



The Edge

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

THIS WEEK



- Take a FRESH Look at Houston Housing
- A Deep Dive into Houston Real Estate
- What Are Rising Interest Rates Doing to the American Dream?
- Tickets for In-Person ENGAGE Are Now on Sale
- Property Management Webinar

“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

Here is HAR's July 2022

FRESH (First Real Estate Snapshot of Houston):



- The arrows are mixed for July as the Houston housing market begins easing toward a more normal pace.
- **New Listings** lost some ground in July following two consecutive monthly increases.
- **Active Listings** continued to trend upward with a 38.8 percent year-over-year increase.
- **Average List Price (ALP)** for homes across greater Houston rose 10.5 percent to almost \$435,000, well below May's record-setting ALP of \$441,303.
- HAR's complete **July 2022 Market Update** will be released next **Wednesday, August 10**.
- As always, HAR will provide you with updated coverage in *The EDGE*.

A Deep Dive into Houston Real Estate

Are you baffled by Houston real estate trends and wondering where the market is headed? You are definitely not alone. HAR provides some perspective on all this as we welcome back researcher **Gerald Klassen of the Real Estate Center at Texas A&M University** for this edition of the *HAR On the Move* podcast. Gerald discusses real estate pricing trends, market pace, how Houston measures up to other Texas markets and so much more! Do not miss this informative episode!

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 graphic 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 graphic, there are seven colored rectangular buttons: Apple Podcasts (red), SoundCloud (orange), Stitcher App (dark blue), Spotify (green), Google Podcasts (light blue), iHeart Radio (pink), and RSS Link (light orange).

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What are Rising Interest Rates Doing to the American Dream?

- Last Wednesday, the Federal Reserve hiked interest rates by three-quarters of a percent. It is the fourth time it's done so this year — a pace that the U.S. has not seen since the late 1980s.
- The average rate on a 30-year fixed mortgage is now around 5.5%, almost double what it was at the start of the year, according to Freddie Mac. Those higher rates, combined with already high home prices, mean it's become a lot harder to buy a house, even if the competition might be slightly less stiff.
- NPR talked to real estate consumers and REALTORS® who are navigating these challenging and frustrating conditions. You may read AND listen to this story [HERE](#).



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