



The Edge

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

THIS WEEK



- A FRESH Look at Houston Housing
- LGBTQ Americans Face an Uphill Housing Battle
- Active Shooter Awareness and Preparedness

“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.



A FRESH Look at Houston Housing

Here is HAR's November 2022 **FRESH (First Real Estate Snapshot of Houston):**

- November brought another mixed set of readings as the Houston housing market returns to pre-pandemic trending.
- **New Listings** remain 4.7 percent behind 2021 levels with 8,806 properties entered into the MLS in November.
- **Active Listings** jumped 68.7 percent year-over-year, totaling 23,372 in November.
- The **Average List Price (ALP)** for homes across greater Houston rose 6.7 percent to almost \$417,000 – still well under May's record-setting ALP of \$441,303.
- HAR's comprehensive **November 2022 Market Update** will be released next **Wednesday, December 14**.
- As always, HAR will have updated coverage in *The EDGE*.

FRESHREPORT
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 2022** compared to **November 2021**. Please attribute to the Houston Association of REALTORS® Multiple Listing Service (MLS).

New Listings	Active Listings	Avg. List Price
↓ 4.7%	↑ 68.7%	↑ 6.7%
8,806	23,372	\$416,561

Take a **FRESH** Look at Housing

Be on the lookout for HAR's **November 2022 Market Update**, which will be distributed on **Wednesday, December 14**. We hope this information is of benefit to your coverage of the marketplace. Your comments and questions are always welcome.

LGBTQ Americans Face an Uphill Housing Battle

- Record home prices and rising rents nationwide are hurting the ability of LGBTQ Americans to secure housing, according to *The Hill*.
- In nearly half of the U.S., this segment of the population can already be evicted, denied home loans and turned away from rentals due to their sexual orientation or gender identity — including in states like Idaho, Montana and Arizona, where average year-over-year home prices have skyrocketed nearly 30 percent.
- “Trans folks were kind of never well-poised to be a part of the homeownership market, but certainly during the pandemic and with affordability issues, it’s gotten worse over time,” said Jody Herman, a researcher at the Williams Institute focusing on gender identity.
- “Like members of all marginalized communities, what was hard under normal circumstances, is harder in a tight market,” Kris Keniray of the Fair Housing Center for Rights and Research in Cleveland told *The Hill* in an email, referring to the LGBTQ community’s struggle in the current housing market.
- Read more of this story from *The Hill* [ONLINE HERE](#).

THE HILL



RISK MANAGEMENT WEBINAR

Active Shooter Awareness and Preparedness

*Presented by:
John Iannarelli (FBI Ret.)*

**Wed., December 7
12-1:30 p.m.**

REGISTER ONLINE