



The Edge

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

THIS WEEK




- No Thanksgiving Break for Houston Real Estate
- The Future of Real Estate and HAR with Bob Hale
- Enjoy REALTOR® Celebration Via Livestream
- Are YOUR Agents in Compliance with the NAR Code of Ethics?
- New Law Requires Rental Flood Disclosure Form in 2022
- HAR's Final Global Hotline of the Year is This Wednesday
- Don't Miss Dr. Ted C. Jones' 2022 Economic Forecast

"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.

No Thanksgiving Break for Houston Real Estate

HAR released **November 2021** MLS statistics last week. Here is a look at some of the key takeaways from the latest **HAR Market Update**:

- Both home sales and rentals were up in November, keeping the market on track for a record year.
 - Single-family home sales rose 3.9 percent versus last year, with 8,320 units sold. On a year-to-date basis, sales are 12.0 percent ahead of 2020's record pace and 22.2 percent ahead of 2019, the previous record-setting year.
 - Homes priced from \$500,000 to \$1M saw the greatest sales volume gain for the month, up 49.1 percent.
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- The average price rose 12.6 percent to \$383,807 while the median price climbed 16.3 percent to \$314,000.
 - Inventory dropped from a 2.1-months supply to 1.6 months.
 - Townhome and condominium sales increased 16.8 percent with the average price up 16.0 percent to \$258,970 and the median price up 10.5 percent to \$210,000;
 - Leases of single-family homes rose 7.1 percent while townhome and condominium leases increased 5.1 percent.

*Look for the complete November 2021
Market Update in the [HAR Online Newsroom](#).*



The Future of Real Estate and HAR with Bob Hale

In one of the most anticipated podcast episodes of the year, *HAR on the Move* welcomes back **HAR President and CEO Bob Hale**. As a nationally acclaimed real estate industry thought leader, Bob shares his observations of recent trends and offers insights as to where the industry is headed as well as the role technology will play.

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

Listen anywhere, anytime!

Subscribe today wherever podcasts are available or visit [HAR Connect](#) for the latest episode.



Apple Podcasts SoundCloud Stitcher App
Spotify Google Podcasts iHeart Radio RSS Link



Enjoy REALTOR® Celebration Via Livestream

The graphic features a light beige background with scattered gold circles of various sizes. On the left, a large gold circle contains the text '2022 REALTOR® Celebration' in white. Above it is a smaller gold circle with the HAR.com logo. To the right, the text 'Houston Association of REALTORS®' and 'Wednesday, Dec. 15' is displayed in a gold serif font. Below this is a circular portrait of Jennifer Wauhob, a woman with blonde hair, smiling. Underneath her portrait is her name and title. At the bottom left, the event location and details are listed in a gold sans-serif font.

HAR.com

2022
REALTOR®
Celebration

Houston Association of REALTORS®
Wednesday, Dec. 15

Jennifer Wauhob
2022 HAR Chair

HOUSTON COUNTRY CLUB
1 Potomac Dr., Houston, TX
5:30 p.m. | Tickets: \$50 each

Limit 2 tickets per person.
Tickets must be purchased by Noon on Dec. 10.

[CLICK HERE](#) AND DON'T MISS A MOMENT OF THIS LIVESTREAMED EVENT!



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.

New Law Requires Rental Flood Disclosure Form in 2022



During the 87th Texas Legislature, a change in law passed that requires landlords to give notice to prospective residential tenants if the landlords are aware that the rental dwelling is located in a 100-year floodplain or whether the rental dwelling has flooded at during the past five years. **Learn more [HERE](#).**



HAR's Final Global Hotline of the Year is This Wednesday



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



Don't Miss Dr. Ted C. Jones' 2022 Economic Forecast

HAR YPN Presents:

“An Outlook for Real Estate & the Economy” with Dr. Ted C. Jones, Chief Economist, Stewart Title Guaranty Company.

Registration for this event is complimentary, however it is required. [Register HERE](#) today to secure your virtual seat for HAR's first event of 2022!

The graphic features the HAR.com Young Professionals Network (YPN) logo at the top, which includes the text 'Education | Community Service | Leadership'. Below this is the Stewart Title logo. The central text reads 'Stewart and Dr. Ted C. Jones Present' followed by 'ECON 101' in large, bold, black letters. To the right of 'ECON 101' is a whiteboard illustration showing a supply and demand graph with two intersecting lines (one green, one blue) and a dollar bill icon. Below the graph, it says 'IT'S ALL ABOUT SUPPLY & DEMAND' with 'SUPPLY' in blue and 'DEMAND' in green. A small house icon with a dollar sign is at the bottom right of the whiteboard.

An Outlook for Real Estate & the Economy

January 11, 2022

at 11:30 a.m.

via Zoom

Complimentary Registration

REGISTER HERE