



Market Share Reports

Brought to you by the Title Data Family of Companies – Texas Based, Texas Strong

General

Title Data prepares, each month, title company market share reports for the following Houston-area, Corpus Christi-area and San Antonio-area counties: Atascosa, Bexar, Brazoria, Chambers, Comal, Fort Bend, Galveston, Guadalupe, Harris, Jefferson, Kendall, Liberty, Medina, Montgomery, Nueces, San Patricio and Waller County [TDI plans to eventually produce market share reports for all of its counties]. Market share reports are posted to the *Support* section of our website, www.titledata.com, and are usually available between the 15th and 20th calendar day of the following month. A customer is able to view and print market share reports for the current year and up to two prior years for each county under subscription, plus the *All Counties* report. In addition, customers can create customized market share reports, by zip code and on the fly, for those areas under subscription.

Accessing Market Share Information

- click on *Support*
- enter your company's User ID and administrative password [these are identifiers which permit access to this portion of our website but cannot run searches; they may be shared with anyone; if you do not know your User ID or administrative password, please contact our Customer Support Department for assistance].
- click on the "I accept..." box
- click on the *Login* button
- click on *Market Share*
- select report type from the menu, then follow instructions

Receiving Credit for a Transaction

- A title company is given credit for closing a transaction when the title company's name appears somewhere on the first or last page of a deed and/or deed of trust.
- We recommend that you place your title company name on the document with clearly written [ideally typed] black letters, without a slant and which do not overlap the document's text.
- A customer's total market share equals $\text{New Home Sales} + \text{Resales} + \text{Refinances} + \text{REO} + \text{Commercial}$

How We Classify Transactions

1. Type of Transaction

- *New Home Sales*: first deed for a lot in a subdivision where the grantee is an individual (and not a commercial entity).
- *Resales*: deed (other than a New Home Sales deed) where the parcel is residential property (see below).
- *Refinances*: deed of trust only (no deed is recorded within 10 calendar days of the deed of trust).
- *REO*: The prior conveyance instrument in the property chain is a trustee's deed: does not include commercial REOs.
- *Commercial*: deed where the parcel is commercial property (see below); includes commercial REOs.

2. Residential vs. Commercial

- *Commercial Property*: 1) acreage properties (i.e., tracts which are legally described by metes and bounds *and* which are not contained within a subdivision), 2) properties from known commercial subdivisions, and 3) subdivision reserve properties.
- *Residential Property*: subdivision properties (i.e., lot and block parcels which are not contained within a known commercial subdivision).

3. Other Assumptions

- Deeds with multiple properties are classified as commercial or residential based upon the first legal description on the deed.
- Two deeds with the same property description that are recorded on the same day are counted as one transaction.

How to Read the Reports

- *Licensed for this county*: includes all title companies licensed for a given county, whether they use Title Data's title plant or another vendor's title plant.
- *Out-of-County Title Cos.*: includes title companies which are not licensed for the county, but have recorded at least one deed and/or deed of trust during the reporting period.
- *Unidentified Filings*: a deed and/or deed of trust without a title company name written on the document [for example, Return to ABC Title].