



The Edge

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

THIS WEEK



- Houston Single-Family Rentals Start the New Year Strong
- Level Up Your Real Estate Career
- HAR MLS Subscriber Spotlight | Safer Showings with Forewarn
- Apply for TRLP Today
- Save Your Spot for REALTOR® Day at the Texas Capitol
- Introduction to Commercial Real Estate (In-Person Class)

“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 Single-Family Rentals Start the New Year Strong

HAR released January 2025 rental data last week. Here are key takeaways from the report:

- Despite temporary disruptions from a winter storm, Houston’s single-family market started the new year on solid footing.
- Single-family home rentals rose 4.2% year-over-year, with the average lease price up 2.6% to \$2,283.
- A total of 3,085 leases were signed compared to 2,962 in January 2024.
- New listings of single-family rentals climbed 13.9%.
- Townhome and condominium rentals declined 17.7% with 474 units leased compared to 576 last year.
- The average townhome/condo rent was down 2.6% to \$1,864.



Houston Association of REALTORS®

Rental Market Update

JANUARY 2025

SINGLE FAMILY	TOWNHOME/CONDO
 AVERAGE LEASE PRICE \$2,283 ↑ 2.6% Year-Over-Year Changes LEASED LISTINGS 3,085 ↑ 4.2% Year-Over-Year Changes	 AVERAGE LEASE PRICE \$1,864 ↓ -2.6% Year-Over-Year Changes LEASED LISTINGS 474 ↓ -17.7% Year-Over-Year Changes

Read the complete January 2025 Rental Market Update in the [HAR Online Newsroom](#).

Level Up Your Real Estate Career

This week, the *HAR on the Move* podcast welcomes **HAR Director of Professional Development Rita Blevins** to discuss how agents, brokers and managers can stay ahead in this competitive industry. She also discusses new course offerings and ways you can sharpen your skills and expand your network.

Each Wednesday, HAR on the Move covers a variety of topics that are beneficial to all HAR members.

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Save Your Spot for REALTOR® Day at the Texas Capitol



REALTOR® DAY
at the **TEXAS CAPITOL**

March 26, 2025
AUSTIN, TX

**REGISTRATION
OPEN NOW**

Save your spot now at HAR.com/realtorday.



CCIM

CCIM COURSE:

**TUESDAY
March 4
1 - 4 p.m.**

Introduction to Commercial Real Estate

Dosey Doe Breakfast, BBQ & Whiskey Bar
2626 Research Forest Dr.
The Woodlands, TX 77027

Networking Happy Hour
to follow after class.

Hosted by:
commgate

To register for this in-person class, [CLICK HERE](#)