



The Edge

Information and news that gives you an edge in the real estate business.

THIS WEEK



- Take a FRESH Look at Houston Housing
- What's Next for Houston's Economy?
- Time is Running Out for NAR Code of Ethics Compliance
- HAR's 2022 REALTOR® Celebration is Just Days Away
- Don't Miss HAR's Last Global Hotline of the Year

"The Edge" is a weekly tool for managers to use to inform their agents and stay current and up-to-date with important real estate industry issues.
Produced by the HAR Communications Department.

Take a FRESH Look at Houston Housing

HAR.com

FRESH REPORT

First Real Estate Snapshot of Houston

HAR has prepared this first-day-of-the-month snapshot of local real estate market conditions to keep the media updated in between the full monthly MLS reports. This particular report provides an accounting of single-family homes activity for the full month of **November 2021** compared to **November 2020**. Please attribute to the Houston Association of REALTORS® Multiple Listing Service (MLS).

New Listings	Active Listings	Avg. List Price
<p>↑ 3.2%</p> <p>9,236</p> <p>New listings gained momentum in suburban and rural areas while remaining sluggish in urban areas. REALTORS® entered 9,236 properties into the Multiple Listing Service (MLS) in November versus 8,951 a year earlier. That translates to an overall increase of 3.2 percent.</p>	<p>↓ 17.4%</p> <p>13,858</p> <p>Active listings, or the number of available properties, continue to reflect steady homebuying across the greater Houston market. Active listings remain down 17.4 percent year-over-year with 13,858 properties in the MLS compared to 16,777 in November of 2020.</p>	<p>↑ 11.1%</p> <p>\$390,401</p> <p>The average list price for a Houston home climbed 11.1 percent year-over-year to \$390,401. Despite the increase, the figure is below the record price of \$399,510 reached in June of 2021. A year ago, in November of 2020, the average list price was \$351,417.</p>

Take a **FRESH** Look at Housing

Be on the lookout for HAR's November 2021 Market Update, which will be distributed next Wednesday, December 8. We hope this information is of benefit to your coverage of the marketplace. Your comments and questions are always welcome.

Check out HAR's **November 2021**

FRESH (First Real Estate Snapshot of Houston)!

- November delivered a mixed bag of housing news for the greater Houston market.
- **New Listings** registered a 3.2 percent overall increase versus November 2020, with the strongest activity in suburban and rural submarkets.
- **Active Listings** fell 17.4 percent compared to November of last year, as sales volume continued to outpace the entry of new listings to the marketplace.
- **Average List Price** for homes across greater Houston rose 11.1 percent year-over-year to \$390,401. That figure remains below the record of \$399,510 reached in June of 2021.
- HAR's complete **November Market Update** will be released this **Wednesday, December 8**.
- As always, HAR will provide you with updated coverage in *The EDGE*.

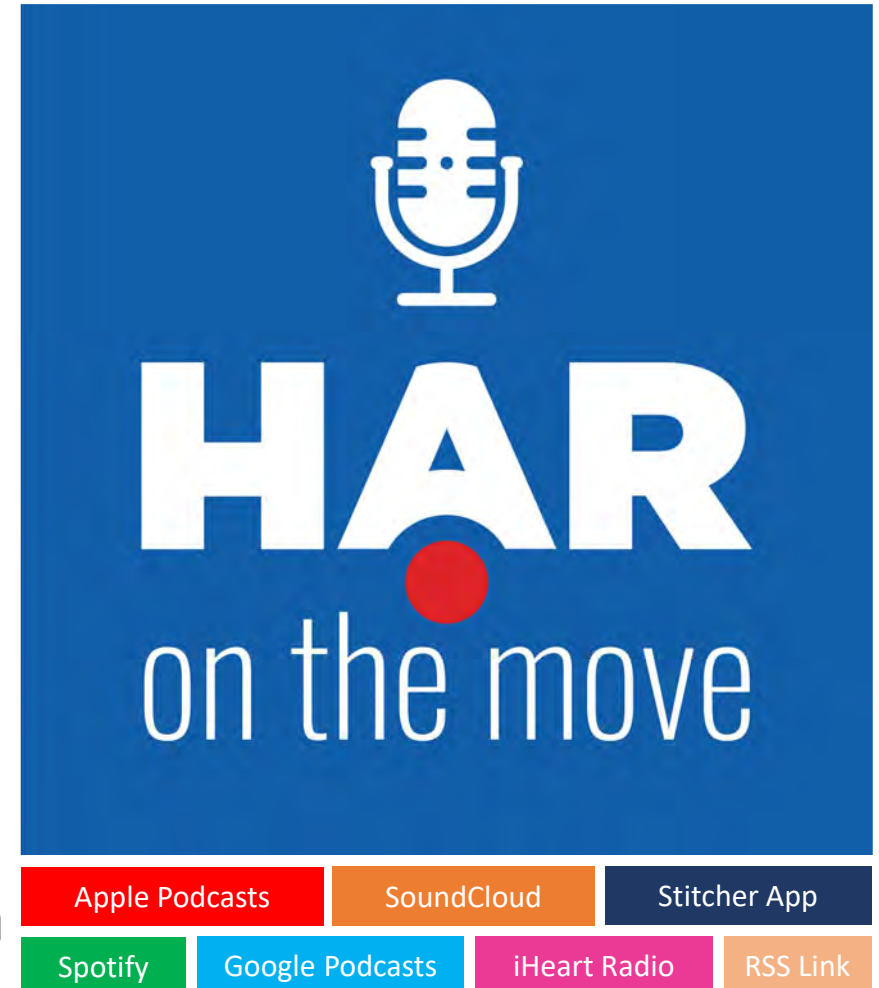
What's Next for Houston's Economy?

As 2021 draws to a close and a new year looms, we welcome **Patrick Jankowski, Senior Vice President of Research for the Greater Houston Partnership**, back to the *HAR on the Move* podcast for an economic outlook. Among the critical topics Patrick covers are housing, energy and employment.

Each Wednesday, *HAR on the Move* covers a variety of topics that are beneficial to all HAR members.

Listen anywhere, anytime!

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The podcast cover art features a white microphone icon at the top center. Below it, the word "HAR" is written in large, bold, white capital letters. A red circle is positioned below the letter "A". Underneath "HAR", the words "on the move" are written in a smaller, white, lowercase sans-serif font. At the bottom of the cover, there is a row of six colored buttons for listening options: Apple Podcasts (red), SoundCloud (orange), Stitcher App (dark blue), Spotify (green), Google Podcasts (light blue), iHeart Radio (pink), and RSS Link (light orange).

Apple Podcasts

SoundCloud

Stitcher App

Spotify

Google Podcasts

iHeart Radio

RSS Link



TIME IS
RUNNING
OUT!

URGENT!

Are *Your* Agents in
COMPLIANCE
with the NAR
CODE of ETHICS?

www.har.com/codeofethics

You can request a list of your agents not in compliance by emailing education@har.com.



HAR's 2022 REALTOR® Celebration is Just Days Away



Houston Association of REALTORS®
Wednesday, Dec. 15



JENNIFER WAUHOB
2022 HAR CHAIR

HOUSTON COUNTRY CLUB
1 Potomac Dr., Houston, TX

TICKETS: \$50 each
Limit 2 tickets per person.

5:30 p.m.
Reception with passed hors d'oeuvres and beverages

6:30 p.m.
Installation of 2022 HAR Chair Jennifer Wauhob, the 2022 Board of Directors and two industry Awards

After the Installation
The fun continues: Mix and Mingle with HAR's new leadership and enjoy a light buffet

[**PURCHASE TICKETS HERE**](#)



Don't Miss HAR's Last Global Hotline of the Year



The GLOBAL HOTLINE



Log on and ask your global real estate related questions to our panel of professionals.



Registration is not required.

10 -11 a.m. via Zoom | Next Session: December 15 | www.har.com/GlobalHotline