The South Bay Review

July 2026 Issue

A Message from our CEO

Nikki Vasquez
Chief Executive Officer
South Bay Association of REALTORS®

California REALTORS®,

A couple of weeks ago, the NAR 2026 REALTORS® Legislative Meetings ended, and we want to extend our sincere thanks to each of you for taking time away from your businesses and families to represent California REALTORS® in Washington, D.C.

Your participation helped ensure California's strong presence throughout the week, both on Capitol Hill and within the National Association of REALTORS®.

Advocacy on Capitol Hill

California REALTORS® met with more than 40 House offices to advocate for policies to address the housing challenges facing our state and nation. Throughout these meetings, discussions focused on expanding homeownership opportunities, modernizing housing processes, encouraging commercial-to-residential conversions, and improve the affordability and availability of homeowners insurance.

One of the week's highlights was **California Senator Tonn Hall with Senators Adam Schiff and Alex Padilla, which drew more than 200 attendees.** The event created a unique opportunity for Washington leaders to hear directly from REALTORS® and other partner issues directly with California's Senators. It was an incredible turnout, and we thank everyone who was able to attend.

Committee Meetings & Policy Discussions

Throughout the week, California members participated in dozens of NAR policy committee meetings and forums, helping shape REALTOR® policy on a wide range of issues, including housing affordability, mortgage finance, tax policy, insurance, property rights, commercial real estate, and technology. These sessions, held in the days leading up to the meetings, contribute to the policy discussions that help guide NAR's advocacy efforts at the federal level.

A recap of motions passed and issues discussed in the policy committees may be found at the Policy Policy Coordinating Committee Meeting Page.

Celebrating Events

California's events were among the most well attended of the week. In addition to our Hill Day, we hosted our Legislative Reception, which drew a large crowd and was a tremendous success. **Held in the historic Jefferson Building of the Library of Congress, the reception provided more than 300 of California's members**, congressional offices, and industry partners with an outstanding opportunity to strengthen relationships in one of Washington's most iconic venues.

Board of Directors Actions

The NAR Board of Directors concluded the meetings by approving several important items, including **maintaining national dues at their current level of $156 for 2027** and adopting updates to the Code of Ethics that reflect today's real estate marketplace. These actions help ensure NAR remains financially strong while continuing to serve and advocate for its members.

A summary of the NAR Board of Directors meeting may be found at this NAR Article.

Nikki

Upcoming Events

7/20/26
VPN Mixer 2026
4PM - 6PM
(In Person)
REGISTER NOW

7/16/26
MLS Training: New Agent Essentials
9AM - 12PM
(In Person)
REGISTER NOW

7/15/26
Orientation - LIVE
9AM - 1PM
(In Person)
REGISTER NOW

7/15/26
MLS Virtual Training: RealReports: Property Reports That Stand Out
9AM - 10AM
(Via Zoom)
REGISTER NOW

7/21/26
MLS Virtual Training: Matrix: Client Collaboration
9AM - 10AM
(Via Zoom)
REGISTER NOW

7/28/26
List with Confidence: The RLA & Disclosures
10AM-12:30PM
(In Person)
REGISTER NOW

7/30/26
MLS Training: New Agent Essentials
10AM-15AM
(In Person)
REGISTER NOW

7/30/26
10 Reasons Why Investors are doing 1031 Exchange - Not JUST Deferring Taxes!
10AM-12PM
(Via Zoom)
REGISTER NOW

CRMLS Updates

STOP! Don't Delete Those Photos!

We need to get workforce notifications about removing photos from Sold listings. "The new means just not a place." The boxes are unnecessarily about privacy. "They just moved in, and they don't want people to know." The boxes are unnecessarily about security, and the remedy was to switch the internet display to off. Identity removing the listing entirely from photo sites. This has been a relatively solution, but it was held at the direction of the Board of Directors. Unfortunately, the remedy has been worse than the problem. Tech-savvy homebuyers because this is a place that the agent wanted to showcase the property. The manner of action the listing agent may take is to delete all the photos and leave just one of the exterior front photos. Unfortunately, the remaining photo is usually the "hero" photo, and it is the "selling" photo, and it is not enough. Thousands of homes are in a different MLS.

But these requests have never stopped – since CRMLS has created a solution! Going into effect in February of this year, CRMLS established CRMLS Rule 101.1 which states that ERS/Sold parties, "shall not display any photos or Media other than the primary photo for any CRMLS Listing Posted in a status of Closed (Leased, Expired, or Canceled)." Listing photos for any CRMLS Listing Posted in a status of Closed (Leased, Expired, or Canceled) shall be removed. All the photos will remain in the MLS and will be viewable only by MLS subscribers. You will be able, automatically, then to unhide the listing again or the broker can have to do. The only concern the listing agent would consider is making sure that the primary photo in the MLS is the correct one which will be displayed in the public sites.

This solution not only serves to appease listing agents listing broker and the new buyers but is also a great solution for agents in the MLS. Having the photos in the MLS is essential for many reasons, such as:

Assisting other agents with comparables

Providing visual references for appraisers in determining property value

Keeping historical records of property's changes and sales

Retaining the photos in the MLS is also useful for agents browsing properties. Photos make the first impression, and people enjoy looking at photos, providing items of interest, ideas for staging, and techniques for their own listings. Furthermore, many listing agents like keeping the photos in the MLS for their own listings. Unfortunately, the photo removal requirements for Sold listings are continue to be approaching after the property has been sold.

Please note that this rule applies to CRMLS listings only. If you see all the photos from a Closed listing on a public site, that is likely due to the listing on a different MLS.

If questions arise from this new CRMLS Rule, please have any other MLS-related questions or concerns, please reach out to info@sbaorMLS@gmail.com.

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 want to hear it! Please submit your suggestion using the form 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

July Featured Articles

LOCAL NEWS

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.

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Real Estate Dispute? Resolve it with SBAOR Mediation

Resolve it without going to court. Keep your transaction on track - even when conflict arises. To learn more visit www.SouthBayRealtor.com/mediation

Read More

SBAOR Member Benefit: Legal Hotline

Link title on one legal advice is available Monday-Friday from 9:00 a.m. to 6:00 p.m. at 213-739-6800.

You can also email C.A.R. attorneys at legal_hotline@car.org for advice as well.

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Affiliates in Action: Spotlight

Highlights for the month of July is Rose Hayes with Morrison Plus Property Inspections

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STATE NEWS

May 2026 Home Sales & Price Report

California home sales increased from the previous year in May for the second consecutive month, while a shift in sales of higher-priced properties buoyed California's median home price to another historic high as housing supply tightens.

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REALTORS® Mobilize to Stop Costly Tax Proposal

C.A.R. announced a major victory for homeownership in California after REALTORS® mobilized to stop AB 1827 from moving forward in the California State Legislature.

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21st Century ROAD to Housing Act Heads Toward Final Passage

Late last week congressional leadership and key members of both parties in the House and Senate reached agreement on final legislative language for H.R. 6644, the 21st Century ROAD to Housing Act, a bipartisan housing package that is the one of the most comprehensive housing packages considered by Congress in decades.

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NATIONAL NEWS

3 Ways to Use Paint to Revive a Dated Home

Paint can do wonders for transforming a space, but think beyond the four walls. Updating other elements of a home can have just as much impact—if not more.

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NAR Chief Economist Lawrence Yun Says Home Sales Expected to Improve in Second Half of 2026

NAR's current forecast calls for existing home sales to rise 4% this year, with the median price also climbing 4%. Mortgage rates are projected to average 6.0% in 2026.

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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®
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