



The Edge

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

THIS WEEK



- Home Prices and Interest Rates Soar at the Same Time
- Take a FRESH Look at Houston Housing
- Discover What's New at Texas REALTORS®
- HAR's Greater Northwest Bowl-a-Thon for TREPAC Returns
- Don't Miss the Latest Affordable Housing Webinar on April 20

"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.

Home Prices and Interest Rates Soar at the Same Time

- Home prices across the country are surging.
- Mortgage interest rates, historically low during most of the pandemic, are rising faster than they have in decades.
- Put the two trends together, and the prospective monthly mortgage payment for home buyers — combining principal and interest payments — is really taking off.
- In February, according to the Mortgage Bankers Association, the median monthly payment on a new mortgage application in America jumped more than 8 percent in just one month.
- That spike points to an entirely new and unpredictable phase in what has been a jaw-dropping housing market.
- In normal times, rising mortgage rates are supposed to help cool housing prices. But it's possible for now that both measures will keep charging ahead together, making it increasingly expensive to buy a home.
- Read more of this *New York Times* story [HERE](#).

The New York Times

Take a FRESH Look at Houston Housing

Here is HAR's March 2022

FRESH (First Real Estate Snapshot of Houston):



- The Houston housing market was hot in March with pricing setting new record highs.
- **New Listings** rose 2.7 percent year-over-year, but the increase was more than offset by the rapid pace of homebuying. As a result, inventory remains at historic lows.
- **Active Listings** continued to reflect the steady demand of homebuyers, remaining 4.8 percent below the volume last March.
- **Average List Price** for homes across greater Houston rose 9.4 percent to a record high of \$414,555. That is \$14,000 above the previous record set a month earlier, in February.
- HAR's complete **March 2022 Market Update** will be released next Wednesday, April 13.
- As always, HAR will provide you with updated coverage in *The EDGE*.



Discover What's New at Texas REALTORS®

Throughout the year, Texas REALTORS® (TR) plays an important advocacy role for the real estate industry in Texas. In this week's edition of the *HAR On the Move* podcast, we welcome TR President & CEO Travis Kessler and 2022 TR Chairman Russell Berry. They'll share the latest updates from TR, discuss the importance of getting involved at the state level and much more.

Don't miss this informative episode!

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

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HAR's Greater Northwest Bowl-a-Thon for TREPAC Returns

The first event will be on
Friday, April 22, 2022.

Register now [HERE!](#)

Questions? Email trepac@har.com.



HAR & TREPAC present:
the Greater Northwest
BOWL-A-THON #1

(Yes, there will be 2 in 2022!)

April 22 • 12 - 4 p.m.

AMF Willow Lanes
19102 Hwy. 249 North, Houston, TX 77070

\$275 per team | 5 person teams
\$55 per player
Entry fee includes use of AMF
bowling balls, shoes and lunch buffet.

Not Bowling? You can still join the fun
with a \$25 Side Lane Pass.

REGISTER EARLY!
Opportunities are Limited!

Register online at
www.har.com/gnwbowlathon

Teams must be paid in full to be
considered registered.



Dress to Impress

Awards are presented for:

- Most Original Team Costume
- Most Original Table
- Best of the Worst
- Individual High Scorer
- Top Three Teams



The Bowl-a-thon benefits TREPAC and will
count towards your 2022 TREPAC investment.

For more information contact Karen Driscoll at 713.629.1900 ext. 1271 or karen@har.com

*Contributions are not deductible for Federal income tax purposes. Contributions to the Texas Association of REALTORS® Political Action Committee (TREPAC), the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC), and the REALTOR® Political Action Committee (RPAC) are voluntary and are used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. The Association will not favor or disadvantage anyone by reason of the amount of their contribution, and you may refuse to contribute without reprisal by the Association. TREPAC initially receives each contribution, and a percentage is transmitted to RPAC via TAR FedPAC to meet TREPAC's RPAC annual quota. RPAC supports Federal candidates with those contributions, which are charged against your limits under 2 U. S. C. 441a. The percentage forwarded to national RPAC each month may be obtained by contacting the TAR FedPAC administrator at 800-873-9155.



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AFFORDABLE HOUSING



har.com/webinars

WEBINAR

APRIL 20
12 - 1:30 p.m.

*"Solutions for Buyers
Overcoming the Aging
Housing Stock"*

