land Market Developments – 2021

Houston – Galveston Area Council



October 26, 2021

Charles E. Gilliland PhD



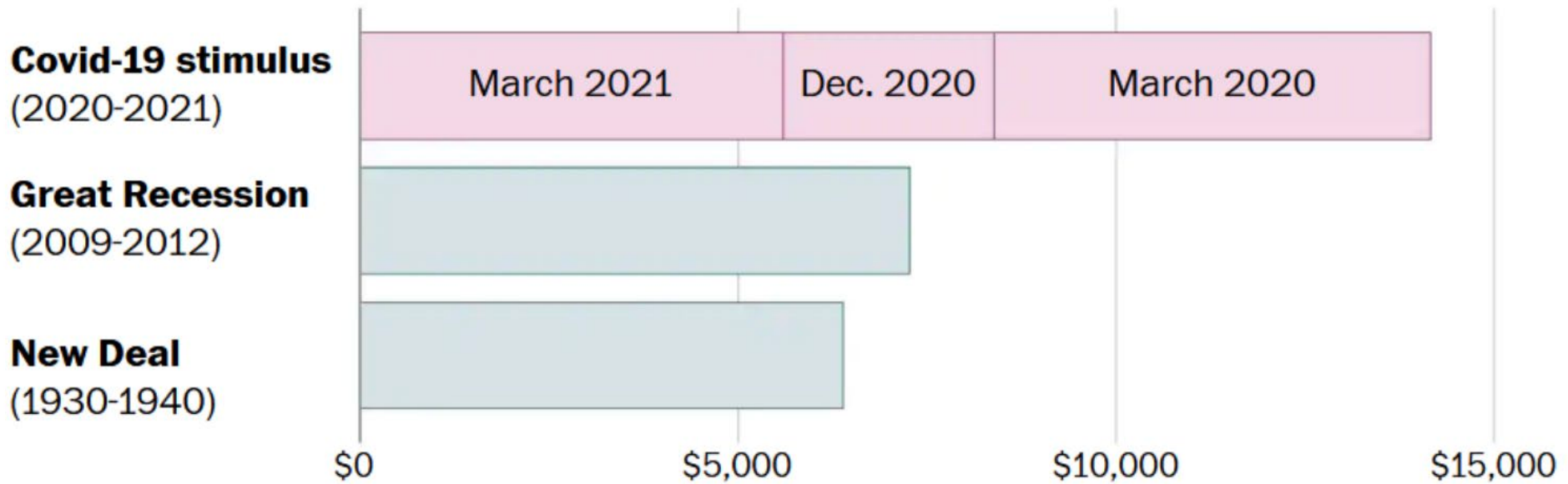
TEXAS A&M UNIVERSITY
Texas Real Estate
Research Center



Houston-Galveston Area Council

Governmental Intervention

Total federal spending per capita on stimulus during each era adjusted for inflation



Note: Figures are in 2021 dollars.

Source: St. Louis Fed, Committee for a Responsible Federal Budget, U.S. Census

THE WASHINGTON POST

Source: *The Washington Post*

Money Supply



Real Disposable Personal Income



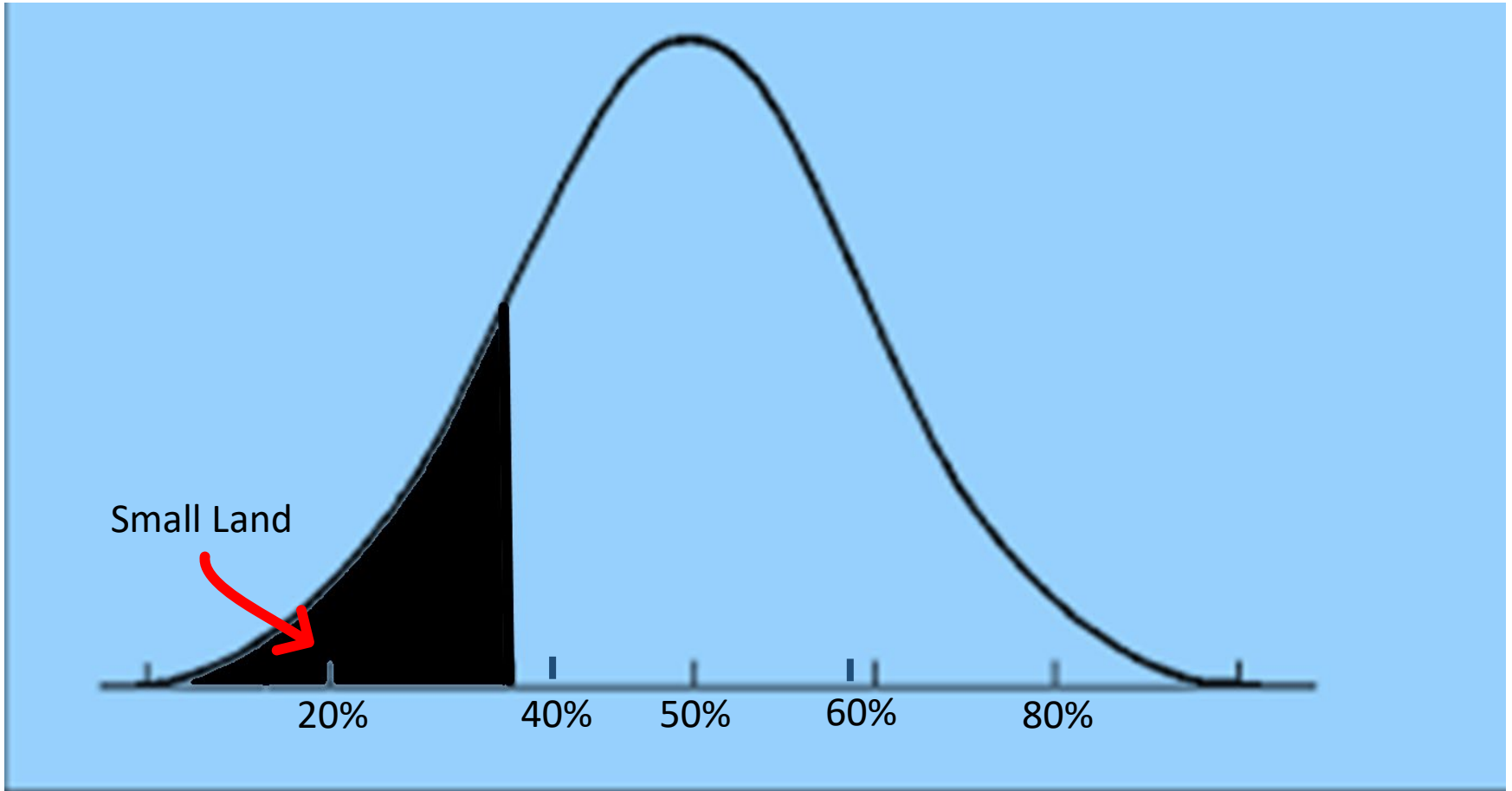
Fed Balance Sheet



Over the Past Year

- Coast to Coast Lockdown
- Skyrocketing unemployment
- Urban rioting
- Crumbling GDP
- Unprecedented government intervention
- Reopening the economy
- Inflation

Small Land Markets



Region 5: Gulf Coast – Brazos Bottom

Land Market Regions

Land Market Regions

- ① Panhandle and South Plains
- ② Far West Texas
- ③ West Texas
- ④ Northeast Texas
- ⑤ Gulf Coast-Brazos Bottom
- ⑥ South Texas
- ⑦ Austin-Waco-Hill Country

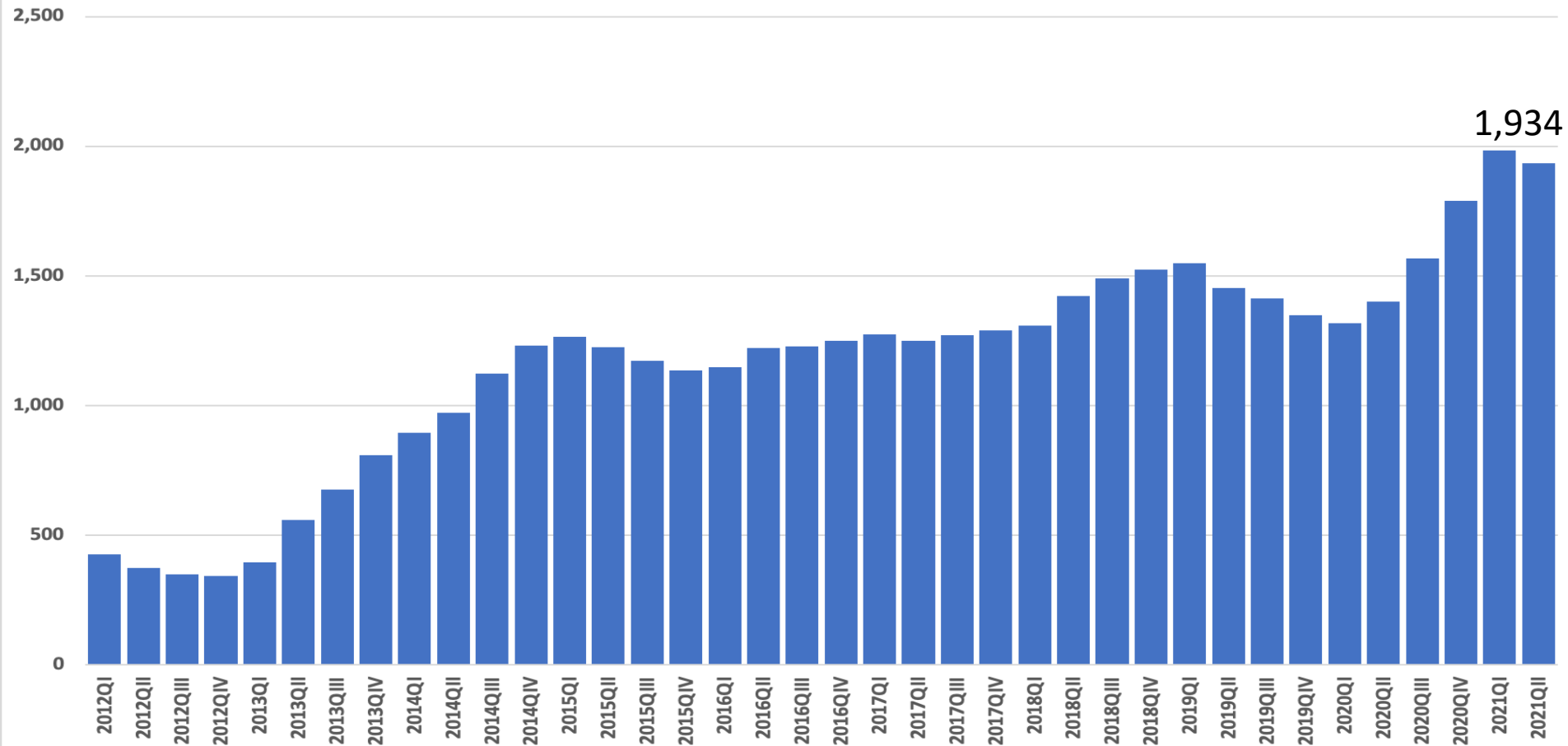


Region 5

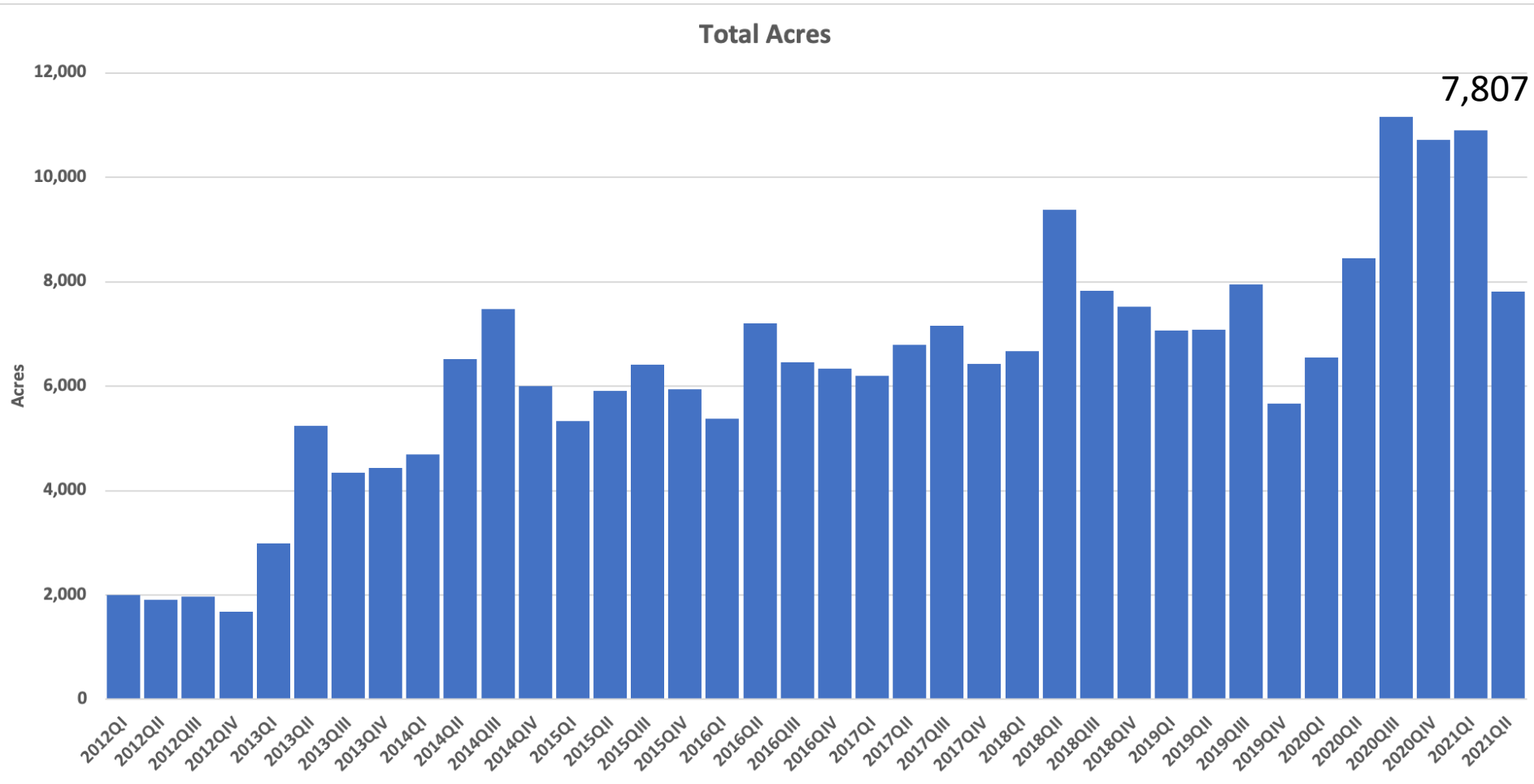


Number of Sales Gulf Coast – Brazos Bottom

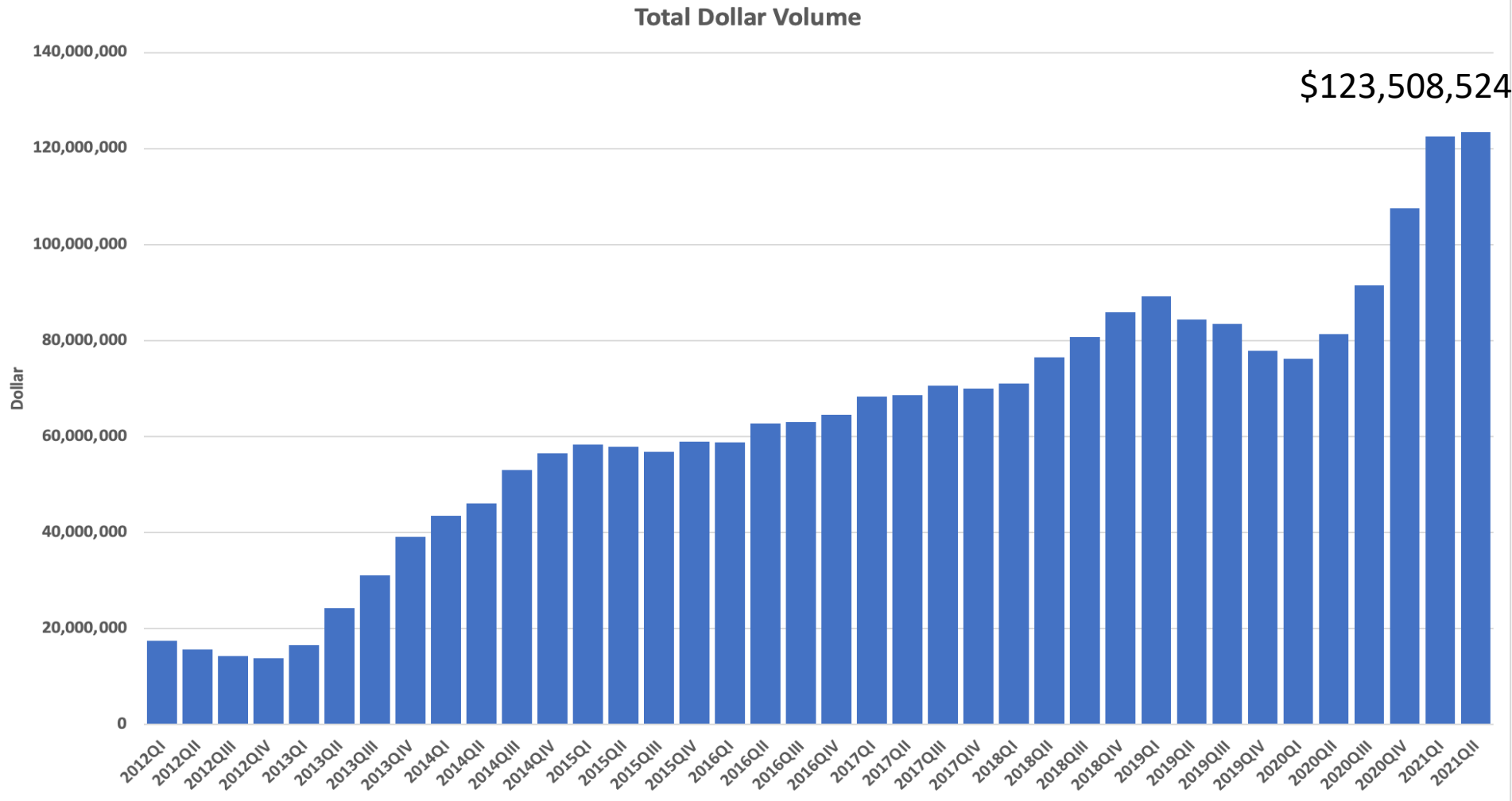
Rural Land Small Tract Sales



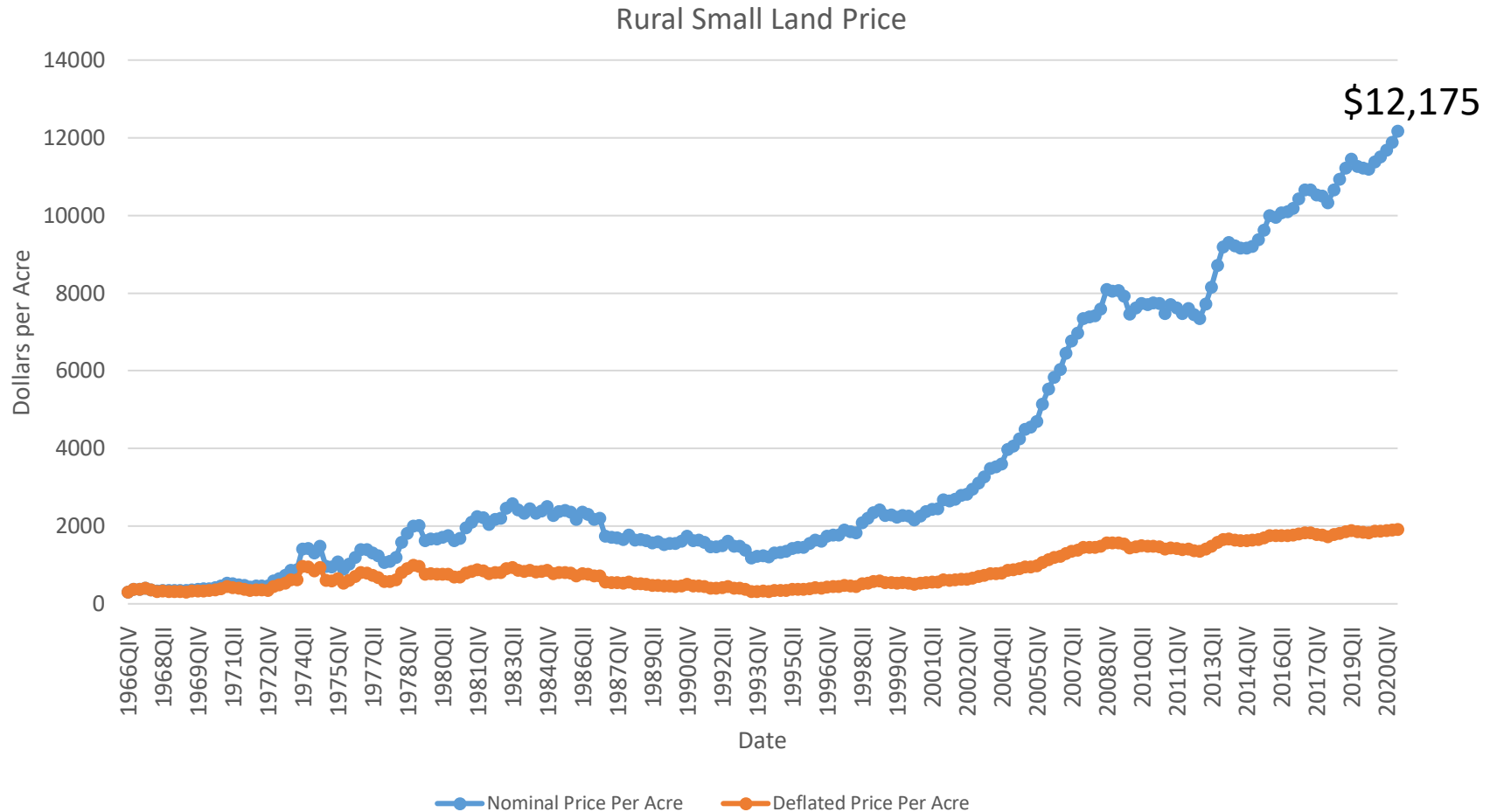
Acres Sold Gulf Coast – Brazos Bottom



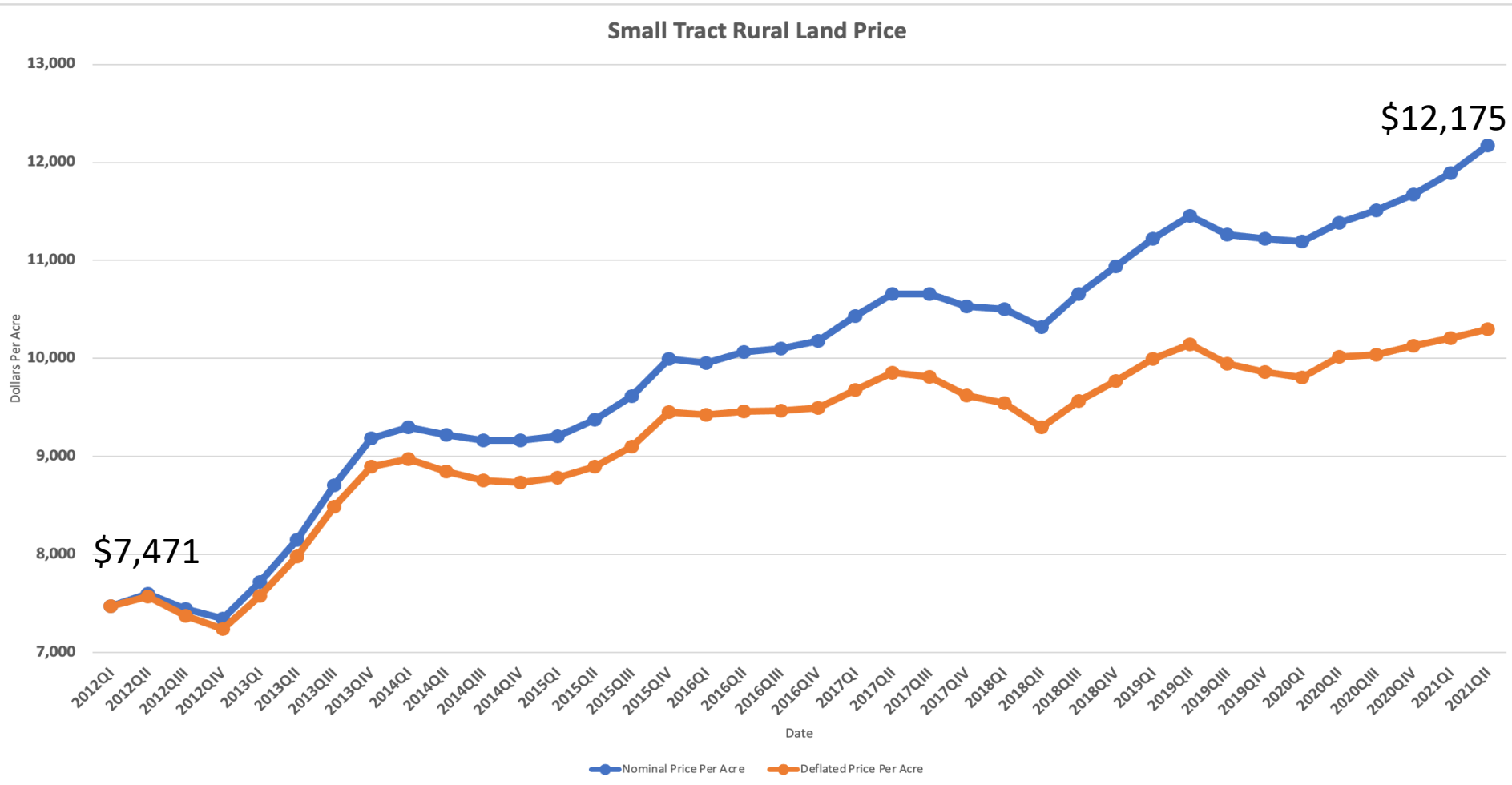
Total Dollar Volume Gulf Coast – Brazos Bottom



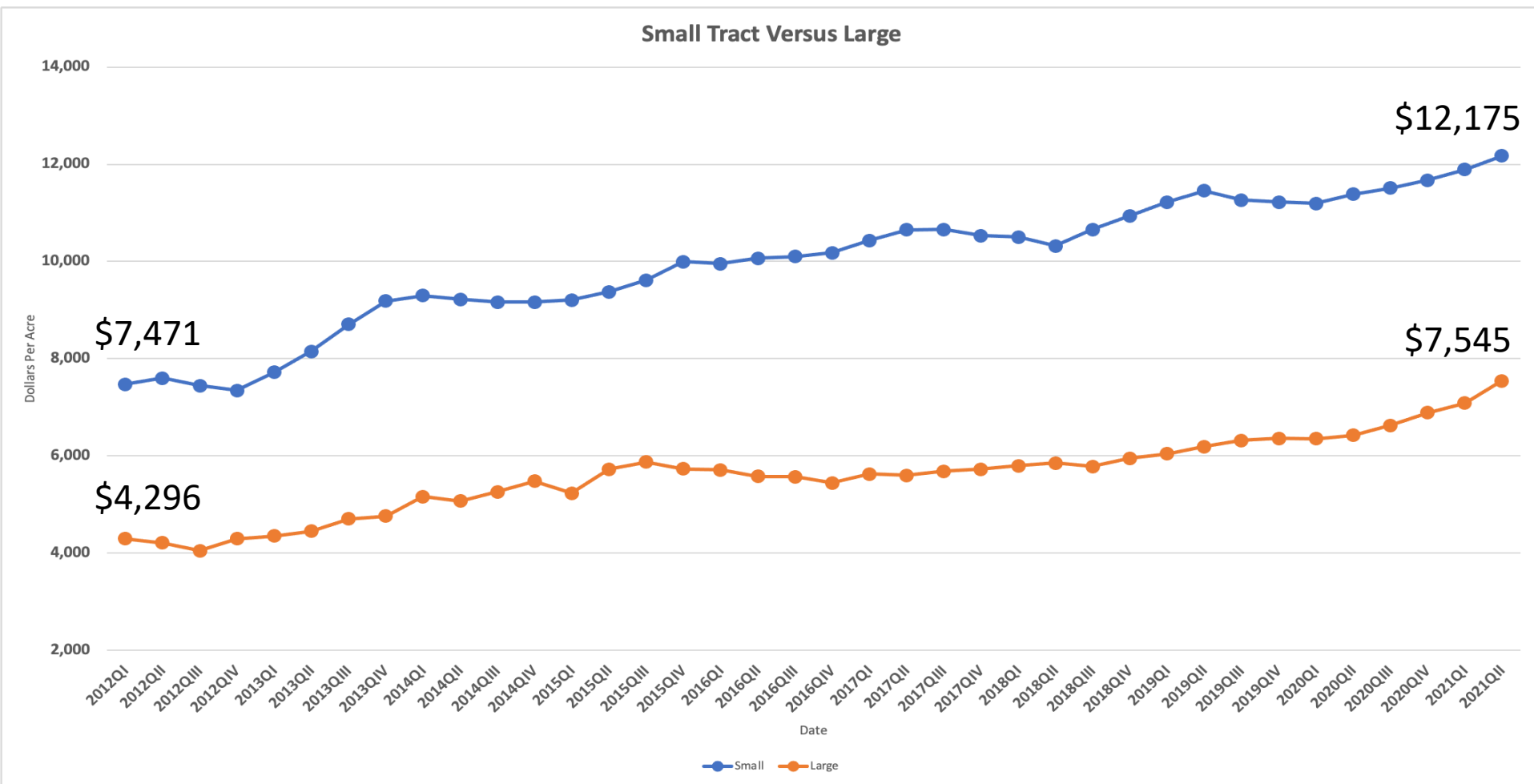
Small Rural Land Price Gulf Coast – Brazos Bottom



Small Rural Land Price Gulf Coast – Brazos Bottom



Small Rural Land Price Gulf Coast – Brazos Bottom



Region 5 Small Land Market 2Q2021

Price	+6.95%
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Sales Volume	+78.67%
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Total Acres	-7.57%
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Total Dollar Volume	+51.74%
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*****Very Active*****

Going Forward

- Trends persist?
- Pressure to fragment
- Demand for services
- Confrontations

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