



The Edge

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

THIS WEEK



- MLS Rule Changes: Important Dates to Know
- Rents Rise as Houston Rental Market Heats Up in May
- Protecting Yourself and Your Clients Online
- Meet the 2025 Board of Directors Candidates
- 10 Residential Leasing Do's and Don'ts (Webinar)
- Apply Now to be a YPN Rising Star
- HAR TREPAC Presents Havana Nights
- Join Us for the Greater Northwest Bowl-A-Thon
- Invest in TREPAC Today

“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.

MLS Rule Changes | Important Dates to Know

- **June 24** — Revised and new Texas REALTORS® forms are now available in the Forms Library. For a more in-depth review of the contracts/forms changes and new forms, you can register for the Forms You Need to Know class. Register [HERE](#).
- **July 9** — HAR will add a new MLS field: “Seller May Contribute to Buyer Expenses Up To: \$_____.” This is to communicate the possibility of the seller making a contribution or concession toward buyer expenses, but the contribution may not be conditioned on paying broker fees. It is up to the buyer to determine how the contribution is applied.
- **August 16** — All compensation fields will be removed from the MLS.

*Ready or Not,
Change is Coming...*

**WHAT YOU NEED
TO KNOW**

WEBINAR

**Tuesday,
Jul 9**

11 a.m.-12 p.m.

Register NOW!

FREE

**MLS
Rule
Changes**

Get the latest information at [HAR.com/settlement](https://www.har.com/settlement).



Rents Rise as Houston Rental Market Heats Up in May

HAR released May 2024 rental data last week.

Here are key takeaways from the report:

- Houston's rental market continued its upward trend in May, with consistent demand pushing rents and leasing activity higher.
- Single-family home rentals rose 6.7% year-over-year, with the average lease price up 3.8% to \$2,345.
- A total of 4,262 leases were signed compared to 3,993 in May 2023.
- New listings of single-family rentals climbed 18.9%.
- Townhome and condominium rentals were up 3.1% with 761 units leased compared to 738 last year.
- The average townhome/condo rent was statistically flat at \$1,998.



Houston Association of REALTORS®

Rental Market Update

MAY 2024

SINGLE FAMILY	TOWNHOME/CONDO
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AVERAGE LEASE PRICE

\$2,345 | ↑ **3.8%**

Year-Over-Year Changes

LEASED LISTINGS

4,262 | ↑ **6.7%**

Year-Over-Year Changes



AVERAGE LEASE PRICE

\$1,998 | **FLAT**

Year-Over-Year Changes

LEASED LISTINGS

761 | ↑ **3.1%**

Year-Over-Year Changes

Read the complete May 2024 Rental Market Update in the [HAR Online Newsroom](#).

Protecting Yourself and Your Clients Online

This week, the *HAR on the Move* podcast welcomes **HAR Director of IT & Security Edward Moncur** to discuss the latest cyber threats. He also offers tips and tools to secure your data online as well as your clients' information.

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

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Meet the Candidates for the **2025 HAR** Board of Directors



Voting begins July 30 and ends August 5.

Learn more about the candidates at [HAR.com/election](https://www.har.com/election).



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10 Residential Leasing

Do's and Don't's

**WED.,
JULY 17**
12-1:30 P.M.

har.com/edu

FREE



PROPERTY MANAGEMENT

Webinar Series





Apply Now To Be A YPN Rising Star

14TH ANNUAL AWARDS CELEBRATION

Rising Stars in Real Estate Awards

OCTOBER 4, 2024 | 3 - 5 P.M.
Bayou City Event Center | 9401 Knight Road

APPLY ONLINE!
Visit <https://ypn.har.com/>
for FAQs.

QUESTIONS?
Email miranda.garcia@har.com
or roz@har.com



HAR TREPAC Presents Havana Nights

HAR TREPAC Presents:



HAVANA
Nights

Join Us for
**NETWORKING
ENTERTAINMENT
& GIVEAWAYS**

JULY 10
5:30 - 7:30 p.m.

Please contact
TREPAC@har.com
for more information!

The poster features a central dark blue circle containing the event title and date. The background is a vibrant purple and blue gradient with silhouettes of palm leaves and a bright light flare on the left side.



Join Us for the Greater Northwest Bowl-A-Thon

HAR & TREPAC present:



AUGUST 2
12 - 4 p.m.

the Greater Northwest
BOWL-A-THON

REGISTER EARLY!



For More Information visit:
www.har.com/go/gnwowlathon



Have you started your

2024 pledge yet?

Click here to invest today!



Invest in TREPAC at https://www.har.com/moa_trepac/invest.