

In This Week's "The EDGE"

- Last Chance to Save NFIP
- Thank These U.S. House Members for Voting With Us
- Help Make Houston Stronger
- YOU Call the Shots
- Houston Market Movements
- Don't Miss Your Launch Window

"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.

Brought to you by the HAR Communications Department.

Last Chance to Save NFIP

- It's crunch time as the **National Flood Insurance Program (NFIP)** expires this **Tuesday, July 31**. Doing so would deny critical insurance coverage to homeowners and buyers across the greater Houston area and other communities around the country.
- Expiration of NFIP threatens to affect up to 40,000 transactions per month.
- ***Urge Congress to act NOW to reform and extend the NFIP.***
- Please join NAR's **Call For Action!** Urge Congress to extend the NFIP and pass meaningful reforms to ensure the long-term viability of the program.



Have you completed the **Call for Action** for the National Flood Insurance Program?

It takes less than a minute to help protect property owners from future flooding!

The National Flood Insurance Program will Expire July 31 if Congress doesn't take action.

Visit realtorparty.realtor/renewnfip to send your message to Congress now.



HAR's participation rate in this **Call For Action** now stands at **15.44%**. We can do even better!

Please take action NOW!

Text NFIP to 30644 or click [HERE](#) to send this urgent message to Congress!



Thank these U.S. House members for voting with us:

Congressman Ted Poe (TX 2) John Culberson (TX 7) Kevin Brady (TX 8) Al Green (TX 9) Gene Green (TX 29) Michael McCaul (TX 10) Randy Weber (TX 14) Sheila Jackson Lee (TX 18) Pete Olson (TX 22) Brian Babin (TX 36).

Last week, the U.S. House of Representatives voted 366-52 to extend the National Flood Insurance Program (NFIP) until November 30. We are very pleased to say that our 10 members of the U. S. House of Representatives voted for the REALTORS®' position. When you see these members of Congress, please thank them for their support of the real estate industry and the property owners you serve.



KEEP THE PRESSURE ON!

S. 1182 is expected to be voted on **July 30 or 31 in the U.S. Senate.** [Continue to let your members of Congress know that reauthorizing the NFIP is important to you by completing the Call for Action.](#) Texas Senators John Cornyn and Ted Cruz want to hear from Texas REALTORS®! Real estate transactions cannot languish while Congress breaks for the August recess.



NATIONAL FLOOD INSURANCE PROGRAMS
2/3rd Majority for Passage

ON MOTION TO SUSPEND THE RULES AND PASS, AS AMENDED

	YEA	NAY	PRES	NV
REPUBLICAN	170	49		17
DEMOCRATIC	168	1		24
INDEPENDENT				
TOTALS	338	50		41

U.S. House | TIME REMAINING 0:00 | C-SPAN

Help Make Houston Stronger

- Nearly a year after Hurricane Harvey, how does our area stand in terms of disaster preparedness?
- Don't miss the second **Houston Stronger Conference** this **Thursday afternoon, August 2**.
- Representatives from the City of Houston, Harris County and the U.S. Army Corps of Engineers will discuss what has happened since Harvey and what is planned.
- The Honorable Judge Ed Emmett will talk about the upcoming August 25 bond election.



[Register HERE for this FREE EVENT.](#)

Thursday, August 2

2 to 4 p.m.

Houston Community College

5601 West Loop South

Houston, TX 77081

HOUSTON  STRONGER

YOU Call the Shots



- HAR members: It's up to YOU who makes the cut for the **2019 HAR Board of Directors**, as voting continues!
- All HAR members in good standing as of July 1 are eligible to vote.
- Members have until **Monday, August 6 at 5 p.m.** to vote and may only cast their electronic vote once.
- As a leader of one of the most prestigious REALTOR® associations in the country, HAR directors are recognized within the Houston community and nationally for the important difference they make in the lives of HAR's more than 37,000 members – through the decisions they make and the standards that they set.
- **Check your email for your own personalized voting link from *BigPulse.com*, our third party voting management company.**
- You'll find more information, including candidate profiles, at www.har.com/election.



Houston Market Movements

Although talk of another real estate pricing bubble poised to burst is premature, pundits are nevertheless beginning to point toward the common markers that caused the last housing market downturn. As prices continue to rise while wages don't rise as quickly, a new situation could be an eventuality. Yet today's market is quite different than the last recession. The economy is growing, lending practices are more in line with economic fundamentals and inventory appears to be improving in many markets, which would help alleviate price pressure.

In the Houston region, for the week ending July 22:

- New Listings decreased 4.3% to 3,134
- Pending Sales increased 20.7% to 2,210
- Closed Sales decreased 3.8% to 1,841

Pending Sales



For the Week Ending	Current Activity	One Year Previous	+ / -
4/29/2018	2,185	2,082	+ 4.9%
5/6/2018	2,296	2,024	+ 13.4%
5/13/2018	2,162	1,988	+ 8.8%
5/20/2018	2,116	1,999	+ 5.9%
5/27/2018	2,012	1,971	+ 2.1%
6/3/2018	1,969	1,823	+ 8.0%
6/10/2018	2,031	1,922	+ 5.7%
6/17/2018	2,045	1,950	+ 4.9%
6/24/2018	1,958	1,954	+ 0.2%
7/1/2018	2,052	1,893	+ 8.4%
7/8/2018	1,833	1,596	+ 14.8%
7/15/2018	2,106	1,890	+ 11.4%
7/22/2018	2,210	1,831	+ 20.7%
3-Month Total	26,975	24,923	+ 8.2%

Don't Miss Your Launch Window

HAR REALTOR® Launch: Your Path to Success

HAR announces a new initiative to assist REALTORS® in their career path to success! “HAR REALTOR® Launch: Your Path to Success” is a five-day class held over a four-week period (once a week for three weeks and back-to-back days the fourth week). In this intensive course, you will gain insights into how to handle your transaction from contracts to closing. The program include tools such as Prospecting - How to Create Business - Buyers and Seller's Expectations - Understanding Your Role before, during and after the transaction - Insight in the ancillary roles by subject matter experts such as appraisers, inspectors, lenders, title companies, home warranty reps and much more. You will receive hands-on, interactive experience to help you with your business before you even have business.



Dates: August 2, 9, 16, 23 & 24

Location: HAR Central

Time: 8:30 a.m. to 5 p.m. (Days 1-4); 8:30 a.m. to 2 p.m. (Day 5)

Investment: \$199

Register [HERE](#) today!

Questions? Please call 713.629.1900 ext. 6