

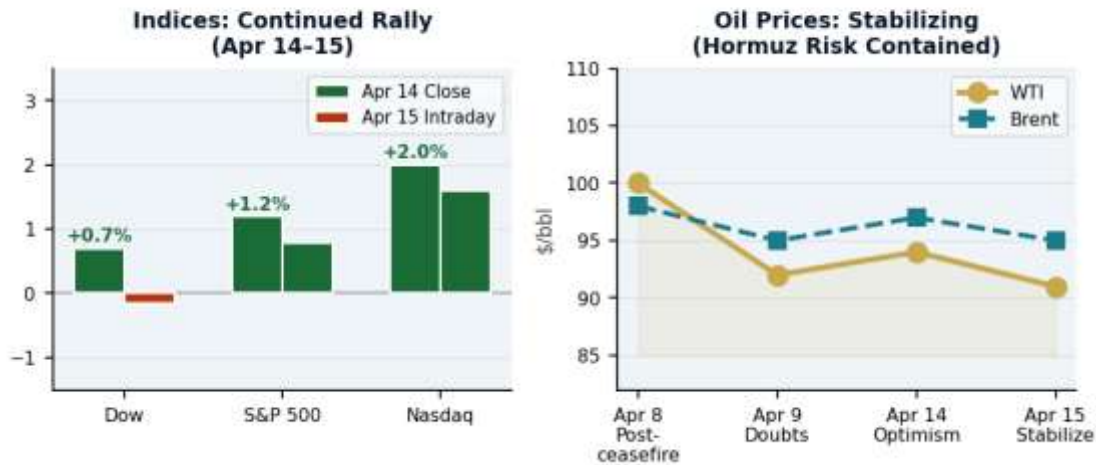
🚨 MARKET ALERT: S&P 500 testing 7,000+ | Rates dip to 6.07–6.37% | TX inventory at 15-year highs | Price cuts >47% ALL metros | DealsNearMe.io Alpha LIVE!

Macro & Financial Market Update — April 14–15, 2026

Markets extended their rally this week as ceasefire optimism in the US-Iran conflict reduced geopolitical risk premiums and oil prices stabilized. This has direct implications for Texas real estate: lower oil volatility = more stable buyer psychology, easing rates = expanding buyer pool, and recovering equity markets = seller psychology improving.

Stock Markets & Oil — Continued Rally with Contained Risks:

Financial Markets Snapshot — April 14–15, 2026



S&P 500 closed Apr 14 at 6,967 (+1.2%) and pushed to ~7,022 on Apr 15 — approaching January record highs. Nasdaq hit ~24,016 (tech/AI momentum). Dow at 48,535 then ~48,464. **Key drivers:** (1) Ceasefire talks advancing — Hormuz restrictions seen as contained; (2) Strong AI/tech earnings momentum — BlackRock overweight US equities; (3) Fed on hold at 3.50%–3.75%, open to cuts later in 2026. **Oil stabilizing:** WTI ~\$90–92, Brent ~\$94–96 — down from \$100+ spike on Apr 9. Bitcoin ~\$74K–\$75K; Ethereum ~\$2,320–\$2,330.

📊 Key Economic Data (Apr 15):

- March Nonfarm Payrolls: +178,000 jobs (beat expectations); Unemployment steady at 4.3%
- **March CPI: Persistent inflation pressures tied to energy costs (details confirm sticky core)**
- **Consumer Confidence: 47.6 — historically low; watch March Retail Sales (due Apr 21)**
- 10-yr Treasury: ~4.20% (easing from 4.34% peak — supporting mortgage rate relief)

Real Estate Impact: Low consumer confidence + seller fatigue in equity-heavy neighborhoods = **MORE** motivated sellers. Easing rates = expanding buyer pools. This week's combination is a wholesaler's best friend.

Executive Summary — Texas Real Estate

Dear investors, deal makers, and business builders — your wholesaling coach here with this data-packed 15-minute briefing as of **April 15, 2026**.

Freddie Mac PMMS (April 9): 30-yr fixed averaged **6.37%** (down 9 bps WoW from 6.46%). Zillow lender marketplace on April 15 shows **6.07%** — the sharpest rate relief in months. National NAR March existing-home sales dipped 3.6% MoM to 3.98M SAAR, but median hit \$408,800 (+1.4% YoY) and inventory climbed to 1.36M units (~4.1 months supply).

Texas diverges sharply from national trends. Statewide active listings: **128K+ (+13.7% YoY) — some metros at 15-year highs**. Months supply: 4.9–5.5 across metros. Price cuts have surged past 47% in EVERY major metro — San Antonio now leads at 55%. Sales volume down 3.9%–9.9% YoY. But here's the bull case: **Austin pending sales surging +15.4% YoY** — the leading indicator of a market floor forming.

TRERC 2026 forecast: +1.3% median price to ~\$334K, +2.5% sales to ~349K units. LTR rents softening statewide (–5.6% to –6.2%). STR resilient with 55–57% occupancy. **Bottom line: Rate relief + record inventory + rising distress = the best wholesaling conditions in Texas since 2012.**

Coach's April 15 Quick Take: Price cuts have SURGED past 50% in Houston (52%) and San Antonio (55%) — these are extreme buyer-leverage readings rarely seen outside downturns. Austin's +15.4% pending surge signals a floor forming. Lock in deals NOW before spring absorption tightens the window.

Pro Tip: Lead with 'rates just dipped to 6.07% today + record inventory choice + you have a fast, clean cash exit' — the three-lever pitch that works in this exact environment.

Key Economic Events & Updates

30-Yr Fixed — PMMS (Apr 9): 6.37% — down 9 bps WoW; continuing relief trend; below year-ago 6.65%

30-Yr Fixed — Zillow (Apr 15): 6.07% — sharpest single-day reading; lender marketplace showing deeper relief

15-Yr Fixed: 5.74% — stable; equity taps/HELOC activity rising

10-Yr Treasury (Apr 15): ~4.20% — easing from 4.34% peak; ceasefire + equity rally pulling yields lower

Fed Funds Rate: 3.50%–3.75% — steady; open to cuts later in 2026; watching war-related inflation

National Existing Sales (Mar): 3.98M SAAR (–3.6% MoM); inventory 1.36M (4.1 months, +0.3 months MoM); median \$408,800 (+1.4% YoY)

Texas Active Listings: 128K+ statewide (+13.7% YoY); some metros at 15-YEAR highs in inventory

March Payrolls: +178,000 jobs (beat); unemployment steady 4.3%; consumer confidence 47.6 (low)

March CPI: Persistent inflation tied to energy costs; core sticky — watch retail sales Apr 21

Texas TRERC 2026 Forecast: +1.3% median to ~\$334K; +2.5% sales to ~349K units — population growth sustaining demand

1. Property Sales — Change & Trend (Mar/Apr 2026)

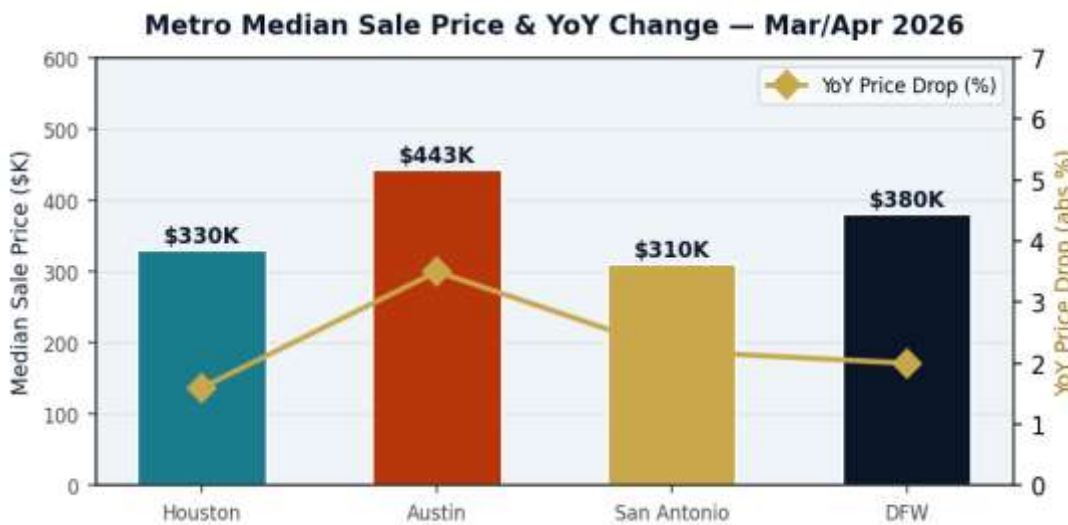
Statewide: Median listing ~\$350K (March, slight YoY softening); statewide sold median ~\$342K (–1.6% YoY per Redfin March). Active listings 128K+ (+13.7% YoY) with some metros at 15-year highs. Price cuts now above 47% in every major metro — extreme buyer leverage. **But watch the pending surge: Austin +15.4% YoY is the clearest signal of a market floor forming.**

Metro	Median Price (Mar 2026)	YoY Δ	Inventory / Active	DOM	Mo. Supply	Key Trend / Narrative
Houston	~\$324K–\$335K	-0.6% to +3%	4.7–5.0 mo / ~30K (surging)	70–78+	~4.9	Vol. leader; sales –3.9% YoY but pending rebounding; energy/Midtown concessions; 52% price cuts
Austin	\$426K–\$550K (var) / \$443K sold	-2.7% to -6.8%	4.5–6.5 mo / 10,867 active	91–97	~5.45	Deepest correction; sales –6.8% but pending surging +15.4% YoY; 47.5% price cuts; prime assigns
San Antonio	~\$265K–\$310K	-1.8% to -2.5%	5.5+ mo / expanding sharply	81+	~5.5	#1 buyer's; sales –9.9% YoY; 55% price cuts (highest in state); inventory at multi-year highs
DFW	~\$375K–\$385K	-1.2% to -2.2%	4.8–5.0 mo / ~23K (+6%)	66–73+	~4.9	Most resilient; sales –6.1% YoY; pending rebounding; 49% price cuts; builder closeout opportunities
Texas State	~\$298K–\$342K	–0.7 to –2.2%	128K+ active (+13.7% YoY)	75–97	4.9–5.5	Buyer-friendly statewide; some metros at 15-year inventory highs; pending surge signals recovery

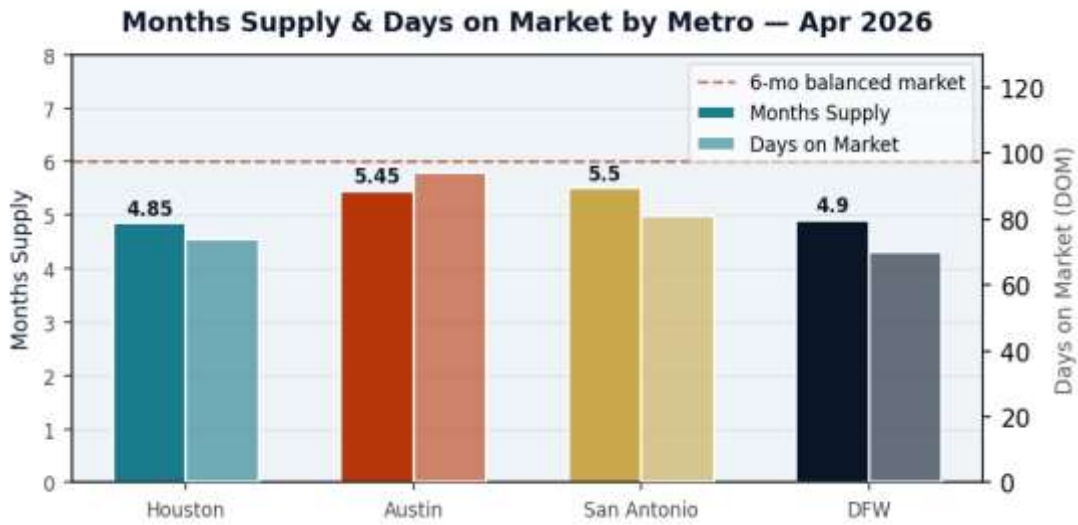
Metro Price Cut % of Listings — April 2026 (All Metros >47%!)



Metro Median Sale Price & YoY Change — Mar/Apr 2026

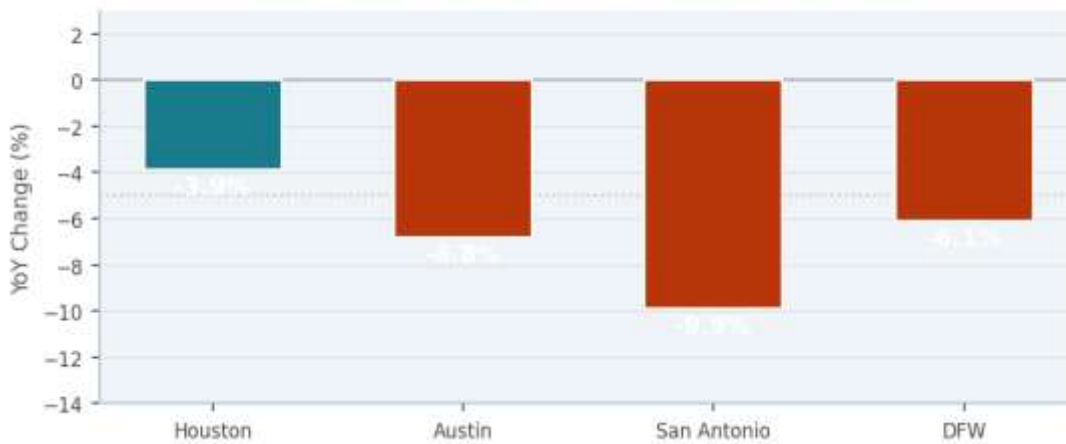


Months Supply & Days on Market by Metro — Apr 2026



Closed Sales YoY vs. Pending Sales YoY — The Divergence Signal

Closed Sales Volume — YoY Change (Mar 2026)



Pending Sales YoY Change — Forward Pipeline Signal (Mar 2026)



Active Listings YoY Growth — Some Metros at 15-Year Highs



🔗 The Divergence Signal: Closed sales are down -3.9% to -9.9% YoY across Texas, BUT pending sales are surging — Austin +15.4%, DFW and Houston rebounding. This gap means deals are being locked in NOW at today's discounts but haven't closed yet. The motivated seller window is OPEN. Act before closings catch up.

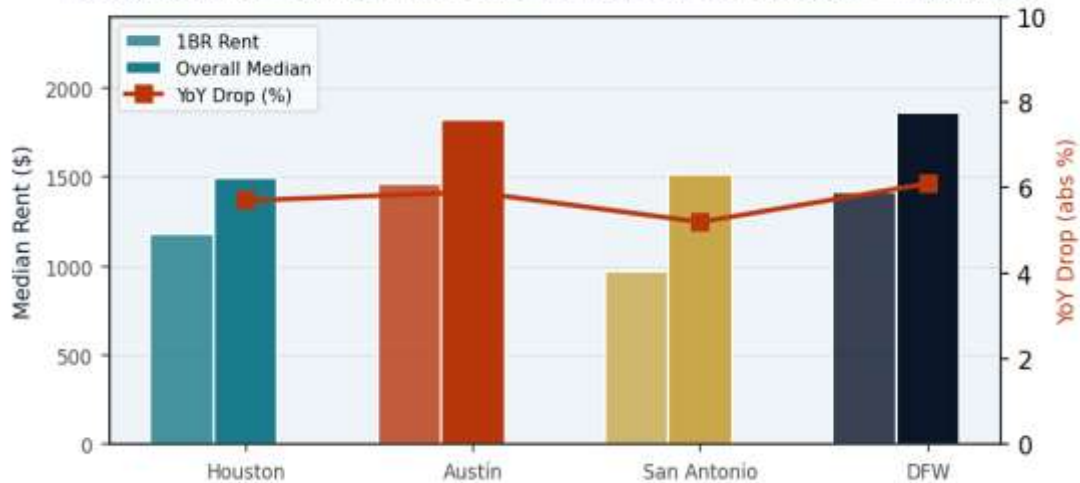
2. Long-Term Rental — Change & Trend (April 2026)

Statewide: LTR rents cooling statewide — down 5.6% to 6.2% YoY across all metros. 1BR rents: Houston \$1,180, Austin \$1,460, SA \$970, DFW \$1,420. Overall medians higher but under continued supply pressure. Concessions common; multifamily glut persists. Steady cash flow still viable in Houston and DFW where fundamentals are stronger.

Metro	Rent (1BR / Overall)	YoY Change	Inventory / Other	Key Trend / Narrative
DFW	\$1,420 / ~\$1,750-\$1,980	-6.0% to -6.2%	Stable / adds	Most affordable; job-suburb conversions resilient; best LTR fundamentals statewide
Houston	\$1,180 / ~\$1,450-\$1,495	-5.6% to -5.8%	High supply	Continued cooling overall; Zumper +3% some surveys; energy-sector demand stabilizing
Austin	\$1,460 / ~\$1,821	-5.8% to -6%	4.3+ mo oversupply	Recovering; concession-heavy; under-\$2K comps to pros; long-term absorption in progress
San Antonio	\$970 / ~\$1,515	-4.6% to -5.8%	+15% active listings	Lowest 1BR rents in state; military/hybrid demand; entry-level affordability attracts tenants

LTR: 1BR vs. Overall Rent & YoY Change — Apr 2026

Long-Term Rental: 1BR vs. Overall Rent & YoY Change — Apr 2026



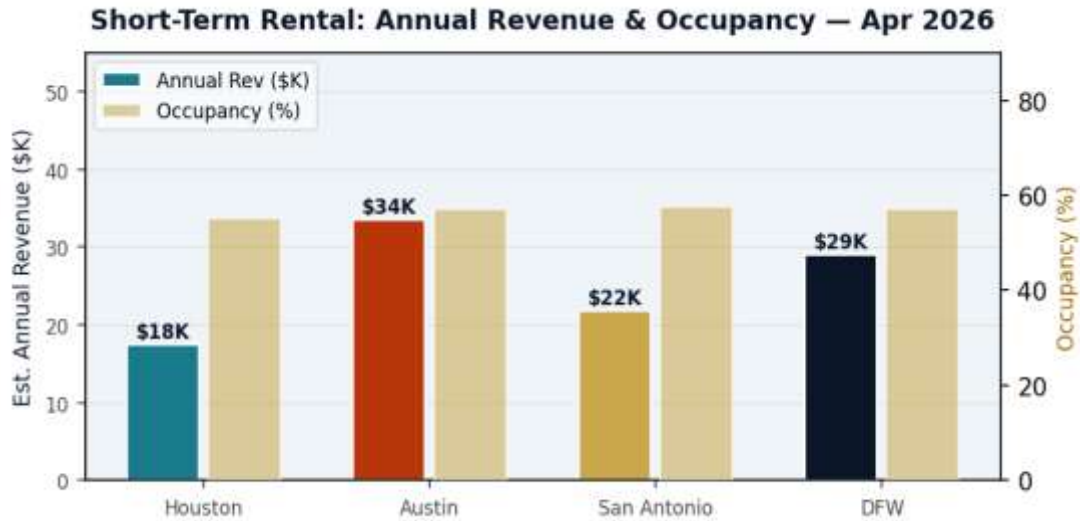
LTR Investor Note: Houston and DFW remain the strongest near-term LTR plays despite YoY cooling — demand fundamentals (jobs, migration) are intact. Target job-growth suburbs (Katy, Pearland, Plano, McKinney) for steady cash flow and ARV support. Avoid Austin LTR until supply absorption completes (~2027).

3. Short-Term Rental — Change & Trend (April 2026)

Statewide: STR occupancy resilient at 52–60%; ADR +3% YoY. Extended-stay demand and event tailwinds support performance. **World Cup 2026 hosting in DFW and Houston** creates a defined event-premium revenue window. AirDNA's 2026 Outlook confirms Texas as nationally resilient despite overall demand slowdown. **Port Arthur, TX remains AirDNA's #1 U.S. STR investment city — early-mover window still open.**

Metro	Est. Annual Revenue	Est. Monthly Rev	Occupancy	ADR (YoY)	Key Trend / Narrative
DFW	~\$29K	~\$3,170	57%	\$173–176 (+3%)	Extended-stay corporate; Uptown \$40K+; World Cup 2026 host — event revenue boost
Houston	~\$16–19K	~\$2,870	55%	\$167 (+3%)	Medical-center stays resilient; World Cup 2026 host; event tailwinds building
Austin	~\$23–44K	~\$3,870	57%	\$220–225 (+3%)	Highest ADR; regulatory caps limit supply; SoCo/Zilker hotspots \$60K; flat-to-modest trend
San Antonio	~\$19.6K–24K	~\$2,930	55–60%	\$176–177 (+3–6%)	River Walk 70% ROI; improving occ; tourism + military mix; +3–6% YoY revenue trend
Port Arthur★	AirDNA #1 City	Top ROI	High	Growing	★ AirDNA ranked #1 U.S. STR investment city 2026 — early-mover advantage window open now

Short-Term Rental: Annual Revenue & Occupancy — Apr 2026



4. Lending & Borrowing — Change & Trend (April 15, 2026)

This week brought the most significant rate relief since early 2026. PMMS (Apr 9) confirmed 30-yr fixed at **6.37%** (–9 bps WoW). Zillow lender marketplace on April 15 shows **6.07%** — a 30+ bps drop from recent peaks. The 10-yr Treasury has eased to ~4.20% as ceasefire optimism reduces safe-haven demand. This rate relief unlocks a wave of buyers who were priced out at 6.46%–6.50%.

Metric	Rate / Value	Trend & Impact
30-Yr Fixed — PMMS (Apr 9)	6.37% ↓	–9 bps WoW from 6.46%; continuing relief trend; below year-ago 6.65%
30-Yr Fixed — Zillow (Apr 15)	6.07% ↓	–30 bps from PMMS; lender marketplace showing sharper relief; watch for confirmation
15-Yr Fixed	5.74%	Stable; equity taps/HELOC rising; good for refinancing and fix-and-flip holds
10-Yr Treasury	~4.20% (Apr 15)	Easing from 4.34% peak; ceasefire optimism + equity rally pulling yields lower
Fed Funds Rate	3.50%–3.75%	Steady; open to cuts later in 2026 — watching war-related inflation risks
Refi / Originations	\$524B Q4 2025 / +5–10%	Below 2021 peak but recovering; investor lending more accessible at softer prices

30-Year Fixed Mortgage Rate Trend (Dec 2025 – Apr 15, 2026)



💡 **Rate Strategy:** At 6.07–6.37%, we are now 28–58 bps below the recent peak of 6.65%. A 50bps drop from 6.65% = ~\$1,100/yr savings on a \$350K loan. This is unlocking buyer demand RIGHT NOW — buyers who were on the fence at 6.5% are re-entering. Your cash-buyer list should be calling motivated sellers this week.

⚠️ **Watch April 21 Retail Sales:** If consumer spending weak → more Fed cut expectations → rates could push toward 6% range, adding even more buyer demand. Be positioned before that catalyst.

5. Building Permits & Starts Trend

National Jan 2026: Permits 1.386M SAAR (–4.7–5.4% MoM; lowest recent levels). Starts 1.487M SAAR (+7.2% MoM; South +11.4%). Texas single-family permits Jan 2026: ~9,580 — moderating from 2024 peaks. Metro breakdown (Feb 2026 actuals): Houston 2,152 | DFW 1,691 | Austin 619 | SA 332. Builder caution is growing — this reduces future supply competition.

Year	TX Permits	Houston	Austin	San Antonio	DFW	TX Starts
2021	~160K	~45K	~30K	~15K	~40K	~150K
2022	~170K	~50K	~35K	~18K	~45K	~160K
2024	225,756	65,747	32,294	14,857	71,788	~130K
2025	~140K	~40K	~25K	~12K	~35K	~120K
Jan 2026 (national)	~9,580 SF	2,152	619	332	1,691	1.487M (nat'l starts +7.2%)
2026 (Proj.)	~169K (+4%)	~45K	~28K	~15K	~40K	~125K (+4%)

Builder Caution = Your Tailwind: Falling permit activity means the supply wave is peaking. In 12–18 months, today's inventory glut becomes a memory — prices stabilize and buyers compete again. Position NOW in the trough.

6. Home Sales, Pending Sales & Cancellation Rates

Two-sided story: Closed sales soft (down 3.9%–9.9% YoY) BUT pending sales accelerating — Austin +15.4%, Houston and DFW rebounding. Record cancellation rates persist: San Antonio 21.2%, Houston 16.6%, Dallas 15.1%. These failed contracts are your **inbound motivated seller flow** — sellers re-listing with increasing urgency after a failed deal.

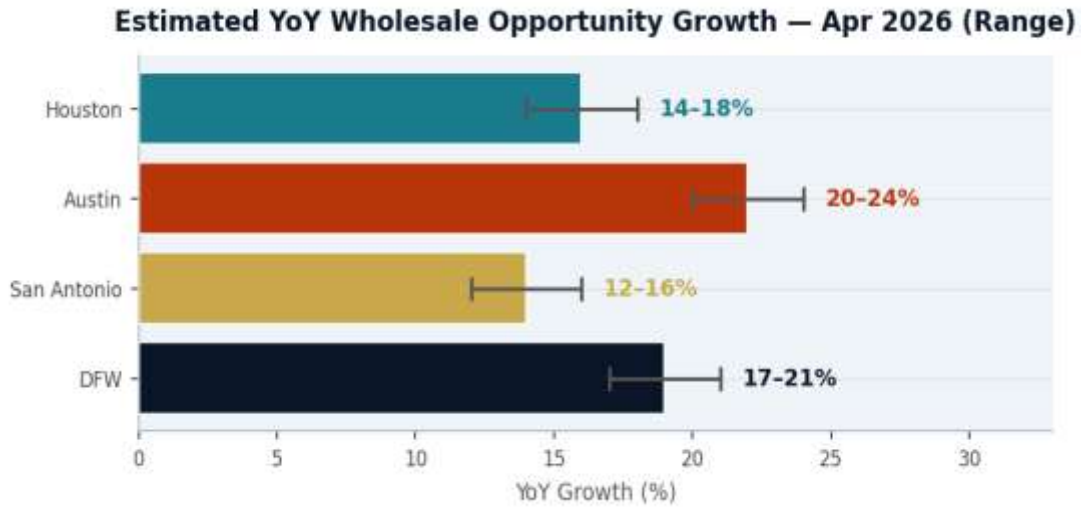
Year	TX Sales	Pendings	Dropped (% of Pending)	Metro Cancellation Rates	Notes
2021	~380K	High	~10%	~10–12%	Boom — multiple offers statewide
2022	~350K	Moderate	~15%	~13–15%	Rate hikes triggered fall-throughs
2023	~320K	Low	~18%	~16–18%	Austin cancellations highest
2024	~310K	Stable	~20%	~17–20%	Houston pendings recovering
2025	~340K	+4–7% YoY	~15%	~15%	Recovery start; Austin +5% pendings
2026 (Proj.)	~350K	+5%	~12%	SA 21.2% / HOU 16.6% / DAL 15.1%	Failed contracts = inbound wholesale; Austin pending +15.4% is key signal

7. Wholesale Deals — Change & Trend (April 2026)

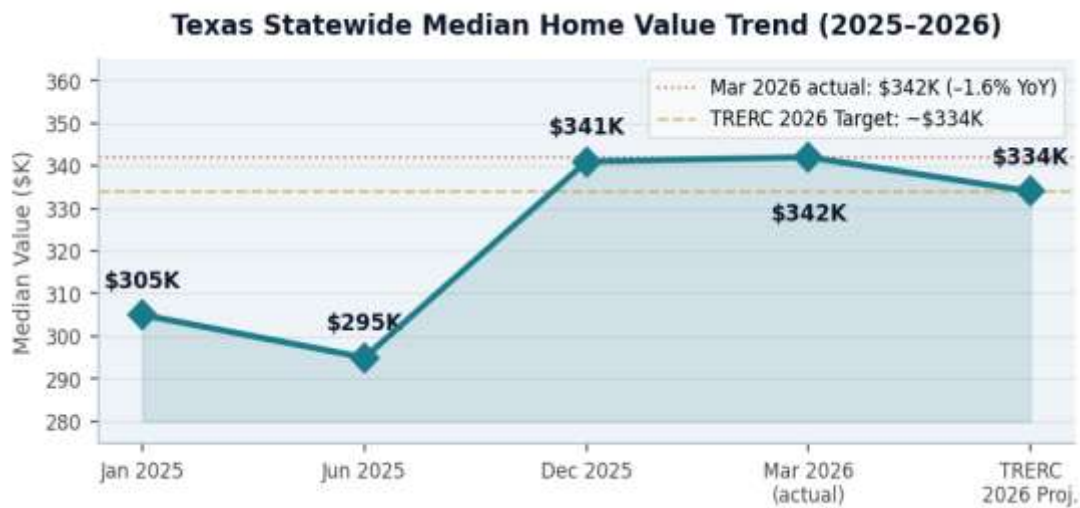
Texas leads nationally. Inventory at multi-year highs, price cuts above 47% statewide, rates dipping, pending surges creating failed-contract flow — every indicator points to an **expanding wholesale pipeline**. Assignment fees averaging \$8K–\$15K with \$30K+ achievable in hot correction metros. Austin's projected +20–24% YoY wholesale growth remains the highest opportunity density.

Metro	Distress Signal	Est. YoY Wholesale Growth	Target Price Range	Primary Tactic
Houston	HIGH — 30K+ listings surging	+14–18%	\$250K–\$350K	Volume plays; energy corridor; failed-contract assigns; 78+ DOM
Austin	DEEPEST — 15-yr high inventory	+20–24%	Sub-\$450K	90+ DOM; 47.5% price cuts; +15.4% pending = failed-contract inbound flow
San Antonio	HIGH — 55% price cuts (state leader)	+12–16%	\$265K–\$310K	Entry-level off-market; tourism foreclosures; hybrid LTR; value pitches
DFW	ELEVATED — most resilient metro	+17–21%	\$375K–\$400K	Builder closeouts; Frisco/Collin suburban assigns; 73+ DOM re-lists

Estimated YoY Wholesale Opportunity Growth — Apr 2026 (Range)

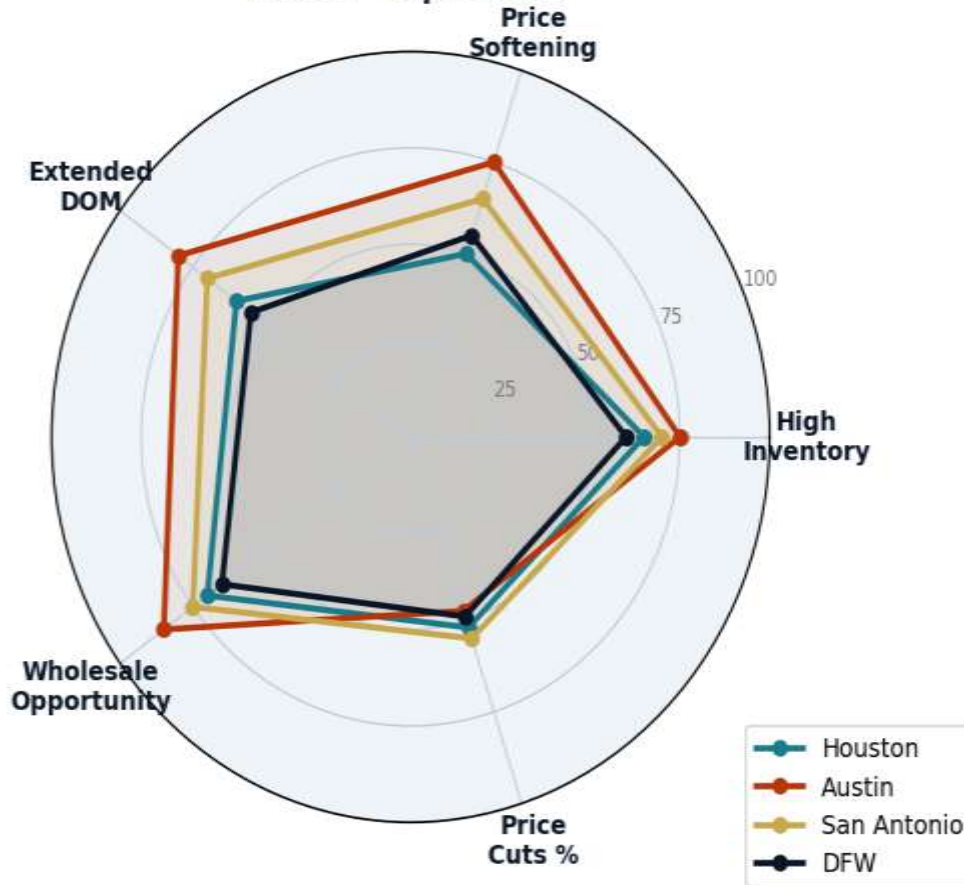


Texas Statewide Median Home Value Trend (2025–2026)



Metro Buyer Leverage & Wholesale Opportunity Radar — April 2026

Metro Buyer Leverage & Wholesale Opportunity Radar — April 2026



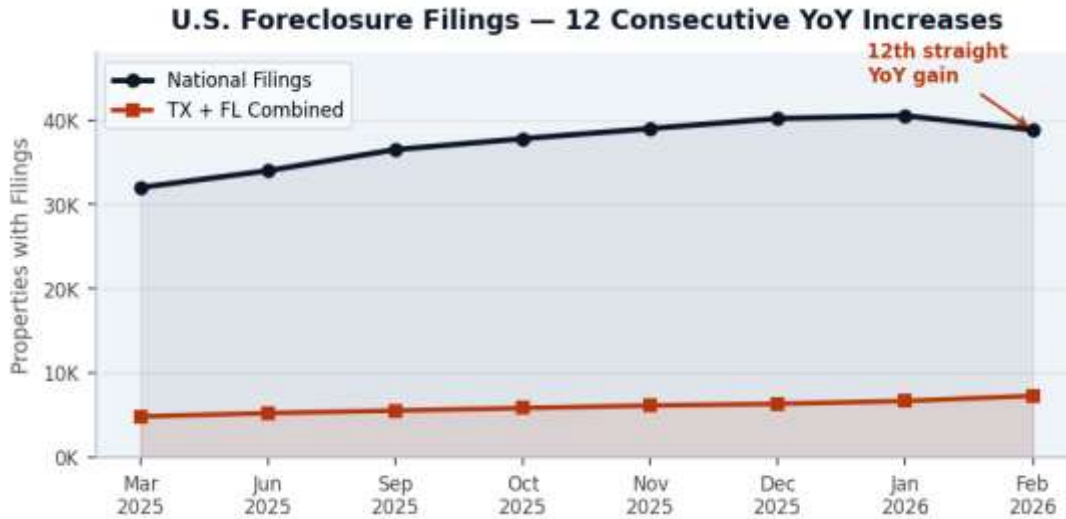
REIQ Intelligence Report — Distressed Property Pipeline (Apr 15, 2026)

Our engineering team scrapes Texas county appraisal districts and Florida public records weekly — capturing pre-foreclosure, tax liens/sales, probate, code violations, loan modifications, evictions, and heirship properties before auction or MLS. ATTOM February 2026 data confirms the **12th consecutive month of year-over-year foreclosure increases**. Texas leads in raw volume (3,843 filings; Feb 2026 — highest REOs nationally at 453). Florida leads in rate (1 in 2,277 housing units).

February 2026 National Snapshot (ATTOM — Released Mar 12, 2026):

- 38,840 U.S. properties with foreclosure filings — down 4% MoM but up 20% YoY
- Foreclosure starts: 25,928 — down 2% MoM but up 14% YoY
- Completed REOs: 4,077 — up 35% YoY; Texas leads with 453 REOs (highest in nation)
- Texas: 3,843 filings; rate 1 in 3,156 units (10th-worst nationally)
- Florida: 4,504 filings; rate 1 in 2,277 units (3rd-worst nationally)
- TX + FL combined = ~25% of all national foreclosure starts

U.S. Foreclosure Filings — 12 Consecutive Months of YoY Increases



REIQ Weekly Portal Upload Status — Texas & Florida Counties

Numbers show captured / county-total. Green = completed/updated; orange = processing; gray = unavailable. Notable this week: Harris County peaked at 857 in April; Miami rebounded to 561 in March; Tampa showing rising trajectory (381 in April).

County	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Status / Remarks
TEXAS COUNTIES						
Harris	730/793	658/707	604/639	380/391	40/401	Updated — weekly Thu/Fri; highest TX volume; Apr peak noted at 857
Dallas	276/276	239/230	232/251	167/230	Unavail.	In Progress — improving captures; auction monitoring; Tue uploads
Tarrant	190/236	193/251	64/189	12/121	—	In Progress — rising trend Jan→Mar
Bexar	332/338	313/318	96/194	5/19	—	In Progress — Mon/Tue/Thu uploads
Collin	84/104	71/79	45/72	5/5	—	In Progress
Fort Bend	50/51	103/110	135/140	Unavail.	—	Completed (pre-auction); strong Feb–Mar
Montgomery	167/174	105/116	127/135	50/60	—	In Progress — consistent mid-month volumes
Travis	37/37	64/64	97/115	13/15	—	In Progress — rising trend
Williamson	37/37	84/87	72/75	3/4	—	Updated
FLORIDA COUNTIES						
Miami	547/611	321/382	561/372	461/44	17/17	Updated — strong Mar rebound to 561; highest FL volume
Tampa	320/466	272/272	365/225	381/26	—	In Progress — rising trend; Mar/Apr volumes above Jan
Triangle	347/693	974/984	731/988	116/152	133/371	In Progress — Orlando area; Feb peak; sustained high captures
Cape Coral	76/76	56/56	27/27	0/0	0/0	Weekly upload — moderate but consistent

Processing Status Summary (Approximate Across All Tracked Counties):

- Completed / No further update: ~20%
- Uploaded & monitoring: ~25%
- **County updating / REIQ processing: ~40%** ← prime early-capture window
- Not yet started / Unavailable: ~15%

Volume Peak → Taper Pattern: Jan ~350–450 captured/county → Feb ~250–350 → Mar ~150–250 → Apr/May ~20–100. Harris County bucked the trend with 857 captures in April — strong ongoing inflow.

OML Lead Pricing Landscape: Per-lead models: \$0.35–\$2.50+/record (skip-traced probate/heirship higher). Monthly subscriptions: \$200+/month scaling with coverage. REIQ's direct county-source scraping delivers fresher, human-reviewed TX/FL data at a fraction of the cost — with context that raw database pulls lack.

Community Pulse — Reddit, X & Instagram (Mid-April 2026)

Reddit: Pragmatic consensus — wholesalers report closing 1–5+ deals in Q1 2026, assignment fees averaging \$8K–\$15K+. Texas (Houston, Dallas, SA) described as 'competitive but viable' with strong list-pulling on probate, tax, and pre-foreclosure. Saturation raised the bar — execution and data quality are the differentiators.

X/Twitter: Texas multifamily distress (\$400M+ in auction-bound DFW/Houston/SA assets) and Florida 'fire sale' potential dominating investor threads. Wholesalers framed as 'problem solvers.' 2026 feels 'more normalized than pandemic-era easy money — but quality data still prints consistent revenue.'

Instagram: Creators highlighting county-level data as the essential edge — skip-tracing, courthouse records, probate/heirship pipelines. World Cup 2026 STR positioning gaining attention in DFW/Houston investing circles.

Overall Texas Metro Comparison — April 15, 2026 Snapshot

Metric	Texas Overall	Houston	Austin	San Antonio	DFW	Notes
Median Price	~\$298K–\$342K	~\$324–335K	~\$426–550K	~\$265–310K	~\$375–385K	Austin highest; SA most affordable
YoY Price Δ	–0.7 to –2.2%	–0.6% to +3%	–2.7% to –6.8%	–1.8% to –2.5%	–1.2% to –2.2%	All softening; Austin deepest
Sales Volume Δ	+2.5% (proj.)	–3.9%	–6.8%	–9.9%	–6.1%	SA sharpest decline
Pending Sales YoY	Rising	Rebounding	+15.4%	Holding	Strong rebound	Austin pending surge = key forward signal
Price Cut %	~51%	52%	47.5%	55%	49%	ALL metros >47% — extreme buyer leverage
Inventory (Mo.)	4.9–5.5	~4.9	~5.45	~5.5	~4.9	Some metros at 15-year highs
LTR Rent YoY	–5 to –6%	–5.7%	–5.9%	–5.2%	–6.1%	Statewide softening; Zumper +3% in some surveys
Wholesale Growth	HIGH	HIGH +16%	HIGHEST +22%	HIGH +14%	HIGH +19%	Best opportunity growth since 2022

Investor Strategy by Type:

- Wholesalers: Houston for volume/velocity (energy corridor, failed-contract assigns, 70–78 DOM); Austin for deepest discounts (90+ DOM, +15.4% pending flow, sub-\$450K distress); San Antonio for maximum motivated-seller density (55% price cuts, 81+ DOM, –9.9% sales); DFW for builder closeouts and suburban assigns.
- Fix-and-Flippers: Austin for best entry margins (soft ARVs + rate relief); Houston pending surge supports faster resale. Stick strictly to 70% ARV + extra buffer in softer metros. Rate relief at 6.07–6.37% expands buyer pool for your exits.

- Long-Term Rental Investors: Houston and DFW best near-term cash flow (strongest demand fundamentals). Avoid Austin LTR oversupply until ~2027. Target job-growth suburbs (Katy, Pearland, Plano, McKinney) for steady ARV support.
- Short-Term Rental: Port Arthur (AirDNA #1) for early-mover advantage. DFW + Houston World Cup 2026 windows. San Antonio River Walk for consistent 55–60% occupancy. Austin highest ADR (\$220–\$225) despite regulatory pressure.

⚠ Risk Reminder: Price cuts >50% sound exciting but validate every ARV carefully — comps are moving fast in correction metros. With rates at 6.07–6.37%, don't assume buyers will always be there; build cash-buyer relationships FIRST. Never exceed 70% ARV after repairs. Watch April 21 retail sales data.

Upcoming Data Watch: April 21 March Retail Sales — weak print could accelerate Fed cut expectations and push rates toward 6%, adding fuel to buyer demand. Strong print = rates stay elevated but economy holding. Either way, Texas motivated sellers are increasing.

Action's Call — Unlock Free Coaching

Scan the QR Code Below for FREE Q2 Cohort Coaching

- Scan Apr 90+ DOM listings in Austin/San Antonio — lead with '6.07% rates + record inventory = your fastest exit'
- Audit 3 active deals using the 70% ARV rule — validate comps with March 2026 closed sales
- Call your cash-buyer list TODAY — rates at 6.07% are unlocking buyers who were on the fence at 6.5%
- Build lists: SA north entry-level (55% cuts!) | Austin sub-\$450K | Houston energy corridor | DFW builder closeouts
- Watch April 21 Retail Sales — potential catalyst for further rate relief and buyer demand surge
- REIQ Cohort open Q2 — live deal reviews, ARV comps, skip-trace list sessions included

Next update: April 23, 2026 — Let's crush those buyer-leverage wins!



Your Real Estate IQ Team

Help 1 More Person To Win

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Sources & Validation: Freddie Mac PMMS (Apr 9, 2026), Zillow Lender Marketplace (Apr 15, 2026), TRERC Texas A&M (Mar 2026 Insight), Unlock MLS Central Texas (Mar 2026), NAR Existing-Home Sales (Mar 2026), ATTOM U.S. Foreclosure Market Report (Feb 2026, released Mar 12), Redfin statewide median (Mar 2026), Zumper (Apr 2026), AirDNA 2026 Outlook, HAR (full 2025/early 2026), Realtor.com, Trading Economics (Apr 14–15, 2026), U.S. Census Bureau (Jan 2026 permits/starts), Bloomberg/Reuters (market data Apr 14–15, 2026). Data as of April 15, 2026.