



# The Edge

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

## THIS WEEK



- NAR President Resigns
- A FRESH Look at Houston Housing
- Don't Miss the 2024 Economic Outlook for Houston
- ABR® January Class of the Month Coming Soon
- Shifting for Success (Webinar)
- Learn About the Power of AI in Video Editing (Webinar)
- Sign Up for the Global Business Network

“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.*

# NAR President Tracy Kasper Resigns

- National Association of REALTORS® President Tracy Kasper has resigned from her position, effective immediately, following what she says was a “threat” of blackmail.
- Kevin Sears, who became NAR’s president-elect in November, has stepped into the role of president, the 1.5 million-member trade group said in an announcement Monday.
- NAR said Kasper had informed its leadership team of a recently received “threat to disclose a past personal, non-financial matter unless she compromised her position at NAR. She refused to do so and instead reported the threat to law enforcement. Ms. Kasper felt that, in the circumstances, it was best for the organization that she step down.
- “The Leadership Team is deeply concerned about any attempt to undermine its governance and, as a result, is taking steps to protect the integrity of the organization.”
- You may read the full *Inman Select* story [ONLINE HERE](#).

If you’re not already taking advantage of the **free subscriptions** to real estate news services *Inman Select*, *Real Estate News* and *RISMedia* that HAR provides as a **member benefit**, you may **sign up [HERE](#)**.

The logo for Inman, featuring the word "inman" in a white, lowercase, sans-serif font on a dark blue square background.



**HAR.com**

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

New Listings	Active Listings	Avg. List Price
<p>↑ <b>8.6%</b></p> <p><b>8,025</b></p> <p>New listings experienced continued gains in December as REALTORS® entered 8,025 properties into the Multiple Listing Service (MLS) compared to 7,391 last year. That is an increase of 8.6 percent.</p> <p><b>Pre-Pandemic:</b> New Listings are 15.5 percent ahead of the December 2019 volume which totaled 6,949.</p>	<p>↑ <b>8.7%</b></p> <p><b>23,214</b></p> <p>Active listings, or the number of available properties, continues to surpass 2022 levels. December active listings are up 8.7 percent year-over-year at 23,214 properties in the MLS versus 21,354 in December 2022.</p> <p><b>Pre-Pandemic:</b> Active listings are 2.9 percent below the December 2019 volume which totaled 23,900.</p>	<p>↓ <b>0.3%</b></p> <p><b>\$420,793</b></p> <p>At \$420,793, the average list price (ALP) for a Houston home was statistically flat compared to last year, reflecting continued pricing moderation across the Greater Houston housing market. The December figure is well below the record-setting May 2023 ALP of \$441,748.</p> <p><b>Pre-Pandemic:</b> The ALP is 30.3 percent above the December 2019 value when it was \$322,985.</p>

Take a **FRESH** Look at Housing

Be on the lookout for HAR's **December 2023 Market Update**, which will be distributed on **Wednesday, January 10**. We hope this information is of benefit to your coverage of the marketplace. Your comments and questions are always welcome.

# A FRESH Look at Houston Housing

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

- The Houston housing market staged a generally positive month in December.
- **New Listings** climbed 8.6% with 8,025 properties entered into the MLS versus 7,391 last December.
- **Active Listings**, or the number of available properties, rose 8.7% year-over-year to 23,214.
- **Average List Price (ALP)** for homes across Greater Houston declined 0.3% to \$420,793, reflecting the moderation in pricing that has taken place all year long.
- HAR's comprehensive **December/Full-Year 2023 Market Update** will be released this **Wednesday, January 10**.
- As always, HAR will provide you with updated coverage in *The EDGE*.





## Don't Miss the 2024 Economic Outlook for Houston

HAR YPN Presents:



The Economic Outlook  
for **HOUSTON**  
in 2024

**SEEKING A  
NEW NORMAL**

**2024**

**QUESTIONS?**  
Contact Roz Crew  
at [roz@har.com](mailto:roz@har.com) or  
713.629.1900 ext. 1222




Featuring:  
**Patrick Jankowski**  
Chief Economist  
Greater Houston Partnership

**JAN. 10, 2024**  
**at 10 a.m.**

via Zoom  
Complimentary Event.  
Registration Required.

Suggested Donation  
of \$25 in Support of  
**Hartsfiled Elementary School**  
*...toy drive and holiday party*



## ABR® January Class of the Month Coming Soon



**Accredited Buyer's Representative**

---

**Unlock Excellence:**  
Elevate Your Real Estate Journey

**ABR DESIGNATION**  
*Two-Day Class!*

**JAN. 25 & JAN. 26**  
8:30 a.m. - 5 p.m.

**HAR.com** Register Online: [www.HAR.com/edu](http://www.HAR.com/edu)





# SHIFTING for SUCCESS



Webinar Series



SPONSORED BY:

## Real Estate Marketing Predictions 2024



**Kyle Christie, Instructor**  
Founder & Creative Director of  
*See Your House Now Inc.*

**TUESDAY,  
JAN. 30  
12 - 1:30 p.m.**

Register at [HAR.com/edu](https://HAR.com/edu)



## Learn About the Power of AI in Video Editing



**INNOVATIVE VIDEO CREATION**  
The Power of AI in Video Editing



**CLAUDIA HERNANDEZ**  
HAR Director of Video

**NEW CLASS!**  
*In-Person!*

**FEB. 8**  
10 a.m. - 1 p.m.  
HAR Central  
Cost \$49

3 hours of CE Credit  
TREC# 48016

**REGISTER ONLINE: [HAR.com/edu](https://HAR.com/edu)**





## *Interested in Global Real Estate?*

### *Sign Up for the Global Business Network*

- Receive exclusive emails from HAR Global, including a quarterly global newsletter.
- Get the latest information about the world of global real estate and upcoming courses.
- Stay updated on the new Global Information Exchange and more!



**Sign Up at [bit.ly/HARGlobal](http://bit.ly/HARGlobal)**

