

REAL ESTATE CENTER

TRENDS

SOLUTIONS THROUGH RESEARCH

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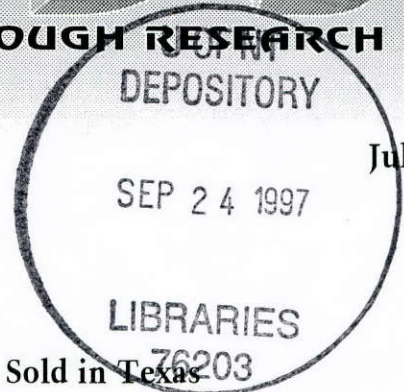


Table 1. Price Distribution of MLS Homes Sold in Texas

Price Range	Distribution							
	Units				Percent			
	May	April	March	12 Months Ending March	May	April	March	12 Months Ending March
\$29,999 or less	450	480	433	5,584	3.6	4.3	4.0	4.2
30,000 - 39,999	512	496	476	5,618	4.1	4.4	4.4	4.3
40,000 - 49,999	763	756	679	8,595	6.1	6.7	6.2	6.5
50,000 - 59,999	1,095	980	985	11,730	8.7	8.7	9.1	8.9
60,000 - 69,999	1,256	1,108	1,103	13,295	10.0	9.8	10.1	10.1
70,000 - 79,999	1,187	1,052	1,046	12,423	9.5	9.4	9.6	9.4
80,000 - 89,999	1,151	1,019	988	12,042	9.2	9.1	9.1	9.2
90,000 - 99,999	814	793	652	8,972	6.5	7.0	6.0	6.8
100,000 - 119,999	1,277	1,152	1,073	13,202	10.2	10.2	9.9	10.0
120,000 - 139,999	1,036	874	935	10,523	8.3	7.8	8.6	8.0
140,000 - 159,999	739	602	592	7,288	5.9	5.4	5.4	5.5
160,000 - 179,999	580	492	446	5,413	4.6	4.4	4.1	4.1
180,000 - 199,999	338	312	305	3,609	2.7	2.8	2.8	2.7
200,000 - 249,999	522	458	460	5,267	4.2	4.1	4.2	4.0
250,000 - 299,999	286	261	284	3,038	2.3	2.3	2.6	2.3
300,000 - 399,999	282	177	235	2,578	2.2	1.6	2.2	2.0
400,000 - 499,999	108	103	69	1,079	0.9	0.9	0.6	0.8
500,000 - and more	140	134	111	1,303	1.1	1.2	1.0	1.0

Source: Real Estate Center at Texas A&M University
Note: "-" = data not available

Table 2. Texas Residential MLS Activity: Days-to-Sell and Houses for Sale

MLS Area	Estimated Days-to-Sell (DTS)					Number of Houses for Sale				
	May	April	March	12 Months Ending March	Percent Change	May	April	March	12 Months Ending March	Average Percent Change
Abilene	119	111	103	100	14	713	673	638	610	16
Amarillo	111	106	106	99	25	1,174	1,122	1,113	1,061	18
Arlington	91	88	-	113	21	1,626	1,576	-	2,085	44
Austin	106	99	94	90	20	6,663	6,400	6,200	6,112	28
Beaumont	134	138	129	135	1	981	1,007	952	970	5
Brazoria County	181	178	-	163	47	617	601	-	547	18
Brownsville	-	179	176	245	23	-	399	386	529	20
Bryan-College Station	109	111	103	93	2	710	724	663	606	7
Corpus Christi	163	163	160	125	8	2,683	2,703	2,703	2,124	17
Dallas	91	88	87	100	-18	14,923	14,678	14,297	16,486	10
Denton	105	102	-	-	-	892	856	-	-	-
El Paso	-	-	-	148	21	-	-	-	3,354	10
Fort Bend	113	111	111	114	-10	2,798	2,750	2,743	2,766	0
Fort Worth	105	102	-	-	-	2,421	2,383	-	-	-
Galveston	210	192	189	173	-4	792	749	743	698	2
Garland	75	70	67	-	-	750	725	705	-	-
Harlingen	117	-	120	167	1	343	-	333	403	40
Houston	116	114	113	117	-13	23,244	23,000	22,663	23,480	-4
Irving	73	76	-	-	-	588	596	-	-	-
Killeen-Fort Hood	163	161	158	126	54	1,311	1,318	1,318	1,131	26
Laredo	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	-	-	-	-	-	902	862	863	-	-
Lubbock	88	82	76	78	-7	1,009	944	897	914	2
Lufkin	100	105	105	94	-21	255	262	253	236	-26
McAllen	-	-	-	401	21	-	-	-	1,388	28
Montgomery County	148	143	141	144	4	2,335	2,280	2,229	2,194	18
Nacogdoches	141	152	140	135	-	248	263	240	245	-
North NASA	122	117	114	111	-17	2,308	2,250	2,193	2,158	0
Northeast Tarrant County	88	84	88	88	9	2,420	2,377	2,563	2,632	20
Odessa-Midland	126	116	113	129	27	1,370	1,272	1,260	1,304	20
Palestine	-	213	243	405	26	-	290	330	486	-11
Paris	186	181	189	190	-23	358	345	350	335	17
Plano	76	78	78	-	-	1,323	1,357	1,344	-	-
Port Arthur	125	120	125	116	12	385	379	385	360	10
San Angelo	-	-	96	94	19	-	-	563	553	14
San Antonio	-	169	163	157	-15	-	8,266	8,060	7,698	16
San Marcos	-	169	161	-	-	-	237	237	-	-
Sherman-Denison	155	143	161	187	-29	568	533	599	727	-36
Temple-Belton	144	-	-	119	10	698	-	-	599	21
Texarkana	-	-	-	114	-7	-	-	-	417	10
Tyler	172	175	167	146	8	1,390	1,406	1,350	1,175	23
Victoria	-	76	-	81	2	-	253	-	259	19
Waco	-	-	-	-	-	-	-	-	-	-
Wichita Falls	-	103	99	99	16	-	701	674	687	11
Texas MLS Total	109	108	99	109	-6	80,086	78,894	72,727	80,569	5
U.S. Total	-	105	105	103	17	-	2,340,000	2,350,000	2,317,500	25

Source: Real Estate Center at Texas A&M University, "U.S. Totals" from National Association of Realtors

Table 3. Texas Residential MLS Activity: Houses Sold and Months Inventory

MLS Area	Number of Houses Sold					Number of Months Inventory				
	May	April	March	12 Months Ending March	Percent Change	May	April	March	12 Months Ending March	Percent Change
Abilene	109	93	106	1,110	2	7.8	7.3	6.8	6.6	14
Amarillo	168	194	162	1,928	-5	7.3	7.0	7.0	6.5	25
Arlington	298	279	270	3,286	-1	6.0	5.8	-	7.4	21
Austin	924	874	870	11,803	-4	7.0	6.5	6.2	5.9	20
Beaumont	132	115	94	1,331	7	8.8	9.1	8.5	8.9	1
Brazoria County	59	53	48	614	-6	11.9	11.7	-	10.7	47
Brownsville	-	33	33	405	5	-	11.8	11.6	16.1	23
Bryan-College Station	135	111	74	1,183	1	7.2	7.3	6.8	6.1	2
Corpus Christi	274	242	255	3,040	5	10.7	10.7	10.5	8.2	8
Dallas	2,715	2,644	2,553	30,126	6	6.0	5.8	5.7	6.6	-18
Denton	181	123	119	1,528	16	6.9	6.7	-	-	-
El Paso	344	340	338	3,823	-18	-	-	-	9.7	21
Fort Bend	487	413	374	4,530	6	7.4	7.3	7.3	7.5	-10
Fort Worth	408	362	371	4,247	2	6.9	6.7	-	-	-
Galveston	72	49	50	711	3	13.8	12.6	12.4	11.4	-4
Garland	152	155	173	1,907	-2	4.9	4.6	4.4	-	-
Harlingen	51	64	51	538	61	7.7	-	7.9	11.0	1
Houston	3,557	3,185	2,968	36,838	4	7.6	7.5	7.4	7.7	-13
Irving	168	133	123	1,430	12	4.8	5.0	-	-	-
Killeen-Fort Hood	123	113	98	1,493	-19	10.7	10.6	10.4	8.3	54
Laredo	-	-	4	144	-	-	-	-	-	-
Longview-Marshall	141	102	109	-	-	-	-	-	-	-
Lubbock	203	142	155	2,103	-3	5.8	5.4	5.0	5.1	-7
Lufkin	50	41	25	458	2	6.6	6.9	6.9	6.2	-21
McAllen	-	-	-	648	6	-	-	-	26.4	21
Montgomery County	266	252	252	2,911	9	9.7	9.4	9.3	9.5	4
Nacogdoches	39	21	28	315	-	9.3	10.0	9.2	8.9	-
North NASA	329	286	276	3,498	3	8.0	7.7	7.5	7.3	-17
Northeast Tarrant County	420	374	426	5,166	-3	5.8	5.5	5.8	5.8	9
Odessa-Midland	178	186	218	1,998	9	8.3	7.6	7.4	8.5	27
Palestine	-	22	25	249	16	-	14.0	16.0	26.6	26
Paris	33	39	32	348	16	12.2	11.9	12.4	12.5	-23
Plano	317	301	254	3,196	0	5.0	5.1	5.1	-	-
Port Arthur	59	63	52	575	-3	8.2	7.9	8.2	7.6	12
San Angelo	-	-	65	1,092	4	-	-	6.3	6.2	19
San Antonio	-	691	750	8,970	15	-	11.1	10.7	10.3	-15
San Marcos	-	17	16	257	24	-	11.1	10.6	-	-
Sherman-Denison	54	61	48	683	-7	10.2	9.4	10.6	12.3	-29
Temple-Belton	107	-	-	877	-6	9.5	-	-	7.8	10
Texarkana	-	-	-	609	-12	-	-	-	7.5	-7
Tyler	139	126	124	1,473	5	11.3	11.5	11.0	9.6	8
Victoria	-	70	-	605	6	-	5.0	-	5.3	2
Waco	-	129	154	1,377	-3	-	-	-	-	-
Wichita Falls	-	101	87	1,240	-5	-	6.8	6.5	6.5	16
Texas MLS Total	12,658	11,369	11,026	134,221	3	7.2	7.1	6.5	7.2	-6
U.S. Total	-	364,000	334,000	4,064,000	2	-	6.9	6.9	6.8	17

Source: Real Estate Center at Texas A&M University, "U.S. Totals" from National Association of Realtors

Table 4. Texas Residential MLS Activity: Median and Average Price

MLS Area	Median Price (\$)					Average Price (\$)				
	May	April	March	12 Months Ending March	Percent Change	May	April	March	12 Months Ending March	Percent Change
Abilene	66,100	53,200	58,500	60,600	-4	70,600	64,000	70,400	70,400	1
Amarillo	75,000	70,000	75,000	75,100	5	85,700	78,200	91,700	84,700	2
Arlington	88,900	84,700	92,000	85,700	-1	106,100	102,300	110,200	101,800	-1
Austin	115,100	111,500	111,000	108,400	3	139,500	145,100	142,400	133,900	4
Beaumont	81,200	68,600	70,000	72,100	5	94,900	75,200	82,900	83,400	2
Brazoria County	79,400	75,600	75,000	73,500	8	87,000	91,700	83,300	97,400	22
Brownsville	-	58,100	58,500	68,600	11	-	86,200	71,100	78,600	5
Bryan-College Station	80,200	74,200	85,800	83,600	2	96,300	87,700	99,300	96,800	3
Corpus Christi	74,900	81,500	78,800	79,300	5	85,100	90,100	96,900	91,300	6
Dallas	109,900	106,100	104,600	102,700	6	144,900	139,400	137,100	133,800	7
Denton	118,600	119,000	113,500	110,100	11	138,000	142,900	135,900	132,800	12
El Paso	74,000	74,500	77,100	76,900	1	86,600	91,100	93,300	93,900	7
Fort Bend	109,000	104,300	107,600	103,000	8	130,300	127,600	129,200	125,900	7
Fort Worth	71,100	71,100	69,700	66,800	2	87,200	84,800	85,100	85,700	4
Galveston	66,200	71,200	82,000	73,400	8	88,700	102,400	96,800	96,700	9
Garland	79,700	76,000	75,600	73,800	5	84,200	85,900	89,000	80,800	7
Harlingen	78,800	70,000	62,500	70,100	7	94,800	106,300	84,200	86,000	8
Houston	88,400	84,900	86,200	84,400	6	119,400	115,600	115,100	114,700	7
Irving	118,300	111,500	105,800	107,100	12	142,300	129,200	122,100	127,500	7
Killeen-Fort Hood	69,900	66,000	71,600	72,400	3	73,200	68,000	78,300	76,300	2
Laredo	-	-	140,000	98,900	-	-	-	181,200	119,200	-
Longview-Marshall	81,800	71,000	72,500	-	-	93,800	80,900	88,900	-	-
Lubbock	71,300	75,500	64,000	71,500	4	80,200	91,800	72,200	87,100	8
Lufkin	65,000	58,500	66,200	65,600	8	81,800	74,300	71,600	76,600	8
McAllen	-	-	-	73,700	0	-	-	-	87,500	3
Montgomery County	118,400	103,800	115,300	102,100	9	138,900	123,500	135,500	128,000	9
Nacogdoches	75,000	75,000	70,000	70,900	-	91,000	79,500	93,800	86,600	-
North NASA	89,100	91,200	88,000	91,300	4	102,400	104,100	105,200	107,000	5
Northeast Tarrant County	120,000	111,100	117,000	113,700	2	146,200	139,800	144,800	140,800	2
Odessa-Midland	65,700	65,300	61,900	63,300	-7	80,100	79,600	73,700	74,700	-5
Palestine	-	50,000	61,000	53,500	22	-	67,500	66,000	64,200	16
Paris	58,800	62,500	66,000	59,600	-1	65,200	75,100	70,900	66,800	3
Plano	138,800	141,800	143,100	143,800	5	180,700	167,800	172,300	173,000	6
Port Arthur	55,800	56,900	61,700	56,300	4	63,100	66,000	61,900	63,600	0
San Angelo	-	-	52,100	60,100	-1	-	-	60,600	66,100	-3
San Antonio	-	81,600	82,300	83,700	3	-	101,000	102,400	103,500	5
San Marcos	-	103,300	106,700	90,400	-4	-	106,500	112,200	99,100	-4
Sherman-Denison	71,700	59,200	57,500	59,500	5	87,500	60,300	79,600	70,500	6
Temple-Belton	75,800	-	-	-	-	91,900	-	-	87,900	-3
Texarkana	-	-	-	66,800	4	-	-	-	74,900	4
Tyler	93,100	86,900	76,800	82,300	3	105,000	102,900	92,300	100,700	6
Victoria	-	65,700	-	69,500	8	-	71,800	-	78,300	9
Waco	-	-	-	-	-	-	76,800	83,300	82,300	8
Wichita Falls	-	61,700	62,100	62,500	0	-	63,600	65,300	71,600	2
Texas MLS Total	88,700	87,400	87,200	87,100	4	115,900	114,000	113,900	112,400	6
U.S. Total	-	-	-	-	-	-	150,400	147,500	141,800	1

Source: Real Estate Center at Texas A&M University, "U.S. Totals" from National Association of Realtors

Table 5. Texas Employment Activity

Metropolitan Area	Unemployment Rate				Employment			
			Unit Change From Year Ago				Percent Change From Year Ago	
	April	March	April	March	April	March	April	March
Abilene	4.0	4.6	-0.9	-0.8	58,325	58,446	0.7	2.3
Amarillo	3.7	4.2	0.2	0.5	109,688	109,059	1.5	1.5
Austin-San Marcos	2.9	3.3	0.2	0.5	622,452	620,131	1.4	1.6
Beaumont-Port Arthur	8.1	8.6	-0.7	-0.2	164,682	165,602	0.9	1.4
Brazoria County	7.1	7.2	0.8	0.8	99,296	99,287	1.9	1.1
Brownsville-Harlingen	12.2	12.5	0.3	-0.9	109,366	110,515	1.3	3.3
Bryan-College Station	2.0	2.2	-0.4	-0.3	70,370	69,809	2.7	2.3
Corpus Christi	7.6	8.5	0.0	0.4	167,538	166,656	3.8	4.2
Dallas	3.6	3.9	-0.4	-0.2	1,729,327	1,720,946	4.1	4.2
El Paso	10.7	11.7	-0.7	0.3	258,492	258,026	1.6	1.3
Fort Worth-Arlington	3.5	3.8	-0.4	-0.3	819,686	814,371	2.9	2.9
Galveston-Texas City	8.1	8.5	0.7	0.9	116,039	115,880	-1.0	-1.6
Houston	5.0	5.4	-0.1	0.2	1,922,947	1,918,275	1.2	1.4
Killeen-Temple	4.9	5.5	0.3	0.5	107,648	107,708	0.9	1.5
Laredo	10.5	12.1	-2.1	-1.6	62,638	62,186	4.7	4.6
Longview-Marshall	7.1	7.8	-0.4	0.0	95,347	95,362	1.7	1.5
Lubbock	3.6	4.0	-0.2	0.0	118,132	117,606	1.7	1.0
McAllen-Edinburg-Mission	16.3	19.2	-1.4	-0.7	162,683	160,253	2.8	2.9
Odessa-Midland	5.2	5.6	-0.5	-0.1	114,030	113,740	1.2	1.3
San Angelo	3.2	3.6	-0.4	-0.2	49,252	49,380	2.2	2.1
San Antonio	3.7	4.1	-0.3	-0.1	710,453	707,399	1.8	1.8
Sherman-Denison	4.7	5.0	0.1	-0.3	47,308	47,162	1.7	2.9
Texarkana	7.0	7.8	-0.1	0.3	53,108	52,888	1.4	0.7
Tyler	5.3	5.9	-1.0	-0.6	83,952	84,019	4.8	5.0
Victoria	5.2	5.7	0.4	0.5	39,938	39,864	1.1	1.1
Waco	4.2	4.7	0.1	0.1	96,576	96,542	1.8	2.2
Wichita Falls	4.2	4.5	0.2	0.3	63,132	63,103	0.6	0.5
MSA Total	5.0	5.5	-0.3	0.0	8,052,405	8,024,215	2.2	2.3
Texas Total	5.2	5.7	-0.2	0.0	9,325,782	9,288,474	2.2	2.3
U.S. Total	4.8	5.2	-0.5	-0.5	128,655,279	128,075,445	2.3	2.3

Source: Real Estate Center at Texas A&M University and U.S. Bureau of Labor Statistics

Table 6. Texas Residential Single-Family Building Permit Activity

Metropolitan Area	Number of Dwelling Units				Average Value Per Dwelling Unit (\$)			
	April	March	12 Months Ending March	Percent Change	April	March	12 Months Ending March	Percent Change
Abilene	18	21	235	-4	100,200	112,700	114,500	1
Amarillo	39	31	482	13	117,100	149,800	114,600	-2
Austin-San Marcos	654	581	7,254	3	108,200	107,900	107,900	3
Beaumont-Port Arthur	48	33	445	8	108,400	98,100	101,500	3
Brazoria County	185	153	1,631	14	106,700	95,200	97,600	7
Brownsville-Harlingen	136	113	1,498	1	55,700	52,600	56,700	2
Bryan-College Station	70	48	551	-10	88,000	100,200	96,500	12
Corpus Christi	72	65	919	1	97,800	90,300	89,900	-1
Dallas	1,733	1,610	17,787	2	127,400	140,300	136,600	2
El Paso	203	212	2,219	-5	54,700	56,200	54,500	-3
Fort Worth-Arlington	543	603	6,741	-6	121,600	114,700	113,900	-2
Galveston-Texas City	103	74	1,185	-2	111,900	108,900	101,700	-13
Houston	1,783	1,383	16,115	6	112,400	100,700	107,800	4
Killeen-Temple	120	105	1,171	-31	85,000	94,700	85,700	-6
Laredo	109	82	965	1	45,700	53,600	52,800	-2
Longview-Marshall	11	9	142	-15	121,100	98,600	113,700	5
Lubbock	60	40	532	-7	81,700	111,200	97,400	-10
McAllen-Edinburg-Mission	380	318	3,769	-5	41,000	41,500	40,900	1
Odessa-Midland	44	24	322	-19	101,300	100,700	102,300	-9
San Angelo	18	16	216	-10	98,500	84,100	90,900	5
San Antonio	604	505	6,212	-6	100,500	96,500	79,700	5
Sherman-Denison	8	4	82	-12	99,100	133,500	104,400	13
Texarkana	7	8	69	8	63,900	51,400	62,400	-19
Tyler	25	30	247	7	158,900	196,100	171,000	4
Victoria	21	10	158	11	86,700	62,900	81,500	-15
Waco	42	37	335	9	97,600	116,400	102,300	-2
Wichita Falls	15	17	144	-23	84,400	112,500	109,400	15
MSA Total	7,051	6,132	71,426	0	106,200	107,200	105,100	3
Texas Total	7,181	6,247	72,664	0	105,800	106,800	104,600	3
U.S. Total	95,096	82,939	975,607	1	113,400	112,400	111,400	4

Source: Real Estate Center at Texas A&M University and U.S. Bureau of the Census

Table 7. Texas Residential Multifamily Building Permit Activity

Metropolitan Area	Number of Dwelling Units				Average Value Per Dwelling Unit (\$)			
	April	March	12 Months Ending March	Percent Change	April	March	12 Months Ending March	Percent Change
Abilene	0	22	133	-32	-	34,700	32,500	24
Amarillo	0	0	2	0	-	-	38,000	-54
Austin-San Marcos	847	547	6,886	10	44,900	29,600	37,600	-1
Beaumont-Port Arthur	0	0	28	27	-	-	27,400	-39
Brazoria County	0	0	97	-37	-	-	41,900	60
Brownsville-Harlingen	62	26	750	74	26,900	24,900	31,900	13
Bryan-College Station	12	10	338	-62	54,600	48,400	24,100	-42
Corpus Christi	11	32	541	401	63,600	37,100	40,300	-34
Dallas	1,180	864	13,074	67	28,900	47,600	46,600	10
El Paso	102	35	602	-44	29,500	31,900	24,100	-27
Fort Worth-Arlington	10	44	3,936	36	46,800	33,000	46,900	14
Galveston-Texas City	32	0	42	-91	23,200	-	25,200	-1
Houston	1,205	1,522	6,675	44	43,800	41,700	39,100	0
Killeen-Temple	12	16	495	-22	39,400	42,000	40,900	42
Laredo	16	105	990	7	32,900	22,800	23,000	1
Longview-Marshall	0	0	10	-95	-	-	44,800	-13
Lubbock	28	65	398	665	36,400	113,600	52,300	-17
McAllen-Edinburg-Mission	112	75	1,104	33	26,900	25,000	26,700	6
Odessa-Midland	0	0	0	-100	-	-	-	-
San Angelo	0	4	156	100	-	22,500	51,000	15
San Antonio	4	101	2,589	76	51,000	38,400	26,100	-8
Sherman-Denison	148	0	170	166	28,700	-	30,900	24
Texarkana	0	0	6	-73	-	-	35,700	-13
Tyler	0	0	421	2,907	-	-	45,200	4
Victoria	0	0	172	8,500	-	-	26,800	-57
Waco	15	17	94	-53	52,700	33,500	47,600	36
Wichita Falls	0	0	292	45	-	-	35,500	7
MSA Total	3,796	3,485	40,001	35	37,500	41,100	40,100	7
Texas Total	3,803	3,503	40,104	34	37,500	41,100	40,100	7
U.S. Total	29,924	28,413	345,630	8	49,800	50,200	50,100	3

Source: Real Estate Center at Texas A&M University and U.S. Bureau of the Census

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