



MetroTex REALTORS® and the City of Farmers Branch



Why Do Texas REALTORS® Advocate?

“Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment.”

Real Estate's Contribution to the US & Texas Economy (per every home sold)

The housing sector “stimulates production and job creation across multiple industries...”

Every home sale is a community builder—building wealth, creating jobs, and fueling small businesses across Texas.

- The real estate industry accounted for **\$469.2 billion**, or **17.8%**, of the gross state product of Texas in 2024
- This is over 17% of the state's GDP
- The total economic impact per house sold in Texas in 2024 was **\$114,200**
- The total economic impact per house sold across the US in 2024 was **\$125,300**



December 2025 Statistics

Market



Farmers Branch

Property Type: All Residential (SF..) Market Type: City/Local Market Local Association: MetroTex Associa.. Market Name: Farmers Branch Frequency: Monthly Date: 2025 December Construction Type: All (Existing & Ne..)



Market



Time & Value



Download Preview

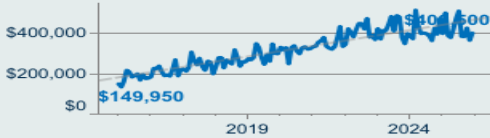
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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



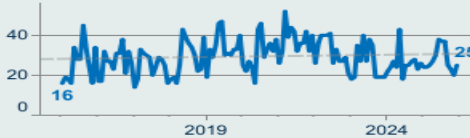
Median Price

\$402,500 ↓ -15.3% YoY



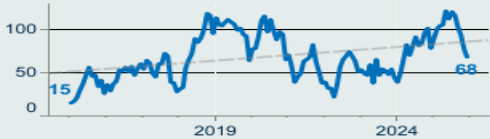
Closed Sales

25 ↓ -3.9% YoY



Active Listings

68 ↓ -12.8% YoY

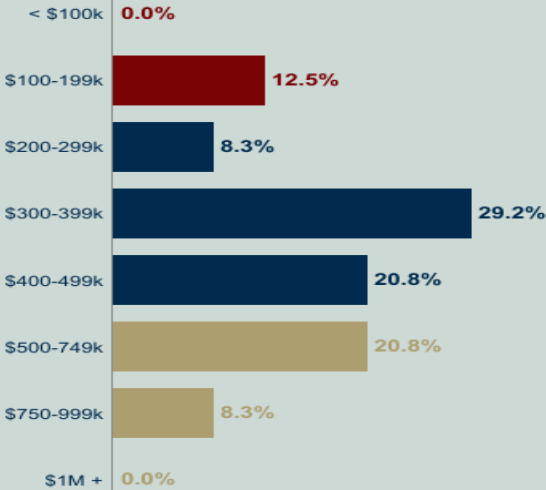


Months Inventory

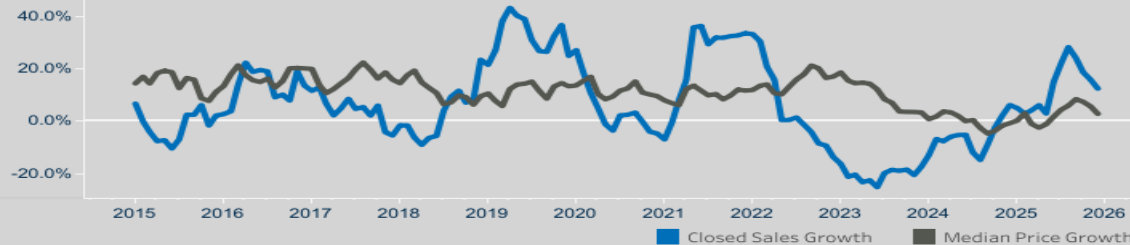
2.4 ↓ -0.6 YoY



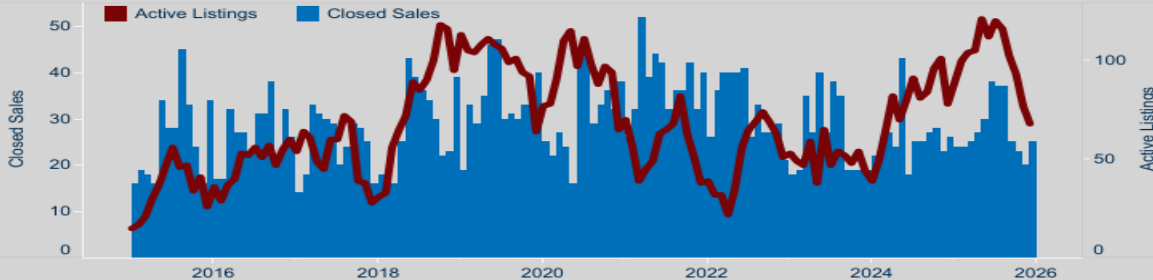
Price Distribution



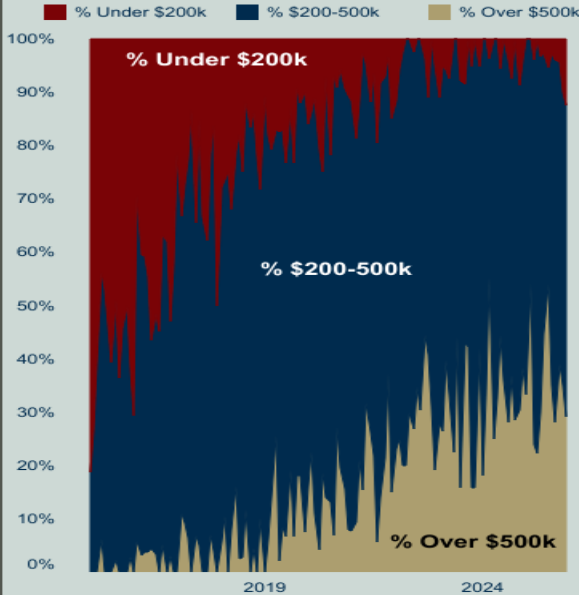
Growth Trend for Closed Sales and Median Price



Closed Sales & Active Listings



Price Distribution Over Time



Key Issues Addressed this Session

- Foreign Buyers of Real Property
- Real Estate Agency and Representation
- Property Taxes
- HOA Regulations
- Housing Affordability
- Infrastructure
- Public Improvement Districts
- Commercial Real Estate
- Rental Housing and Property Management
- Workforce Development



Restrictions on Foreign Entities' Property Ownership in Texas

SB 17 (by Kolkhorst, Hefner, et al)

This bill prohibits parties from specified countries from owning or leasing real property in Texas.

- Prohibited owners or lessees include governments, agents of those governments, companies based in, and people domiciled in the identified countries
- Prohibited countries are based on the National Threat Assessment list or as determined by the Texas Governor



Commercial - Adaptive Reuse

SB 840 (by Hughes, Hefner, et al)

- Provides more opportunities for commercial property owners to creatively use their land and buildings
- Eases regulations on conversions of older (5+ years) office buildings to residential units
- Makes it simpler to build multi-family and mixed-use developments in commercial zones
- Limited to cities of over 150,000 in population

SB 2477 (by Bettencourt, Patterson, et al)

- Limits requirements a city can put on an office-to-residential conversions, such as traffic impact studies, design requirements, or burdensome zoning procedures
- Applies to cities of over 150,000 in population



Residential Leasing - Property Management



SB 2349 (by Alvarado, Walle)

- Exempts landlords/property managers from providing a flood disclosure to tenants in leasebacks and leases of less than 30 days
- Allows the disclosure to be included in lease renewals rather than delivered separately again
- Signed by the Governor, effective Sept. 1

SB 1567 (by Bettencourt, Vasut, et al)

- In addition to the property rights provisions mentioned earlier, SB 1567 also prohibits a city from demanding copies of or access to review provisions of a lease from a broker, agent, or other 3rd party in order to enforce an occupancy limit



Residential Leasing – Evictions and Squatters

SB 38 (by Bettencourt, Button, et al)

- Standardizes eviction processes in JP courts around the state, including required court documents and allowing for correcting petitions
- Streamlines required tenant notifications for failure to pay rent and demands to vacate

SB 1333 (by Hughes, Leach, et al)

- Gives local law enforcement the ability to remove squatters immediately with property owner's sworn affidavit of ownership
- Does not apply to tenants with prior agreements
- Adds criminal penalties for squatting and property damage, as well as for falsely marketing a property for sale or lease or presenting fraudulent lease or purchase documents



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QUESTIONS?