



# 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
<p>↓ 4.7%</p> <p>8,806</p> <p>With Thanksgiving and the start of the holiday shopping season, Houston real estate has entered what is traditionally its slowest time of the year, and that includes a drop in new listings. During November, REALTORS® entered 8,806 properties into the Multiple Listing Service (MLS) compared to 9,236 last November. That is a decline of 4.7 percent.</p>	<p>↑ 68.7%</p> <p>23,372</p> <p>Active listings, or the number of available properties, continue to track significantly ahead of their 2021 levels when inventory was teetering at historic lows. November active listings remain up 68.7 percent year-over-year to 23,372 properties in the MLS versus 13,858 in November of 2021.</p>	<p>↑ 6.7%</p> <p>\$416,561</p> <p>The average list price (ALP) for a Houston home is trending above year-ago levels, but has moderated after reaching a record-setting \$441,303 in May of this year. November's ALP was \$416,561. That is up 6.7 percent from a year ago when it was \$390,401.</p>

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**