

REAL ESTATE CENTER

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# TRENDS

SOLUTIONS THROUGH RESEARCH

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Table 1. Price Distribution of MLS Homes Sold in Texas

Price Range	Distribution							
	Units				Percent			
	April	March	February	12 Months Ending March	April	March	February	12 Months Ending March
\$29,999 or less	459	437	410	5,576	4.2	4.1	4.8	4.2
30,000 - 39,999	469	476	374	5,685	4.3	4.5	4.4	4.3
40,000 - 49,999	746	669	555	8,677	5.8	6.3	6.5	6.6
50,000 - 59,999	960	973	740	11,794	8.8	9.1	8.7	8.9
60,000 - 69,999	1,072	1,091	845	13,353	9.8	10.2	9.9	10.1
70,000 - 79,999	1,037	1,027	810	12,548	9.5	9.6	9.5	9.5
80,000 - 89,999	985	977	790	12,100	9.0	9.2	9.2	9.2
90,000 - 99,999	774	640	592	8,967	7.1	6.0	6.9	6.8
100,000 - 119,999	1,146	1,047	861	13,269	10.5	9.8	10.1	10.1
120,000 - 139,999	856	908	641	10,630	7.8	8.5	7.5	8.1
140,000 - 159,999	578	569	491	7,280	5.3	5.3	5.7	5.5
160,000 - 179,999	459	422	337	5,319	4.2	4.0	3.9	4.0
180,000 - 199,999	308	293	259	3,581	2.8	2.7	3.0	2.7
200,000 - 249,999	450	450	364	5,179	4.1	4.2	4.3	3.9
250,000 - 299,999	255	276	175	3,020	2.3	2.6	2.0	2.3
300,000 - 399,999	178	228	170	2,612	1.6	2.1	2.0	2.0
400,000 - 499,999	103	69	55	1,079	0.9	0.6	0.6	0.8
500,000 - and more	123	106	73	1,266	1.1	1.0	0.9	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				
	April	March	February	12 Months Ending March	Percent Change	April	March	February	12 Months Ending March	Percent Change
Abilene	111	103	96	99	14	673	638	586	597	14
Amarillo	106	106	105	97	25	1,122	1,113	1,105	1,044	17
Arlington	88	-	119	111	33	1,574	-	2,188	2,074	42
Austin	-	93	90	91	20	-	6,000	6,000	6,025	29
Beaumont	138	129	125	135	-4	1,007	952	917	968	6
Brazoria County	178	-	175	160	38	601	-	578	538	16
Brownsville	179	176	-	246	27	399	386	-	530	20
Bryan-College Station	111	103	94	91	-5	724	663	611	601	8
Corpus Christi	-	-	146	119	-12	-	-	2,481	1,994	10
Dallas	90	87	82	102	-12	14,678	14,297	13,551	16,586	10
Denton	102	-	-	-	-	842	-	-	-	-
El Paso	-	-	176	144	23	-	-	3,703	3,333	9
Fort Bend	109	113	109	116	-6	2,675	2,743	2,669	2,768	-1
Fort Worth	103	-	-	-	-	2,385	-	-	-	-
Galveston	-	189	178	181	-2	-	743	713	727	13
Garland	70	67	64	-	-	725	705	665	-	-
Harlingen	-	120	116	169	-11	-	333	318	397	42
Houston	111	113	108	119	-10	22,207	22,663	21,966	23,637	-3
Irving	76	-	-	-	-	598	-	-	-	-
Killeen-Fort Hood	161	158	-	122	29	1,318	1,318	-	1,112	26
Laredo	-	-	-	-	-	-	-	-	-	-
Longview-Marshall	-	-	-	-	-	862	863	831	-	-
Lubbock	82	76	-	78	6	944	897	-	917	4
Lufkin	105	105	103	93	-29	262	253	258	233	-30
McAllen	-	-	-	394	57	-	-	-	1,362	24
Montgomery County	140	141	132	144	7	2,206	2,229	2,059	2,186	18
Nacogdoches	-	140	134	134	-	-	240	229	245	-
North NASA	111	114	106	111	-9	2,103	2,193	2,084	2,148	-2
Northeast Tarrant County	85	88	82	88	14	2,375	2,563	2,407	2,613	19
Odessa-Midland	117	113	-	132	24	1,272	1,260	-	1,322	25
Palestine	213	243	234	426	46	290	330	302	508	-8
Paris	181	189	195	192	24	345	350	347	334	19
Plano	78	78	71	-	-	1,357	1,344	1,233	-	-
Port Arthur	120	125	119	114	19	379	385	368	359	12
San Angelo	-	96	94	93	2	-	563	570	549	12
San Antonio	169	163	157	158	4	8,266	8,060	7,652	7,638	18
San Marcos	169	161	140	-	-	237	237	218	-	-
Sherman-Denison	167	163	160	213	-35	619	599	601	771	-32
Temple-Belton	-	-	-	117	18	-	-	-	592	20
Texarkana	-	-	-	113	12	-	-	-	415	9
Tyler	175	167	-	143	16	1,406	1,350	-	1,146	24
Victoria	76	-	-	81	32	253	-	-	259	18
Waco	-	-	-	-	-	-	-	-	-	-
Wichita Falls	103	99	97	97	19	701	674	670	683	10
Texas MLS Total	105	97	100	109	-3	76,835	71,657	73,854	80,790	6
U.S. Total	-	105	99	103	19	-	2,350,000	2,230,000	2,303,333	23

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				
	April	March	February	12 Months Ending March	Percent Change	April	March	February	12 Months Ending March	Percent Change
Abilene	93	106	63	1,121	5	7.3	6.8	6.3	6.5	14
Amarillo	194	162	131	1,898	-7	7.0	7.0	6.9	6.4	25
Arlington	265	268	180	3,322	4	5.8	-	7.8	7.3	33
Austin	-	827	643	11,844	5	-	6.1	5.9	6.0	20
Beaumont	115	94	96	1,348	10	9.1	8.5	8.2	8.9	-4
Brazoria County	53	48	27	609	-9	11.7	-	11.5	10.5	38
Brownsville	33	33	25	399	2	11.8	11.6	-	16.2	27
Bryan-College Station	111	74	70	1,173	2	7.3	6.8	6.2	6.0	-5
Corpus Christi	-	-	183	3,083	9	-	-	9.6	7.8	-12
Dallas	2,509	2,513	2,061	30,226	12	5.9	5.7	5.4	6.7	-12
Denton	114	118	119	1,538	23	6.7	-	-	-	-
El Paso	340	338	281	3,798	-19	-	-	11.6	9.5	23
Fort Bend	366	349	286	4,453	7	7.2	7.4	7.2	7.6	-6
Fort Worth	347	366	270	4,271	5	6.8	-	-	-	-
Galveston	-	50	30	719	5	-	12.4	11.7	11.9	-2
Garland	149	171	117	1,923	2	4.6	4.4	4.2	-	-
Harlingen	64	51	28	509	57	-	7.9	7.6	11.1	-11
Houston	2,890	2,818	2,381	36,680	6	7.3	7.4	7.1	7.8	-10
Irving	129	123	109	1,422	12	5.0	-	-	-	-
Killeen-Fort Hood	113	98	-	1,528	-18	10.6	10.4	-	8.0	29
Laredo	-	4	-	151	-	-	-	-	-	-
Longview-Marshall	102	109	102	-	-	-	-	-	-	-
Lubbock	142	155	-	2,165	3	5.4	5.0	-	5.1	6
Lufkin	41	25	33	443	-5	6.9	6.9	6.8	6.1	-29
McAllen	-	-	-	637	4	-	-	-	25.9	57
Montgomery County	232	238	194	2,864	10	9.2	9.3	8.7	9.5	7
Nacogdoches	-	28	17	314	-	-	9.2	8.8	8.8	-
North NASA	258	257	209	3,493	7	7.3	7.5	7.0	7.3	-9
Northeast Tarrant County	354	421	340	5,272	1	5.6	5.8	5.4	5.8	14
Odessa-Midland	186	218	-	2,031	15	7.7	7.4	-	8.7	24
Palestine	22	25	13	247	6	14.0	16.0	15.4	28.0	46
Paris	39	32	17	340	21	11.9	12.4	12.8	12.6	24
Plano	283	244	181	3,144	1	5.1	5.1	4.7	-	-
Port Arthur	63	52	31	565	-3	7.9	8.2	7.8	7.5	19
San Angelo	-	65	66	1,079	1	-	6.3	6.2	6.1	2
San Antonio	691	750	475	9,035	21	11.1	10.7	10.3	10.4	4
San Marcos	17	16	19	269	32	11.1	10.6	9.2	-	-
Sherman-Denison	66	44	61	674	4	11.0	10.7	10.5	14.0	-35
Temple-Belton	-	-	-	893	-1	-	-	-	7.7	18
Texarkana	-	-	-	639	-2	-	-	-	7.4	12
Tyler	123	124	97	1,479	9	11.5	11.0	-	9.4	16
Victoria	70	-	-	580	4	5.0	-	-	5.3	32
Waco	-	154	62	1,410	2	-	-	-	-	-
Wichita Falls	101	87	70	1,249	-4	6.8	6.5	6.4	6.4	19
Texas MLS Total	11,177	10,812	8,611	134,677	6	6.9	6.4	6.6	7.2	-3
U.S. Total	-	334,000	247,000	4,080,000	5	-	6.9	6.5	6.8	19

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 (\$)				
	April	March	February	12 Months Ending March	Percent Change	April	March	February	12 Months Ending March	Percent Change
Abilene	53,200	58,500	60,600	62,000	1	64,000	70,400	64,200	71,800	5
Amarillo	70,000	75,000	77,100	75,000	5	78,200	91,700	89,800	84,700	2
Arlington	84,600	91,500	88,300	86,400	1	102,800	110,300	103,200	102,300	0
Austin	-	111,200	107,200	108,300	4	-	143,100	132,300	132,700	2
Beaumont	68,600	70,000	75,700	72,300	6	75,200	82,900	90,200	84,200	3
Brazoria County	75,600	75,000	91,000	72,900	9	91,700	83,300	103,900	96,600	23
Brownsville	58,100	58,500	63,000	69,800	13	86,200	71,100	78,600	78,800	8
Bryan-College Station	74,200	85,800	86,200	84,300	3	87,700	99,300	95,600	97,300	4
Corpus Christi	-	-	85,000	78,300	4	-	-	97,500	90,200	5
Dallas	105,900	104,500	99,400	102,000	5	140,000	137,500	129,400	132,800	7
Denton	119,200	113,600	116,200	108,800	11	140,800	136,100	136,800	132,300	14
El Paso	74,500	77,100	75,900	76,700	0	91,100	93,300	88,900	93,400	6
Fort Bend	102,900	105,500	109,400	102,200	8	128,500	127,300	124,900	125,000	6
Fort Worth	71,900	70,000	68,200	66,500	2	85,800	85,500	91,900	85,600	3
Galveston	-	82,000	63,300	72,500	4	-	96,800	69,700	95,400	7
Garland	76,900	75,600	72,700	73,700	6	86,900	89,200	75,800	80,500	8
Harlingen	70,000	62,500	62,000	69,800	6	106,300	84,200	78,400	83,300	6
Houston	84,500	85,600	85,400	84,100	6	116,800	114,800	113,100	114,200	8
Irving	113,100	105,800	106,400	105,300	10	131,300	122,100	125,500	126,400	7
Killeen-Fort Hood	66,000	71,600	-	72,900	5	68,000	78,300	-	76,800	4
Laredo	-	140,000	-	97,800	-	-	181,200	-	118,000	-
Longview-Marshall	71,000	72,500	76,700	-	-	80,900	88,900	88,200	-	-
Lubbock	75,500	64,000	-	70,500	2	91,800	72,200	-	86,300	6
Lufkin	58,500	66,200	69,200	66,500	11	74,300	71,600	77,100	76,300	9
McAllen	-	-	-	72,800	-1	-	-	-	87,600	4
Montgomery County	106,200	115,000	111,100	101,200	9	125,000	135,500	139,400	128,300	11
Nacogdoches	-	70,000	77,500	70,400	-	-	93,800	124,400	86,100	-
North NASA	89,600	86,600	90,300	90,800	4	103,300	103,900	106,000	106,800	5
Northeast Tarrant County	111,400	116,400	111,400	112,800	1	140,200	143,400	135,700	139,900	2
Odessa-Midland	65,300	61,900	-	-	-	79,600	73,700	-	74,500	-5
Palestine	50,000	61,000	62,500	53,800	19	67,500	66,000	73,800	63,500	18
Paris	62,500	66,000	61,700	59,500	1	75,100	70,900	59,100	65,700	2
Plano	140,900	141,900	146,500	143,500	5	167,600	172,900	171,800	172,700	6
Port Arthur	56,900	61,700	57,500	55,900	4	66,000	61,900	70,000	63,200	0
San Angelo	-	52,100	45,400	60,500	0	-	60,600	52,900	66,100	-3
San Antonio	81,600	82,300	81,400	83,700	3	101,000	102,400	102,200	103,200	5
San Marcos	103,300	106,700	87,500	90,900	2	106,500	112,200	98,200	99,900	-1
Sherman-Denison	-	56,700	67,500	59,500	7	58,500	76,700	78,300	73,600	14
Temple-Belton	-	-	-	-	-	-	-	-	88,300	-3
Texarkana	-	-	-	66,900	5	-	-	-	75,600	7
Tyler	87,700	76,800	78,100	81,700	4	107,700	92,300	96,600	99,900	7
Victoria	65,700	-	-	68,900	7	71,800	-	-	77,600	7
Waco	-	-	-	-	-	-	83,300	73,700	81,600	7
Wichita Falls	61,700	62,100	72,200	62,400	0	63,600	65,300	85,100	72,000	3
Texas MLS Total	87,500	86,700	86,800	86,900	5	113,100	113,300	110,800	111,900	6
U.S. Total	-	-	-	-	-	-	147,500	144,700	141,000	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			
	March	February	Unit Change From Year Ago		March	February	Percent Change From Year Ago	
			March	February			March	February
Abilene	4.6	4.4	-0.8	-1.3	58,388	58,199	2.2	2.4
Amarillo	4.2	4.3	0.5	0.2	109,547	108,788	2.0	1.9
Austin–San Marcos	3.3	3.3	0.5	0.4	621,308	619,580	1.8	2.3
Beaumont–Port Arthur	8.6	8.1	-0.2	-1.4	165,420	164,969	1.3	1.4
Brazoria County	7.2	7.3	0.8	0.5	99,283	99,370	1.1	2.1
Brownsville–Harlingen	12.4	13.0	-1.0	-0.2	111,138	109,781	3.9	2.6
Bryan–College Station	2.2	2.4	-0.3	-0.2	69,926	69,171	2.5	3.6
Corpus Christi	8.4	8.6	0.3	-0.2	167,355	165,080	4.6	4.8
Dallas	3.9	4.0	-0.2	-0.4	1,713,489	1,705,052	3.7	3.9
El Paso	11.7	11.9	0.3	0.1	258,743	257,943	1.6	1.8
Fort Worth–Arlington	3.8	4.1	-0.3	-0.4	815,906	809,210	3.1	3.2
Galveston–Texas City	8.5	8.4	0.9	0.6	116,354	115,208	-1.2	-1.5
Houston	5.4	5.5	0.2	0.1	1,923,005	1,916,560	1.6	1.7
Killeen–Temple	5.4	5.3	0.4	-0.1	107,917	107,929	1.7	2.3
Laredo	12.1	12.5	-1.6	-2.4	61,593	61,236	3.6	3.5
Longview–Marshall	7.8	8.0	0.0	-0.6	94,851	94,936	0.9	2.2
Lubbock	4.0	3.8	0.0	-0.5	117,855	117,423	1.2	1.9
McAllen–Edinburg–Mission	19.1	20.9	-0.8	-1.4	160,406	157,264	3.0	2.9
Odessa–Midland	5.7	5.8	0.0	-0.3	113,440	113,228	1.0	1.3
San Angelo	3.5	3.6	-0.3	-0.3	49,579	49,335	2.5	1.9
San Antonio	4.1	4.2	-0.1	-0.4	703,416	698,086	1.2	1.1
Sherman–Denison	5.0	5.1	-0.3	-1.2	47,298	46,938	3.2	4.1
Texarkana	7.8	8.0	0.3	0.0	52,956	52,937	0.8	1.4
Tyler	6.0	6.3	-0.5	0.2	82,833	82,697	3.5	3.6
Victoria	5.7	5.9	0.5	0.4	39,985	39,886	1.4	1.6
Waco	4.7	4.5	0.1	-0.3	96,672	96,331	2.4	2.4
Wichita Falls	4.5	4.5	0.3	-0.1	63,200	63,032	0.6	1.4
MSA Total	5.5	5.7	0.0	-0.2	8,021,863	7,980,169	2.3	2.4
Texas Total	5.7	5.9	0.0	-0.2	9,289,129	9,236,081	2.3	2.4
U.S. Total	5.2	5.5	-0.5	-0.5	128,074,650	127,150,171	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 (\$)			
	March	February	12 Months Ending March	Percent Change	March	February	12 Months Ending March	Percent Change
Abilene	21	19	239	-1	112,700	112,600	116,900	5
Amarillo	31	42	485	14	149,800	125,700	114,700	-2
Austin-San Marcos	581	512	7,412	11	107,900	110,200	107,300	3
Beaumont-Port Arthur	33	24	429	2	98,100	100,800	100,700	3
Brazoria County	153	131	1,619	18	95,200	101,100	96,200	6
Brownsville-Harlingen	113	128	1,512	4	52,600	56,400	56,800	3
Bryan-College Station	48	29	537	-10	100,200	123,300	90,400	-2
Corpus Christi	65	85	932	7	90,300	83,300	89,900	0
Dallas	1,610	1,347	17,887	7	140,300	134,000	138,100	4
El Paso	212	169	2,190	-5	56,200	50,300	54,900	-1
Fort Worth-Arlington	603	541	7,080	4	114,700	110,500	113,400	-2
Galveston-Texas City	74	79	1,210	3	108,900	101,800	103,700	-10
Houston	1,383	1,240	16,075	11	100,700	111,700	106,400	3
Killeen-Temple	105	100	1,181	-30	94,700	90,200	85,500	-6
Laredo	82	71	953	3	53,600	53,900	53,700	0
Longview-Marshall	9	16	151	-6	98,600	93,000	115,600	12
Lubbock	40	39	530	-9	111,200	86,700	100,400	-7
McAllen-Edinburg-Mission	318	281	3,800	-1	41,500	42,200	40,700	0
Odessa-Midland	24	24	322	-15	100,700	102,300	102,600	-8
San Angelo	16	8	222	-7	84,100	110,400	89,400	3
San Antonio	505	524	6,270	-2	96,500	77,800	76,800	1
Sherman-Denison	4	1	78	-16	133,500	25,000	103,800	13
Texarkana	8	2	75	32	51,400	57,500	64,600	-13
Tyler	30	18	245	9	196,100	190,800	168,400	-1
Victoria	10	14	149	-14	62,900	75,700	81,800	-4
Waco	37	19	325	7	116,400	124,400	102,600	-2
Wichita Falls	17	11	150	-18	112,500	88,300	111,300	22
MSA Total	6,132	5,474	72,058	5	107,200	104,900	104,800	3
Texas Total	6,247	5,552	73,283	5	106,800	104,600	104,400	3
U.S. Total	82,939	66,530	980,678	4	112,400	111,100	111,000	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**

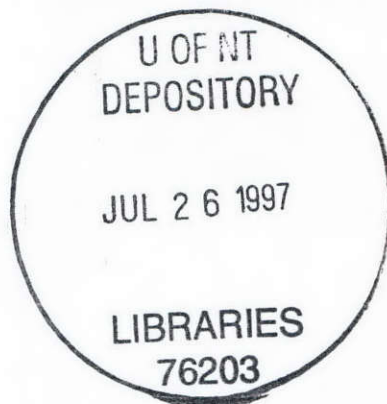
Metropolitan Area	Number of Dwelling Units				Average Value Per Dwelling Unit (\$)			
	March	February	12 Months Ending March	Percent Change	March	February	12 Months Ending March	Percent Change
Abilene	22	10	133	-37	34,700	30,800	32,500	24
Amarillo	0	0	2	0	-	-	38,000	-54
Austin-San Marcos	547	228	6,569	8	29,600	41,700	36,900	1
Beaumont-Port Arthur	0	0	28	17	-	-	27,400	-39
Brazoria County	0	0	97	-38	-	-	41,900	61
Brownsville-Harlingen	26	26	721	65	24,900	35,400	32,200	16
Bryan-College Station	10	10	367	-57	48,400	45,400	24,200	-41
Corpus Christi	32	15	588	989	37,100	24,300	42,900	-10
Dallas	864	1,357	12,548	48	47,600	41,500	47,400	12
El Paso	35	9	590	-40	31,900	44,700	23,800	-29
Fort Worth-Arlington	44	434	4,105	50	33,000	61,700	46,500	13
Galveston-Texas City	0	0	10	-98	-	-	31,500	24
Houston	1,522	191	5,706	29	41,700	22,600	38,200	-2
Killeen-Temple	16	16	650	-1	42,000	66,400	37,500	27
Laredo	105	64	1,061	17	22,800	22,800	22,800	0
Longview-Marshall	0	0	81	-40	-	-	36,400	-39
Lubbock	65	0	374	679	113,600	-	53,400	-17
McAllen-Edinburg-Mission	75	51	1,060	32	25,000	22,800	26,600	6
Odessa-Midland	0	0	0	-100	-	-	-	-
San Angelo	4	2	156	100	22,500	110,000	51,000	15
San Antonio	101	204	2,616	79	38,400	29,300	26,200	-6
Sherman-Denison	0	4	22	-66	-	47,500	45,200	81
Texarkana	0	0	12	-33	-	-	38,800	-8
Tyler	0	5	421	2,907	-	70,000	45,200	4
Victoria	0	160	172	8,500	-	27,000	26,800	-57
Waco	17	22	83	-60	33,500	53,000	46,700	34
Wichita Falls	0	0	292	45	-	-	35,500	7
MSA Total	3,485	2,808	38,464	30	41,100	41,000	40,100	7
Texas Total	3,503	2,813	38,562	29	41,100	41,000	40,100	7
U.S. Total	28,413	21,629	343,505	8	50,200	52,400	50,000	3

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

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