



The South Bay Review

May 2026 Issue

A Message from our CEO

Nikki Vasquez
Chief Executive Officer
South Bay Association of REALTORS®

SBAOR Members,
Turn up the heat! South Bay AOR's 2nd Annual Summer Splash is back and bigger than ever! After last year's incredible turnout, with 17 sponsors and 100+ attendees, we're making an even bigger splash in 2026... and you're invited!

Join us for an afternoon packed with music, games, sweet treats, and community vibes. Enjoy beats from a live DJ, cool off with an ice cream truck, and explore a variety of booths serving up delicious food, drinks, and fun experiences.

Tuesday, June 9, 2026
12:30 PM - 2:30 PM
South Bay AOR Parking Lot

Why you don't want to miss it:

- Tasty bites and refreshing drinks from local sponsors
- Interactive booths, giveaways, and networking
- Summer fun with your South Bay community

Registration is required so we can make sure there's plenty of food and fun for everyone—don't wait!

Make a splash with us and kick off summer the right way - we'll see you there!

Nikki

Upcoming Events

- | | |
|---|---|
| <p>5/5/26
MLS Training - New Agent Essentials
9AM - 12PM
(In Person)
REGISTER NOW</p> | <p>5/5/26
Securing Your Future & Legacy
12PM - 1PM
(In Person)
REGISTER NOW</p> |
| <p>5/7/26
ADU Experts Talk All About ADUs
10AM - 11AM
(Via Zoom)
REGISTER NOW</p> | <p>5/12/26
MLS Virtual Training: CRMLS App
9AM-10AM
(Via Zoom)
REGISTER NOW</p> |
| <p>5/19/26
MLS Virtual Training: Realtors Property Resource
9AM - 10AM
(Via Zoom)
REGISTER NOW</p> | <p>5/19/26
Lending in 30 Days
10AM-11AM
(In Person)
REGISTER NOW</p> |
| <p>5/20/26
Level Up with RPR Fundamentals: The Platform That Helps Agents Produce
10AM-11AM
(In Person)
REGISTER NOW</p> | <p>5/21/26
MLS Training - New Agent Essentials
9AM-1PM
(In Person)
REGISTER NOW</p> |
| <p>5/21/26
Business Planning Workshop for New Agents
9AM-11AM
(In Person)
REGISTER NOW</p> | <p>5/27/26
MLS Training - New Agent Essentials
9AM - 12PM
(In Person)
REGISTER NOW</p> |
| <p>5/27/26
Renovation Lending 101
10AM-11AM
(Via Zoom)
REGISTER NOW</p> | <p>MAY
Education Calendar
SEE MORE</p> |

CRMLS Updates

CDAM Resets now after a 30 Day Period

Much to the chagrin of sellers and listing agents, they had to wait over three months for a previous listing – Expired or Canceled – to be re-entered in the MLS to recalculate the Cumulative Days Active in the MLS (CDAM, formerly known as CDOM Cumulative Days on the MLS) back to 0. As of November 19, 2025, this rule was updated from 90 days off the market to 30 days – a change that has been applauded by both agents and clients.

Let's get a better understanding of DAM (Days Active on the MLS) and CDAM. An active listing on the MLS will accumulate DAM and CDAM. If the listing Expires, Cancels, or is Sold/Leased, and the property is re-entered in the MLS under 30 days since the property was last on the MLS, the DAM will be 0 but the CDAM will pick up the days from the previous listing. If the property is re-entered in the MLS at least 30 days after it was previously in the MLS, then both the DAM and CDAM would be 0.

This is great news for sellers and agents, giving ample time to prepare the property and refresh the marketing for sale in a month instead of the previous 90 day waiting period.

NOTE: The listing must be off the market as a finalized status (Expired, Canceled, Sold, or Leased) for the CDAM to reset to 0 after 30 days to be relisted on the MLS with a new and valid listing agreement. Hold and Withdrawn statuses are not applicable because the same listing agreement is in effect when the listing was originally entered in the MLS.

To learn more about this change, please email mls@southbaytor.com or contact CRMLS using the chat option on the RECore dashboard or calling 800-925-1525.

MLS Suggestions?

Have you ever wondered, "The MLS should do this" or "I wish the MLS had this"? If you have an idea to improve the MLS, we would love to hear it! Please submit your suggestions by clicking the button below.

(Please note that suggestions are subject to review by SBAOR MLS Committee and CRMLS Board of Directors)

[Email Suggestions](#)

Big Things Are Happening: Want to be involved too?

Volunteer members are the backbone of the association and when you choose to serve on a committee, you open up a world of possibilities for networking, professional growth, and career opportunities while serving your association. This is your chance to make positive changes in your communities, government and the industry – shaping the future of real estate in the South Bay.

[READ MORE](#)

May Featured Articles

- ### LOCAL NEWS
- Real Estate Dispute? Resolve it with SBAOR Mediation**

Resolve it without going to court. Keep your transaction on track – even when conflict arise. To learn more visit www.SouthBayAOR.com/mediation

[Read More](#)
 - Updates from your Government Affairs Director**

Updates from your Government Affairs Director include - State Legislative updates, Federal Legislative updates, & past and upcoming events with the SBAOR.

[Read More](#)
 - Affiliates in Action: Spotlight**

Highlighting for the month of May is Marcus Flinary with Into the Lens Media!

[Read More](#)
 - SBAOR Member Benefit: Homeowner.ai**

Homeowner.ai is an exclusive FREE C.A.R. member benefit that lets you stay connected with your sphere and deliver meaningful value at scale.

[Read More](#)

STATE NEWS

- AI NOW: Stay Ahead of What's Next**

AI is changing real estate fast – are you keeping up or getting left behind? AI NOW: Stay Ahead of What's Next is your all-access pass to the tools, tactics, and real-world strategies you need right now to win more listings, market smarter, and close faster. From automating your workflow to generating leads and creating standout marketing, you'll walk away from this hands-on day with skills you can use immediately.

[Read More](#)
- State Legislative Priorities 2026**

The deadline for 2026 bill introduction was Friday, February 20, 2026. Descriptions of the bills C.A.R. Government Affairs is working, along with its position on each. Check out the sponsored bills and other high priority measures by clicking read more.

[Read More](#)
- Cybercrime & Transactional Fraud Certification - C.A.R.**

Cybercriminals don't just hack emails, they hack trust. In real estate, where every deal hinges on communication and timing, fraudsters have found creative ways to target transactions, divert money, and steal property titles. The Cybercrime & Transactional Fraud Certification (CTF) gives you practical tools and knowledge to spot scams, prevent fraud, and protect your clients throughout the transaction process.

[Read More](#)
- Videos from C.A.R.**

C.A.R.'s comprehensive video library hosts webinars, panel discussions, zipForm tips, market updates and much more. Browse by category to find the targeted content you need to stay in-the-know.

[Read More](#)
- Legal Live Update**

C.A.R. introduces new and revised forms twice per year – in June and December. Forms are revised when needed for legal reasons, such as to comply with case or legislative mandates, or for risk management purposes, such as to meet an ongoing business practice better or to address language or concepts that members have asked the forms committee to clarify.

[Read More](#)
- Antitrust Compliance & REALTORS®**

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[Read More](#)

NATIONAL NEWS

- NAR Releases First Quarterly Update to Strategic Plan**

In the first quarter of implementation, the association initiated two-thirds of the plan's projects. Early successes centered on affordable housing, the REALTYCore brand, and broker relationships. Each project directly corresponds to the association's research into what members need.

[Read More](#)
- NAR Pending Home Sales Report Shows 1.5% Increase in March**

Pending home sales in March increased by 1.5% from the prior month and declined 1% year over year, according to the National Association of REALTORS® [Pending Home Sales report](#)

[Read More](#)

REMINDERS:

- Login to the portal**
Login to the member portal to register for classes, check on your membership and pay any invoices.
 - Connect with us**
SBAOR is here for you, reach out if you have questions.
 - Check our socials for updates**
Any classes or events will always be posted on our socials! DM us with any questions.
- South Bay Association of REALTORS®
Questions? Email us at Nikki@SouthBayAOR.com
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