



The Edge

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

THIS WEEK



- Houston Rentals Remain Hot Property in February
- Coldwell Banker is Latest Brokerage to Settle in *Newsday* Exposé
- Don't Miss the YPN Hot Topics Luncheon
- Webinar Series: Shifting for Success

“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.

Houston Rentals Remain Hot Property in February

HAR released February 2023 rental data last week.

Here are key takeaways from the report:

- The Houston rental market remained strong in February as many consumers continued to postpone home purchases due to rising interest rates and other economic challenges.
- February single-family home rentals rose 11.8 percent year-over-year, with the average rent up 10.7 percent to \$2,271.
- A total of 3,223 leases were signed compared to 2,883 in February 2022.
- New listings of single-family rentals surged 31 percent.
- The townhome and condominium rentals market was up in February. Leases of those properties rose 9.8 percent with 525 units leased compared to 478 last year.
- The average townhome/condo rent rose 7.3 percent to \$1,892. New listings were up 9.2 percent.



Houston Association of REALTORS®

Rental Market Update FEBRUARY 2023

SINGLE FAMILY	TOWNHOME/CONDO
 <p>Average Lease Price \$2,271 ↑ 10.7% <small>Year-Over-Year Changes</small></p> <p>Leased Listings 3,223 ↑ 11.8% <small>Year-Over-Year Changes</small></p>	 <p>Average Lease Price \$1,892 ↑ 7.3% <small>Year-Over-Year Changes</small></p> <p>Leased Listings 525 ↑ 9.8% <small>Year-Over-Year Changes</small></p>

Look for the complete February 2023 Rental Market Update in the [HAR Online Newsroom](#).

Coldwell Banker is Latest Brokerage to Settle in *Newsday* exposé

- Coldwell Banker has settled a discrimination lawsuit with the New York State attorney general's office in the fallout from the bombshell 2019 *Newsday* investigation into Long Island real estate agents.
- Coldwell Banker will pay \$30,000 as part of a settlement, resulting from the attorney general's office launching its own investigation into the brokerage along with other brokerages named in the *Newsday* report.
- The state's investigation found that Coldwell Banker agents may have subjected prospective homebuyers of color to different requirements than white homebuyers, according to an announcement made by the AG's office.
- Read more of this exclusive *Inman Select* story [HERE](#). It is part of your free *Inman Select* subscription, courtesy of HAR.

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Hot Topics Luncheon

A Lively Educational Event
with Industry Experts!



**Wednesday,
April 12, 2023**

11:30 a.m. to 1:30 p.m.

Pinstripes
3300 Kirby Drive

Register Online





Strategies To Generate Listings In A Shifting Market

MARCH 29
12-1:30 P.M.

har.com/edu



SHIFTING for SUCCESS

Webinar Series