

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

JULY 2019 V5 N07

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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

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MISSION: As the Voice for Real Estate in the Roaring Fork Valley, the Aspen Board of REALTORS® is a trade Association that provides professional support to its members and is collectively committed to advocating for property rights and thriving communities.

aspenglenwoodmls.com

Krista
Klees
2019 Chair



CHAIRMAN'S MESSAGE



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

The Aspen Board of REALTORS® is blessed to have many talented, professional, and successful REALTORS®. Many of these agents choose to give back to their industry, Roaring Fork Valley Communities and to the Aspen Board of REALTORS®. We could not be the force we are in Colorado Real Estate without the amazing volunteers we have on our committees, task forces and our Board.

Annually, our Election and Nomination Committees meet to develop a balanced Board of Directors based on companies, business areas, years of experience etc. This year ABOR was very fortunate to have many volunteers throw their hats in the ring for consideration.

I am thrilled to announce your newly elected Board of Directors who will be representing the membership of ABOR in 2019 – 2020. These individuals will be representing your business interests and striving to bring you the latest and greatest business tools, education, programs and technology. Please join me in welcoming your 2019-2020 Board of Directors and take a minute to congratulate them.

Chairman of the Board – Karen Peirson, Aspen Snowmass Sotheby's – Carbondale

Chairman of the Board Elect – Ashley Chod, Douglas Elliman – Aspen

Treasurer – Colter Smith, Christie's International Real Estate – Aspen

CAR Director/Political Affairs – Jackson Horn, Douglas Elliman – Aspen

CAR Director – Evan Boenning, Aspen Snowmass Sotheby's – Aspen

Director – Melissa Temple, Engle & Volkers – Aspen

Director – Alexandra George, RFC Properties, LLC – Basalt

Director – Charley Podolak, Aspen Snowmass Sotheby's – Aspen

Director – Chris Searles, SV Real Estate – Snowmass Village

Director – Catie Fleming, Slifer Smith & Frampton – Willits

Director – Jason Hodges, Coldwell Banker, Aspen

Immediate Past Chair – Krista Klees, Slifer Smith & Frampton – Aspen

Appointed Past Chair – Leah Moriarty, Aspen Snowmass Sotheby's – SMV

Appointed MLS Director – Becky Dombrowski, Aspen Snowmass Sotheby's - SMV

Please plan to attend the upcoming Installation Ceremony where we will formally celebrate our Board of Directors and Volunteers on October 24th 5:00 – 8:00 @ the Belly Up in Aspen.

Respectfully,

Krista

CALENDAR OF EVENTS



JULY

- 23** Basalt Caravan – 9:00AM – 11:30 AM
- 24** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 25** Aspen Caravan – 9:00AM – 11:30 AM
- 30** Basalt Caravan – 9:00AM – 11:30 AM
- 31** Snowmass Village Caravan – 9:00AM – 11:30 AM

AUGUST

- 1** Aspen Caravan – 9:00AM – 11:30 AM
- 6** Basalt Caravan – 9:00AM – 11:30 AM
- 6** Education Committee Meeting – 12:00 PM at ABOR
- 7** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 8** Aspen Caravan – 9:00AM – 11:30 AM
- 9** MLS Board of Directors Meeting at 9:00 AM
- 10-13** NAR Leadership Training
- 13** Basalt Caravan – 9:00AM – 11:30 AM
- 14** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 15** Aspen Caravan – 9:00AM – 11:30 AM
- 20** Rental B2B Task Force Meeting – 8:30 AM at ABOR
- 20** Basalt Caravan – 9:00AM – 11:30 AM
- 21** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 22** Aspen Caravan – 9:00AM – 11:30 AM
- 27** Basalt Caravan – 9:00AM – 11:30 AM
- 28** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 28** Budget Committee Meeting – 9:00 AM at ABOR
- 29** Aspen Caravan – 9:00AM – 11:30 AM

SEPTEMBER

- 2** ABOR Office Closed for Labor Day
- 3** Basalt Caravan – 9:00AM – 11:30 AM
- 4** Board of Directors Meeting at ABOR
- 4** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 5** Aspen Caravan – 9:00AM – 11:30 AM
- 11** Basalt Caravan – 9:00AM – 11:30 AM
- 12** Aspen Caravan – 9:00AM – 11:30 AM
- 18** Snowmass Village Caravan – 9:00AM – 11:30 AM
- 19** Aspen Caravan – 9:00AM – 11:30 AM
- 25** Basalt Caravan – 9:00AM – 11:30 AM
- 25-26** CAR Refresh Expo
- 26** Aspen Caravan – 9:00AM – 11:30 AM

SAVE THE DATE!!!

47TH ANNUAL ASPEN BOARD OF REALTORS® INSTALLATION & AWARDS CELEBRATION

Honoring the efforts of the Aspen Board of REALTORS®
Volunteers for their time and dedication.

DATE: Thursday, October 24th, 2019

TIME: 5- 8PM

LOCATION: BELLY UP ASPEN

450 S. Galena Street, Aspen CO 81611

YOU ARE MAKING A DIFFERENCE

As a member of the ASPEN BOARD OF REALTORS®
you are helping the community and supporting the following causes.

ASPEN BOARD OF REALTORS®
The Voice For Real Estate In The Roaring Fork Valley



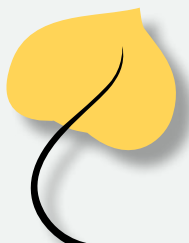
SUPPORT THOSE WHO SUPPORT YOU!

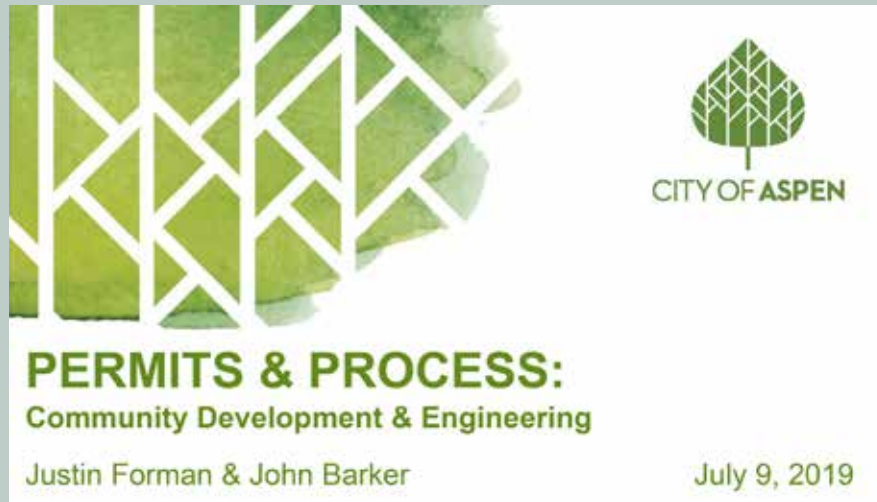
This edition of the Aspen REALTOR® is made
possible by the following businesses:

1stBank Roaring Fork Valley page 9

Colorado Construction Advocates page 10

Academy Mortgage Corporation page 11





ATTENTION DEVELOPMENT COMMUNITY

THE CITY'S NEW PERMITTING SYSTEM SALESFORCE IS GOING TOTALLY LIVE IN JULY!

The schedule for applying for **NEW PERMITS** in Salesforce:

July 15

Building Permit – New Construction, additions and alterations only.

Building – Repair Permit

Right-of-Way Permit

Fire Permit

Mechanical, Electrical, and Plumbing Standalone Permits and Sub-permits associated with new Building Permits

July 29

Building – IFFR (Interior Finish and Fixture Removal Permit)

Temporary Structure Permit

Pitkin County Water Permit

Building – Demolition Permit

Landscape and Grading Permit

Smuggler Superfund Site Soil Removal Permit

You must be registered to apply for permits in the system.

To register, go to: <https://www.surveymonkey.com/r/SFNewUser>

To learn about the system, please attend one of the following Lunch and Learns:

JULY 8th

JULY 10th

JULY 17th

JULY 19th

All Lunch & Learns will be held in Council Chambers, City Hall Lower Level, 11:30 a.m. to 1 p.m.

Please RSVP at buildingadmins@cityofaspen.com.

For questions/system support, email sfsupport@cityofaspen.com or call 970-920-5065. For in-person assistance, please come to City Hall, 3rd floor.

News in the Roaring Fork Valley of Particular Interest to the Real Estate Community

Aspen

\$1.5 Million in Affordable Housing Contracts Moving Forward

Aspen City Council approved around \$1.5 million in contracts that are designed to move three affordable-housing projects forward, the Aspen Times reported....[MORE](#)

Sale Falls through on City of Aspen-Owned Home

A West End house that the city of Aspen owns is still up for sale after a prospective buyer walked away from his offer this spring, the Aspen Times reported....[MORE](#)

Aspen Says No to Scooters, Dockless Bikes, for Now

The city of Aspen is taking a proactive approach to companies looking to set up dockless mobility options like e-bikes and scooters in town by enacting a six-month pause on allowing them here, the Aspen Times reported....[MORE](#)

New City Hall Plans Will Continue

The new civic building and public plaza approved by voters in November will carry on as planned, despite numerous requests from residents to reconsider, the Aspen Daily News reported....[MORE](#)

Snowmass

Coffey Place Details Flushed Out

Seventeen new housing units are on track to be built in Snowmass Village in a new subdivision named Coffey Place, in honor of Joe Coffey, the town's first housing director who served in his position for 38 years until his death in 2018, the Aspen Daily News reported....[MORE](#)

Basalt

Town Council Approves SkiCo Affordable Housing

The Basalt Town Council voted 4-2 to approve Aspen Skiing Co's controversial proposal to build an affordable housing project in Willits the Aspen Times reported....[MORE](#)

Tree Farm Developer Lures Global Funds

Midvalley landowner and developer Ace Lane has teamed with a global powerhouse to help him get his 514,000-square-foot project in the El Jebel area off the ground, the Glenwood Springs Post Independent reported....[MORE](#)

Carbondale

Town to Pursue AARP-Friendly Designation

The Town of Carbondale will officially move forward to get designation as an AARP-friendly community, the Sopris Sun reported....[MORE](#)

Glenwood Springs

Glenwood Adopts Short-Term Rental Policy

To address the number of issues arising from private short-term rentals, Glenwood Springs put a policy in place. In order to obtain a short-term rental permit, users must now pay an initial fee of \$500, and \$300 renewal fee every two years. For an accessory tourist rental permit, users must pay an initial fee of \$300 and a \$150 renewal fee, also every other year, the Aspen Times reported.

A short-term rental allows a homeowner to rent out their entire residence, whereas an accessory tourist rental permits the ability to rent out a single bedroom or accessory unit. Permit holders must adhere to a building inspection upon receipt of their initial application and at the time of renewal; they must notify neighbors within 250 feet of their property and have someone available to respond to issues within 30 minutes of the property. A limited number of permits will be given each year.

Pitkin County

Lagging Construction Irks HOA Enough to Seek Fines

The Starwood HOA is seeking nearly \$3.4 million in fees from Chicago-area businessman Thomas Duckworth, whose residential project has languished for more than 13 years, the Aspen Times reported. Construction on Duckworth's home is now nearly complete. The finished residence will have 18,951 square feet of living space and sits on 2.4 acres, according to the Pitkin County Assessor's Office, which has appraised the property with an actual value of nearly \$18.5 million.

SkiCo Reports Record Number of Skiers

Aspen Skiing Co. topped a 21-year-old record for skier and snowboarder visits, with more than 1.55 million visits at Aspen Mountain, Aspen Highlands, Snowmass and Buttermilk, the Aspen Times reported. Colorado ski resorts cumulatively reached a projected 13.8 million visits, breaking the record set in 2015-16, according to Colorado Ski Country USA.



The New Personal Property Agreement: Understanding the Ins and Outs

The Department of Regulatory Agencies – Damian Cox, Esq.; Edited by ABOR

The Personal Property Agreement is a BROKER PROTECTION FORM.

Prior to its creation many brokers and mortgage loan originators believed the best way to deal with personal property in a residential transaction was to “remove it from the contract and do a bill of sale for \$0” or “just say the personal property is being left for the ‘convenience of the seller’ and has \$0 value.” This practice was risky for brokers for multiple reasons.

When to use the form?

Brokers should use the Personal Property Agreement if (all three must be met):

1. The transaction includes additional personal property.
2. The lender says, “Take the personal property out of the contract” or “Put in the contract that the personal property has zero value.”

If the lender does not care that the personal property is listed in the contract then the broker can leave the personal property in the contract and does not need to use the Personal Property Agreement.

If there is no loan, the broker can list all of the personal property in the contract and does not need to use the Personal Property Agreement.

3. The buyer says “I want assurance that I am getting the personal property.”

If the buyer wants assurance, then the buyer will need to complete a Personal Property Agreement.

If the above three-part test is met, the brokers should advise the parties to use the Personal Property Agreement. If the form is to be used, it must include a **REAL** fair market value, **the price cannot be \$0, \$1 or any other bogus amount.**

Advising the Buyer

Buyers are not going to be happy about paying for personal property because they believe the purchase price for the real property should include the personal property. Keep in

mind, it is the buyer’s lender’s restrictions that are requiring the buyer to pay fair market value for the personal property separate from the real property.

Here are a couple ways a broker might advise the buyer and structure the transaction:

1. Reduce the real property purchase price.

For example: The buyer is paying \$600,000 for a fully furnished condo in Vail. The personal property is worth \$6,000. Prepare a Contract to Buy and Sell Real Estate for \$594,000 and a Personal Property Agreement for \$6,000.

The net proceeds to the seller is the same; \$600,000.00 less costs of sale.

At closing the buyer would close on the real property transaction for the \$594,000 purchase price and then close on the personal property transaction for \$6,000.

2. Seller Concessions.

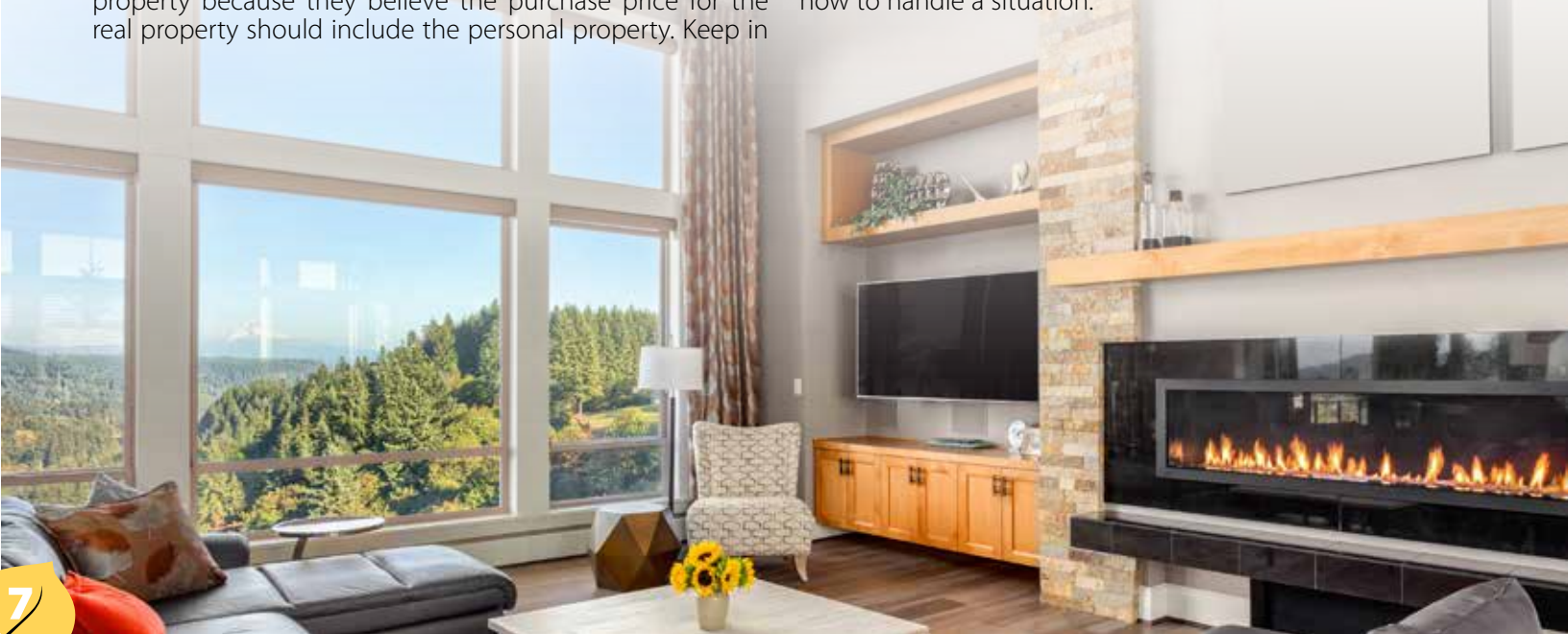
For example: The buyer could prepare a Contract to Buy and Sell Real Estate for \$600,000 with Seller Concessions of \$6,000 and a Personal Property Agreement for \$6,000.

At closing, the buyer closes on the real property, but, because of the \$6,000 the seller is paying in Seller Concessions, the buyer does not have to bring \$6,000 in cash to the real property closing.

The buyer pays the \$6,000 the buyer saved in Seller Concessions on the real property for the personal property. The cash out of pocket for the buyer is the same and the net to the seller is the same.

When used correctly the Personal Property Agreement is a GREAT form to help real estate brokers close transactions involving personal property without exposing themselves to potential claims including loan fraud.

As always, brokers should seek the advice of their employing broker and/or real estate attorney if they are at all unsure of how to handle a situation.





Announcing: Caravans - Summer Schedule

Summer is here and so are the clients!

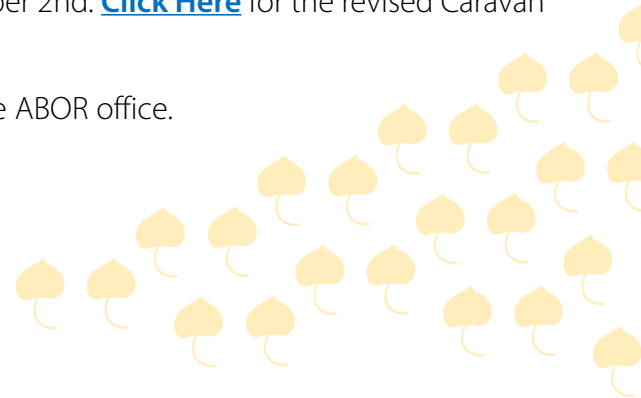
To support the ABOR members and their clients, we have revised the Weekly Caravan Tour schedule to allow for weekly Basalt and Snowmass Caravan tour during the high season.

The new caravan schedule will start next week, July 9th and will have a Basalt Caravan Tour every Tuesday and a Snowmass Caravan Tour every Wednesday until the week of September 2nd. [Click Here](#) for the revised Caravan Tour Form.

Should you have any questions, please do not hesitate to contact the ABOR office.

Cheers to a successful Summer season!

ABOR Staff



Annual NAR Convention



Let Us Be A Part Of Your Team

- We provide local underwriting and decision making on each mortgage
- We are able to provide FHA, Conventional, and Portfolio loan products to fit your client's needs
- Direct lending to LLCs, trusts, and Foreign Nationals
- Flexible lending on investment properties and second homes including non-warrantable condos and condotels
- We are solution oriented with the ability to work outside of standard conventional underwriting guidelines
- We provide in house mortgage servicing on our mortgages

Give us a call at 970.429.6210, or visit one of our convenient Roaring Fork Valley locations to speak with a FirstBank loan officer.



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10 Legal Things for REALTORS®



Scott Peterson and Damian Cox teach ABOR REALTORS® at the recent 10 Legal Things for REALTORS® class & RPAC Fund-raiser.



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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

2019 Broker Forum

Chair & Chair Elect Krista Klees & Karen Peirson host the annual Broker Forum. The Broker Forum is a broker focused presentation that covers current legal and risk management issues.



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YPN July 2019





YPN Aspen hosted its 3rd event featuring Bob Bowden and John Barker on development & permitting topics.



REALTOR® of the Year Committee met and selected the 2019 ROTY based on nominations of the ABOR membership.



You can take steps today to protect yourself, your family and your home from wildfire:

-  Sign up to receive emergency alerts at PitkinAlert.org.
-  Create defensible space around your home.
-  Plan for evacuation and leave early.
-  Harden your home.



Learn more at Pitkinwildfire.com or call your local fire department for a free wildfire risk assessment.



Bargain Banks

The widening tariff wars are a double whammy for banks. First, falling interest rates are squeezing the gap between what banks charge borrowers and what they pay depositors, known as net interest margin, which necessarily discourages lending. Moreover, as firms and households get nervous, they borrow less and that reduces loan demand. Not surprisingly, bank shares fell 10% in May as trade tensions with China and Mexico skyrocketed.

Abating Autos

After record auto sales of 17.40 million in 2015 and another record year of 17.47 million in 2016, auto sales slipped in 2017 and 2018 to 17.14 million and 17.19 million, respectively; good but not great numbers. YTD, sales are on a 16.8-million-unit pace, the weakest annual total since 2014. This decline should cut 0.2% from GDP in 2019, nothing drastic, just more evidence of a slowing economy.

Chinese Conundrum

China could reduce its Treasury holdings to signal displeasure with US trade policy, but I doubt it. In 2015 and 2016, foreign nations dumped lots of Treasuries and nothing happened. Moreover, where would the Chinese invest the money? Repatriating it would raise the value of the Renminbi and hurt exporters, and while buying German or Japanese bonds is doable, their interest rates are dismal, and those markets are less liquid.

Infinitesimal Infants

In 2018, there were 3.79 million births, a 2% decline from 2017, the fourth straight year of declines, and the lowest level since 1986! Births have fallen in 10 of the last 11 years! Reasons include a decline in unplanned pregnancies, lower Hispanic fertility rates, and more women earning college degrees. Only women ages 35-44 saw an uptick in birthrates. Fewer babies means slower growth and eventually higher taxes.

Inflationary Impacts

The imposition of added tariffs on some Chinese goods and new tariffs on others will boost inflation by 0.1% to 0.3% depending on the inflation measure, with goods inflation and core inflation being pushed up more than services inflation or headline inflation. More importantly, the Fed is very unlikely to raise rates in response as inflation is already low and because this is a one-off event that will dissipate quickly.

Many Monarchs

The Friday File: There are 29 monarchs and 44 sovereign nations with a monarch as head of state. Queen Elizabeth II, who acceded to the throne in 1952 is the longest serving monarch; 67 years. In addition to the UK, she is head of state of 16 other nations. All other monarchs are head of state of just one. Pope Francis of Vatican City rules over the fewest subjects, 840.

Tough Television

Since 2014, thanks to cord-cutting due to streaming services, non-sports TV viewership has declined 11% at NBC to 6.8 million persons, 22% at CBS to 8.3 million, 25% at ABC to 5.9 million, and 27% at Fox to 4.2 million. Despite these precipitous drops, 2019 ad spending will decline just 1.4% from 2018, probably because streaming services like Netflix and Amazon show no ads and Disney+ plans to be ad-free.

July
2019

MEMBERSHIP REPORT

For MLS Support or Questions:

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970.963.3137
suzanne@agsmls.com



New Offices

Engel & Volkers Carbondale

Company Changes

Lydia McIntyre – Engel & Volkers Roaring Fork

Patty Mack - Leverich and Carr Real Estate

Lea Novgrad - Coldwell Banker Mason Morse

Tony Scheer- Engel & Volkers Carbondale

Michael Elkins – Engel & Volkers Carbondale

Linda Obuhanick – Engel & Volkers Carbondale

John Young - Engel & Volkers Roaring Fork

Kirstie Ennis - Engel & Volkers Carbondale

Diane Turner- Engel & Volkers Roaring Fork

Membership Stats

Thank you for your business!

REALTOR® Members - 693

Primary - 651

Secondary - 42

Non-Members - 2

Affiliates - 42



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

WELCOME



Basalt Approves SkiCo Workforce Housing Project

In late June, the Basalt Town Council gave preliminary approval to Aspen Skiing Co's controversial proposal to build an affordable housing project in Willits. The 43-unit, 150-bedroom proposal faced considerable neighborhood opposition due to inadequate parking concerns and for creating a "dorm" that would be out of character with the area.

Skico is proposing a 53,000-square-foot building. With the latest revision, the proposal includes five one-bedroom units, two two-bedroom apartments, five with three bedrooms and 31 units with four bedrooms. It eliminated six-bedroom units that some people said were out of character with Willits.

Only Mayor Jacque Whitsitt and Councilman Ryan Slack opposed the project. Both said they wanted to see a larger, more diverse project that supplied housing for more members of the community. A second reading will be held in July.

Aspen Also Making Progress on Attainable Housing Projects

Aspen City Council recently approved around \$1.5 million in contracts that are designed to move three affordable-housing projects forward. Council agreed to contract with Denver-based 359 Design for \$252,000 to conduct community outreach in advance of the city building the third phase of Burlingame Ranch.

Seventy-nine units are approved to be built at the development, which already has 177 there and are occupied mostly by working families. The entire scope of the project for 359 Design and its team, comprised of local firms, land-use planners BendonAdams and Sopris Engineering, is estimated to cost \$1.43 million.

Council also approved a \$157,670 contract with DHM Design to conduct community outreach and a conceptual master plan design for the possible development of the Harbert lumberyard next to the Aspen Business Center. This first round of outreach will focus mainly on the community's needs and desires related to the development opportunity. Topics include affordable-housing needs, user demographics, community desires in the surrounding neighborhood, an analysis with residential and commercial needs, utilizing the land and project phasing, access, transportation, mobility, traffic, environmental priorities and sustainability, parks and open space, public health and safety related to highway concerns, and many more topics.

Public engagement will begin this summer and fall, with master plan alternatives presented to council in December and details hashed out throughout next year. Construction on as many as 220 units could begin in 2025 or 2026.

State News — CAR Accepting Applications for Advocacy Related Committees

The Colorado Association of REALTORS® is now accepting applications from members for service on the Legislative Policy Committee, the CAR Political Action Committee and the newly created Key Contact program. These groups are a great way to lend your talents to the advocacy arm of CAR and to protect our industry's political future. Details of each group are as follows:

Legislative Policy Committee (LPC):

Description: LPC members are to review, prepare, and make decisions based upon legislation that will be or has been introduced in the 2020 Colorado Legislative Session (meet primarily January through May).

Term Length: 1-year

Term Begins: December 2019

CAR Political Action Committee (CARPAC):

Description: CARPAC members are charged with managing and distributing RPAC funds for local and state candidates and issues, supporting grassroots and lobbying efforts, and educating REALTOR® members on matters of public policy.

Term Length: 4-year

Term Begins: December 2019

Vacancies: (1) Western District, (1) Mountain District, (2) At-Large

NEW** Key Contacts Program:

Description: To assist CAR's legislative advocacy efforts, CAR has created a grassroots lobbyist network to establish one REALTOR® as a Key Contact for each Colorado State Legislator. Key Contacts will be activated and called upon at strategic moments to help influence state legislators on issues impacting the Colorado Association of REALTORS®.

For more information on any of these projects or to request an application, please contact Nick Bokone directly at nickbok22@gmail.com or 303-807-4067.

PROTECT YOUR BUSINESS AND HELP THE REALTOR® INDUSTRY

*Invest in RPAC Today and Be Entered to Win one of six \$200 gift cards
and a grand prize of a \$1,000 Southwest Airlines Gift Card*

The REALTORS® Political Action Committee (RPAC) is the best investment you can make for your business. Contributions are used to promote the election of pro-REALTOR® candidates who understand and support the interests of the real estate industry. And with the 2020 elections nearing, now is a great time to show your support.

Invest in RPAC during our weekly drawing series and **you'll be entered to win one of six \$200 gift cards!**

Plus, you'll also be entered to win the Grand Prize – a **\$1,000 Southwest Airlines gift card!** Each \$25 investment is an entry into the drawings – the more you invest, the more entries you'll receive!

Invest before July 26th to ensure you're entered in every drawing. Weekly drawing winners will only be re-entered for the Grand Prize drawing on September 30th.

DRAWING SCHEDULE

- ✓ **July 26th:** \$200 Amazon Gift Card
- ✓ **August 9th:** \$200 Netflix Gift Card
- ✓ **August 23rd:** \$200 Whole Foods Gift Card
- ✓ **September 6th:** \$200 Target Gift Card

- ✓ **September 13th:** \$200 Amazon Gift Card
- ✓ **September 20th:** \$200 Nordstrom Gift Card
- ✓ **September 30th:** GRAND PRIZE \$1,000 Southwest Airlines Gift Card

Contact Cameron Hill, Government Affairs Coordinator, at 303.785.7116 or chill@coloradorealtors.com if you have questions.

Please [click here](#) to contribute to Realtors® Political Action Committee.

We need your support!



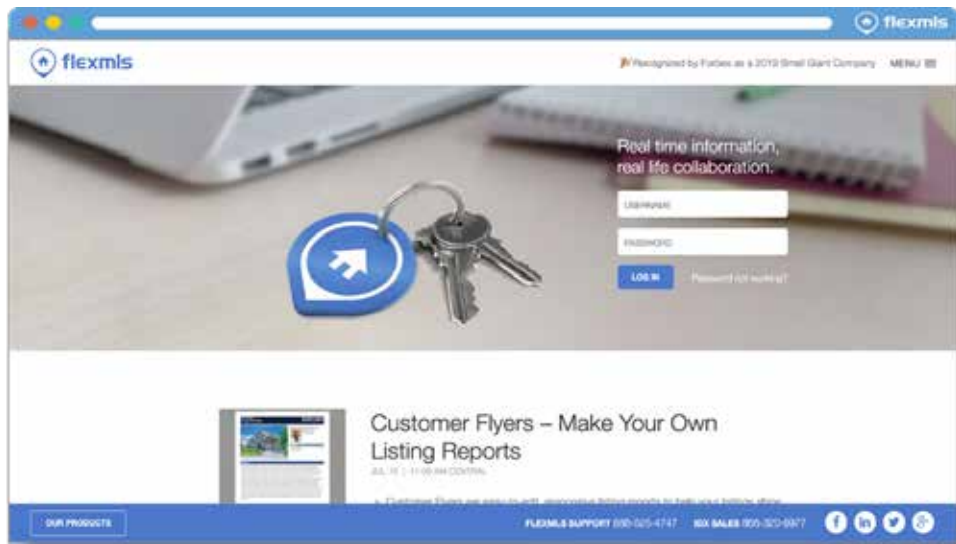
Submitted By: Suzanne Frazier, CEO, RCE, e-pro

As of July 15: Changes to Flexmls Web (Standard Login Page)

If you log in to Flexmls Web through the standard login page, your login experience will change on July 15.

What Changed

Currently, when logging in to Flexmls Web, you enter your username and password on the flexmls.com home page.



With this change, the flexmls.com home page will be updated with a new look and new resources. You'll click the **Log In** button on the home page to access Flexmls.



Then you will enter your username and password on separate pages, just like in the mobile apps.

Why Are We Making These Changes

Separating the entry of user names and passwords enables Flexmls to support more options for single sign-on, which improves security and makes it easier for your MLS to integrate third-party apps into Flexmls. This change is also part of a larger effort to create a more consistent Flexmls experience across pages and devices.

JUNE 2019



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based off of sales in our FlexMLS program. As a reminder, ABOR has partnered with CAR and ShowingTime (formerly 10K, a real estate research and marketing firm) to provide these monthly real estate reports at the State, Regional and Local levels. These reports are released to the media and published for the public to view on the CAR website. The Local reports are shared by each area board.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience.

[**Aspen Report June 2019 >>>**](#)

[**Basalt Report June 2019 >>>**](#)

[**Carbondale Report June 2019 >>>**](#)

[**Glenwood Springs Report June 2019 >>>**](#)

[**Marble Report June 2019 >>>**](#)

[**Missouri Heights Report June 2019 >>>**](#)

[**New Castle Report June 2019 >>>**](#)

[**Old Snowmass Report June 2019 >>>**](#)

[**Redstone Report June 2019 >>>**](#)

[**Rifle Report June 2019 >>>**](#)

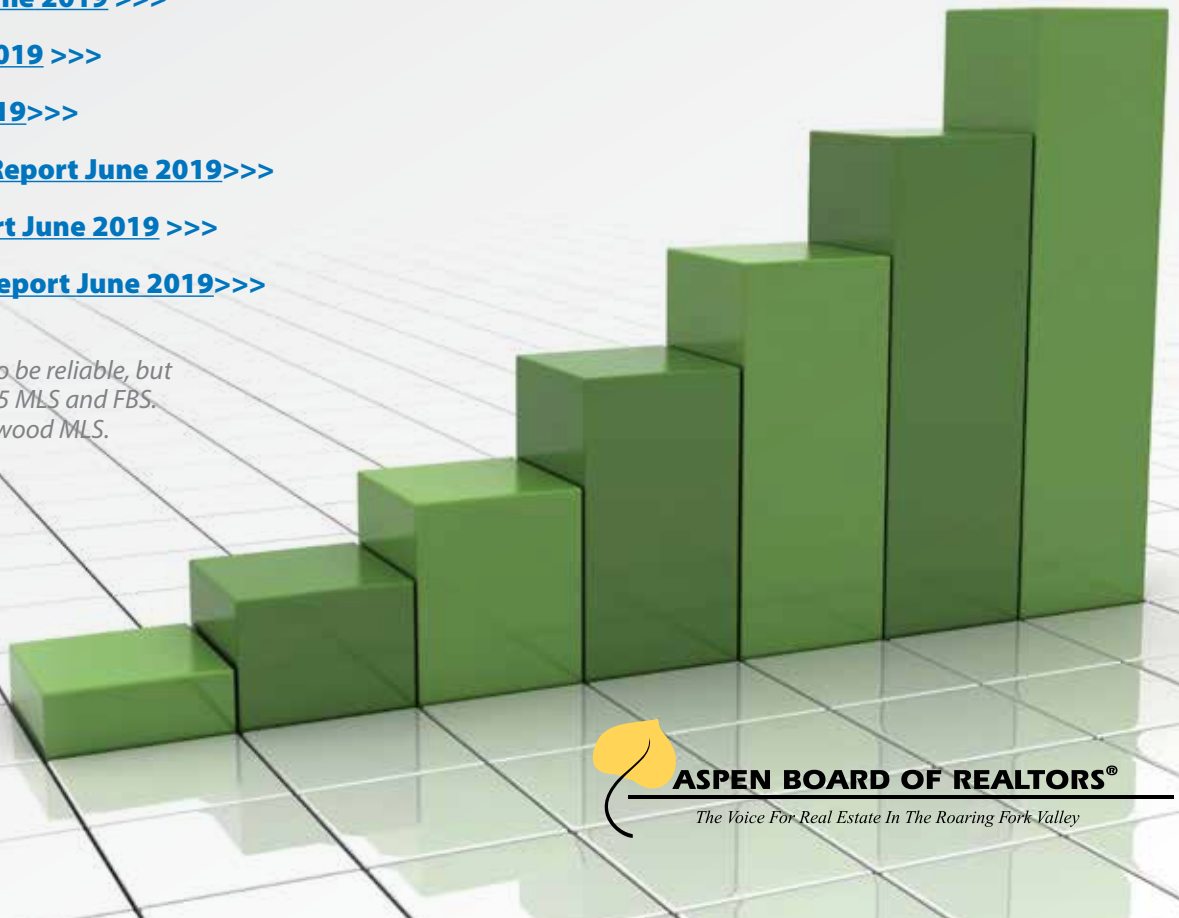
[**Silt Report June 2019 >>>**](#)

[**Snowmass Village Report June 2019 >>>**](#)

[**Woody Creek Report June 2019 >>>**](#)

[**Mountain Region Report June 2019 >>>**](#)

*Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS.
Prepared by Aspen Glenwood MLS.*



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For More Information Visit:

<http://www.coloradorealtors.com/legal-hotline/>

The Legal Hotline number **303-785-7171**, is available between 9am-12pm and 1pm-4pm, Monday-Friday. This FREE benefit is available for designated REALTORS® and one office designee.



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