

The Edge

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

THIS WEEK



- A FRESH Look at Houston Housing
- HAR Community Conversations Welcomes Houston Mayor Sylvester Turner
- Public Improvement District (PID) Layer Now Available
- Don't Miss the Final Global Hotline of 2023
- New Platinum Tool: Booking App
- Digital Mastery for REALTORS® (Webinar Series)





A FRESH Look at Houston Housing



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 2023 compared to November 2022. Please attribute to the Houston Association of REALTORS® Multiple Listing Service (MLS)

New Listings

9.975

growth in November as REALTORS® entered 9,975 properties into the Multiple Listing Service (MLS) compared to 8,806 last year. That is an increase of 13.3

Pre-Pandemic: New listings are 13.9 percent ahead of the November 2019 volume which totaled 8,758.



Active Listings

6.8%

24.970

Active listings, or the number of available properties, continued to exceed 2022 levels. November active listings rose 6.8 percent year-over-year to 24,970 properties in the MLS versus 23,372 in November

Pre-Pandemic: Active listings are 4.9 percent below the November 2019 volume which totaled 26,257.

\$417,155 At \$417,155, the average list price (ALP) for a Houston home was statistically flat compared to last year, reflecting continued pricing moderation throughout the Houston housing market. The figure is well below the

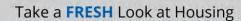
Avg. List Price

record-setting May 2023 ALP of

3

\$441,748. Pre-Pandemic: The ALP is 34.8 percent above its November 2019 value when it was \$309,496.





Be on the lookout for HAR's November 2023 Market Update, which will be distributed on Wednesday, December 13. We hope this information is of benefit to your coverage of the marketplace. Your comments

Here is HAR's November 2023 FRESH (First Real Estate Snapshot of Houston):

- The market indicators for November are all pointing upward.
- **New Listings** jumped 13.3 percent with 9,975 properties entered into the MLS versus 8,806 last November.
- **Active Listings**, or the number of available properties, rose 6.8% year-over-year to 24,970.
- Average List Price (ALP) for homes across Greater Houston were statistically flat at \$417,155.
- HAR's comprehensive *November 2023 Market Update* will be released next Wednesday, December 13.
- As always, HAR will provide you with updated coverage in The EDGE.

The Edge com

HAR Community Conversations Welcomes Houston Mayor Sylvester Turner



12 p.m. • Facebook & YouTube

Join Us Live on FB and YouTube

Thursday, DEC. 7



CRISTINA SCHAEFER HAR Director of Social Media

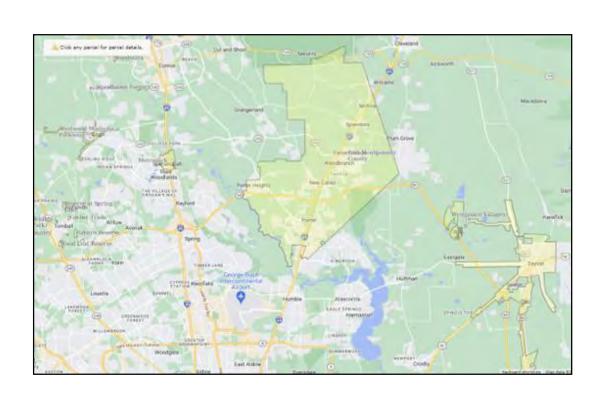


SYLVESTER TURNER **Houston Mayor**

Public Improvement District (PID) Layer Now Available

Matrix Updates:

- A new layer has been published displaying 26 PIDS that are in the Greater Houston Area. This is in response to a law passed by the Texas Legislature that makes it mandatory to disclose if a property is located within a PID.
- A spreadsheet has been posted in Matrix that identifies these PIDs along with other required information for TREC 53-0 (TXR1955). To download the spreadsheet, hover your mouse over the Tax tab in Matrix, then select PID Disclosure Information.
- New listings will have a PID value auto-populated on the listing record if the map pin falls within the boundary of a PID. This information will be displayed on the Agent Full Report.







Don't Miss the Final Global Hotline of 2023



10-11 a.m. via Zoom | www.har.com/GlobalHotline





New Platinum Tool: Booking App

The Booking App



Book Agent and Listing Appointments with Ease!

Communicate virtually to schedule and confirm in-person or video appointments directly from an agent's profile, website, or email signature. Request listing tours seamlessly through the Booking App's integration with the MLS!



Platinum

Read more about this new Platinum tool HERE.

Not a Platinum subscriber? Sign up at HAR.com/platinum.





Digital Mastery for REALTORS[®]: Al, Social Media, and Content Creation



with **Katie Lance** Keynote Speaker Author

DEC 6, 13 & JAN 10 12-1 p.m. har.com/edu

