

# 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



### 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.



- 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 <u>HAR Online Newsroom</u>.



#### 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.







### **Enjoy REALTOR® Celebration Via Livestream**



CLICK HERE AND DON'T MISS A MOMENT OF THIS LIVESTREAMED EVENT!







# **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 Global** 





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



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

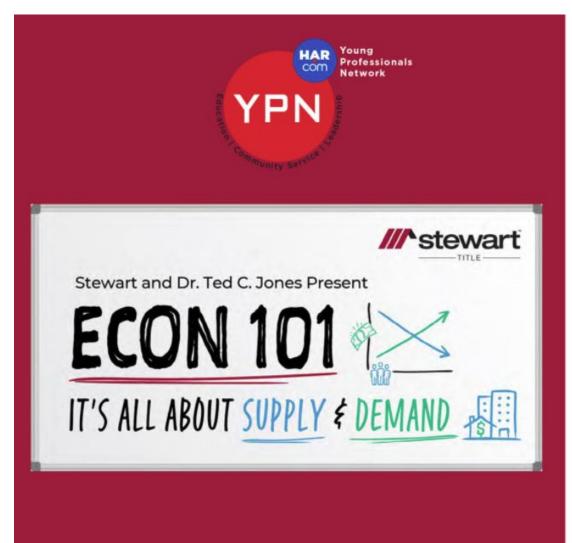


#### Don't Miss Dr. Ted C. Jones' 2022 Economic Forecast

#### 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!



# An Outlook for Real Estate & the Economy

January 11, 2022 at 11:30 a.m. via Zoom

Complimentary Registration

**REGISTER HERE**