



# The Edge

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

## THIS WEEK



- Renters Find More to Love in Houston in February
- Flood Risk in Houston: Mitigation and the Proposed FEMA Maps
- Tune in to Community Conversations on April 2
- NOW LIVE: New Platinum Dashboard
- Try AI Mode on HAR.com
- Global Day 2.0: Registration Now Open
- LUXE: Luxury Listing Specialist Certification
- A Taste of India: TREPAC Global Adventure Series

“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.*

## Renters Find More to Love in Houston in February

### Key takeaways from the February 2026 Rental Market Update:



Houston Association of REALTORS®

## Rental Market Update

FEBRUARY 2026

SINGLE FAMILY

TOWNHOME/CONDO



AVERAGE LEASE PRICE

\$2,230 | ↓ -0.6%

Year-Over-Year Changes

LEASED LISTINGS

3,910 | ↑ 6.8%

Year-Over-Year Changes



AVERAGE LEASE PRICE

\$1,871 | ↓ -3.6%

Year-Over-Year Changes

LEASED LISTINGS

569 | ↑ 4.2%

Year-Over-Year Changes

- Houston’s rental market gave renters a little more to love in February as leasing activity increased and more homes were available.
- A total of 3,910 single-family homes were leased in February, which is a 6.8% increase compared to last year.
- The average lease was \$2,230, which is down 0.6% year-over-year.
- Leases of townhomes and condos increased 4.2% with 569 units leased compared to 546 last February.

**View the full February 2026 Market Update in the [HAR Online Newsroom](#).**



## Flood Risk in Houston: Mitigation and the Proposed FEMA Maps

This week, the *HAR on the Move* podcast welcomes **Bill Baldwin, Broker/Owner & Flood Mitigation Advocate**, to talk about flood mitigation efforts across the region and the proposed FEMA flood map updates. We discuss what these proposed changes could mean for homeowners, buyers, and REALTORS®, and how our region is preparing for the next major storm.

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

***Listen anywhere, anytime!***

Subscribe today wherever podcasts are available or visit [HAR Connect](#) for the latest episode.



Apple Podcasts   SoundCloud   Stitcher App  
Spotify   Google Podcasts   iHeart Radio   RSS Link



## Community CONVERSATIONS

LIVE Every Month at 12 p.m.  
Facebook & YouTube

Join Us Live on  
FB and YouTube

Thursday,  
**APRIL 2**

Don't Overpay: How to Protest  
Your Property Taxes



**CRISTINA SCHAEFER**  
HAR Director of  
Social Media



**RAY HOLTZAPFLE**  
Real Estate Broker and  
Property Tax Consultant



# NEW Platinum Dashboard is **LIVE!**



## PLATINUM

**Streamlined tools.  
Modern design.  
Total control.**

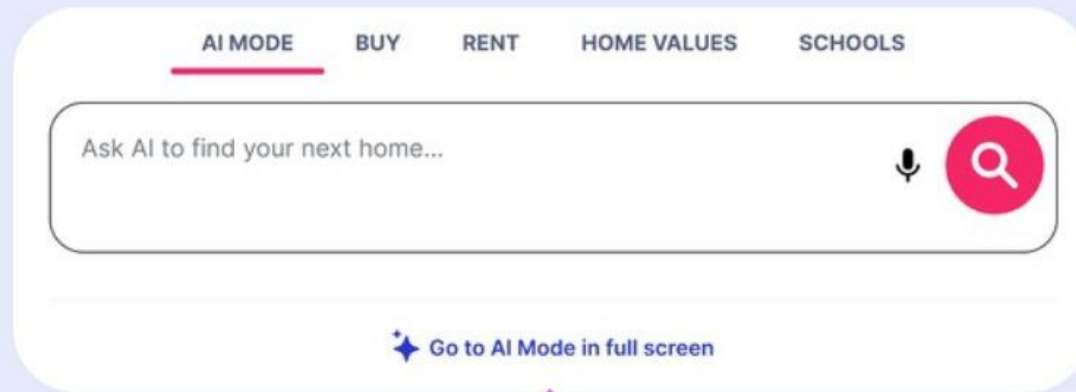
Check it out today! [https://www.har.com/mopx\\_platinum/dashboard](https://www.har.com/mopx_platinum/dashboard)



## BETA AI Mode

Test the new **AI Mode** search on **HAR.com** today - exclusive to members only!

Homes in 77084 under \$500,000 with a pool



Show me upcoming open houses near Katy Northwest

Homes with 4 bedrooms and 2 bathrooms in New Caney



Please provide feedback to [support@har.com](mailto:support@har.com)



## 2026 HAR GLOBAL DAY 2.0

## Level Up Your Global Game



Global Day 2.0 delivers powerhouse sessions for agents expanding their international business.

Includes Breakfast, Lunch, Reception and 6 hours of CE!

SPONSORED BY:



CORASOL



**MAY 14**  
8:30 a.m. - 4 p.m.  
Reception to follow.

TREC Provider #2



# The Edge



Information and news that gives you an edge in the real estate business.  
Produced by the HAR Communications Department.



LUXE SERIES

## LUXE: Luxury Listing Specialist



Thursday,

**April 16**

9 a.m. - 4:30 p.m.



har.com/edu | 6 hrs. of CE credit | In Person at HAR Central





## DESTINATION 2 INDIA

THURSDAY  
APRIL 23

Email: [trepac@har.com](mailto:trepac@har.com)

Contributions are not deductible for federal income tax purposes. Contributions to the Texas REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, Texas REALTORS®, and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of Texas REALTORS®.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the Texas REALTORS® political committee administrator at 800-873-9155 to obtain information about your contributions.



HAR TREPAC  
**GLOBAL**  
*Adventure*  
SERIES 2026

DESTINATION 2  
INDIA



**APRIL 23**  
6 to 9 p.m.

Contact Us for More Information!