

THE JOURNAL OF THE ASPEN BOARD OF REALTORS

Aspen REALTOR

OCTOBER 2019

V5 N10

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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

2020 Board of Directors

**Karen Peirson**

Chairwoman of the Board
Aspen Snowmass Sotheby's
International Realty
970.963.0400

karen.peirson@sothebysrealty.com

**Ashley Chod**

Chairwoman - Elect
Douglas Elliman Real Estate
970.925.8810

Ashley.Chod@elliman.com

**Colter Smith**

Treasurer
Christie's International Real
Estate Aspen Snowmass
970.544.5800

colter@aspenlocal.com

**Jackson Horn**

Legislative/Political Affairs
& CAR Director
Douglas Elliman Real Estate
970.925.8810

jackson.horn@elliman.com

**Melissa Temple**

Director
ENGEL & VOLKERS
970.925.8400

Melissa.temple@evusa.com

**Alexandra George**

Director
RFC Properties, LLC
304.561.8760

ageorge@rfclub.com

**Charley Podolak**

Director
Aspen Snowmass Sotheby's
International Realty
970.925.6060

charley.podolak@sothebysrealty.com

**Chris Searles**

Director
SV Real Estate
970.924.9100

chris@allinsnowmass.com

**Catie Fleming**

Director
Slifer Smith & Frampton
Real Estate
970.927.8188

cfleming@sliferrfv.com

**Jason Hodges**

Director
Coldwell Banker Mason Morse
970.925.7000

jhodges@masonmorse.com

**Evan Boenning**

CAR Director
Aspen Snowmass Sotheby's
International Realty
970.925.6060

evan.boenning@sothebysrealty.com

**Krista Klees**

Immediate Past Chair &
CAR Director
Slifer Smith & Frampton
Real Estate
970.925.8088

krista@aspenrealestate.com

**Leah Moriarty**

Appt. Past Chair
Aspen Snowmass Sotheby's
International Realty
970.923.2006

leah.moriarty@sothebysrealty.com

**Becky Dombrowski**

Appt. MLS Director
Aspen Snowmass Sotheby's
International Realty
970.923.2006

becky.dombrowski@aspensnowmasssir.com



STAFF

**Maria Cook**

Chief Executive Officer
maria@aspenrealtors.com

**Nicole Hammes**

Member Services
nicole@aspenrealtors.com

**Lacey Snyder**

Administrative Coordinator
lacey@aspenrealtors.com

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.

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23400 Two Rivers Road, Suite 44 • Basalt, CO 81621 • Phone: 970-927-0235 • Fax: 970-927-4783

Karen
Peirson
2020 Chair



CHAIRMAN'S MESSAGE



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

I can't tell you how surprised and honored I was when I received a call from Krista Klees of Slifer Smith and Frampton informing me that I had been nominated for the office of Chairman of the Board and asking me if I would consider serving the organization as the Chair Elect of the Aspen Board of REALTORS®.

During this valuable time, I have paid much closer attention and have learned so much about the local, state and national levels of our organization and how much they do for our industry and for each of us individually.

Did you know that there are 62 required "CORE Standards" that ABOR is required to offer to the membership? We also have an annual retreat to be briefed on these and all of the other committee duties, by-laws, task forces, professional standards, events, tours, CARAVANS, communication tools, MLS, community involvement, regulations, educational offerings, and the ever-evolving needs of our membership.

At first it felt overwhelming but, I am ready to take on the challenge and truly honored to be working with the amazing team of board members that have taken on the challenge with me to continue offering strong, relevant and valuable services to our members and the community.

Please reach out to me if you have any concerns, ideas or constructive suggestions to offer in the upcoming year – or if you just want to have a cup of coffee and learn more about the board, committees and what it's all about.

We are so fortunate to live and work in one of the most beautiful areas in the country and I promise to do my very best to continue to elevate the brand and services offered to the real estate industry in Aspen, Snowmass and the Roaring Fork Valley.

I hope you have all had a great Fall Tour experience and that you are participating in ABOR's annual Lift Up food drive and the Salvation Army gently used, hats, coats, mittens collection which kicks off on October 25th.

Please join me in welcoming all of the new board members at the 48th Annual Installation & Awards Celebration at the Belly Up on October 24th.

All the best,
Karen



CALENDAR OF EVENTS



OCTOBER

- 24** Installation Celebration at Belly Up Aspen- [See page 6](#)
- 25** Lift-Up Containers Delivery to Offices
- 30** 2020 Forms Changes - Damian Cox
at Limelight Hotel, Aspen - 9:00AM – 12:00 PM
- 30** Building a Compliant Team: The good, the bad and the ugly – Keith Alba & Damian Cox
at Limelight Hotel, Aspen - 1:00PM – 4:00PM

NOVEMBER

- 6** Code of Ethics – Adrian Rippy – Sheehy
at ABOR Office - 9:00AM – 12:00 PM
- 12** CREC Annual Commission Update – Bob Howe
at Mountain Chalet – 9:00AM – 1:00PM
- 15** MLS Shareholder Meeting
- 15** Lift-Up Containers picked up from Offices
- 19** Resort Specialist and Second Property Specialist
at Limelight Hotel, Aspen – 8:30AM – 4:00PM – [See Page 11](#)
- 28-29** ABOR Office closed for Thanksgiving

DECEMBER

- 2** Xplode Workshop
at The Inn at Aspen – 9:00AM – 1:00PM
- 4** Photos with Santa
at the Limelight Hotel, Aspen – 3:00PM – 5:00PM
- 10** 2020 Forms Changes - Damian Cox
at Limelight Hotel, Aspen - 1:00PM – 4:00 PM
- 12** ABOR Holiday Party
at the Mountain Chalet – 5:00PM – 8:00 PM
- 17** CREC Annual Commission Update – Bob Howe
at Mountain Chalet – 9:00AM – 1:00PM
- 24** ABOR Office Closes
at Noon for Christmas Eve
- 25** ABOR Office closed
for Christmas
- 31** ABOR Office closes
at Noon for New Year's Eve

SAVE THE DATE!!!



December 4th
3:00 to 5:00 PM
Photos with Santa
at Limelight Hotel, Aspen

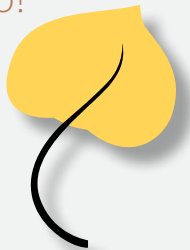


December 12th
5:00 - 8:00 PM
ABOR Holiday Party
at Mountain Chalet!

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 14
- Academy Mortgage Corporation page 15



YOU ARE MAKING A DIFFERENCE

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



IF YOU HAVE NOT PAID YOUR 2020 ANNUAL DUES, PLEASE FOLLOW THE INSTRUCTIONS BELOW.

- 1) Log onto your account on www.realtor.org
- 2) Click on 'Sign In' located on the upper right side corner
- 3) Click on 'Pay Dues' located on the upper right side corner
- 4) Pay by credit card or electronic check

If you have not logged onto the www.realtor.org website in the past

- 1) Click on 'Sign In' located on the upper right side corner
- 2) Click on 'Register', enter NRDS # and Last Name
- 3) Your NRDS# can be found on the MLS, located in your profile
- 4) Pay by credit card or electronic check

Payments MUST be made through E-Commerce.

If you are on autopay for your MLS fees you will still need to pay your dues on line.

We will not automatically charge your credit card.

Your 2020 annual membership dues are due and payable by November 1, 2019.

All payments received after this date will incur a \$100 late fee.



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- Super-inexpensive imaging & 360-degree tour options to wow your clients
- 10 Video Ideas to amplify your voice & grow your relationships
- Global insights into digital property marketing for 2019
- IG & FB secrets revealed

ARE YOUR LEADS GETTING LOST?

TRACK THEM DOWN AT REALX ASPEN!

MONDAY, DECEMBER 2
9AM - 1PM | The Inn at Aspen
38750 Colorado 82, Aspen

USE CODE "EARLY" FOR \$10 TICKETS!

RealX WORKSHOP
XplodeThis.com/RealX

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ASPEN BOARD OF REALTORS®

**48TH ANNUAL
INSTALLATION
& AWARDS
CELEBRATION**

Honoring
2019 Volunteers
2019/20 Board of Directors
2019 REALTOR® of the Year
2019 Affiliate of the Year

Belly Up Aspen
October 24th, 2019, 5pm

libations and hors d'oeuvres served



KEEP YOUR COMMUNITY WARM THIS WINTER SEASON!

ABOR has partnered with The Salvation Army to collect coats and mittens for those in need again this year.

You can donate your lightly used or new items from October 15th to December 12th at the following locations:

Aspen Board of REALTORS®
23400 Two Rivers Road, Suite 44
Basalt, CO 81621

Engel & Volkers Roaring Fork
206 Cody Lane
Basalt, CO 81621

Engel & Volkers Carbondale
265 Main Street
Carbondale, CO 81623

Donations will also be accepted at the ABOR Holiday Party at:

Mountain Chalet Aspen | 333 East Durant Avenue | Aspen, CO 81611
Thursday, December 12th, from 5:00 pm to 8:00 PM (MST)

Please contact Lacey with any questions.
970.927.0235

lacey@aspenrealtors.com



2019 LIFT-UP FOOD DRIVE PROJECT

How can your office participate? We make it EASY!

ABOR coordinates the delivery and pick of the LIFT-UP food collection containers right to your office throughout Aspen, Snowmass and Basalt.

So please sign up today as many of our neighbors depend on this food drive for their families this season.

To participate, please email lacey@aspenrealtors.com
by **Monday, October 21st**

Containers will be conveniently delivered to your office
on **Friday, October 25th**

Containers will be picked back up on
Friday, November 15th

For more information, please call us at 927-0235.

Thank you for being a good community partner!



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

Aspen

Three Affordable Housing Projects Receive Public Feedback

Aspen City Council gave the thumbs up to move ahead on three proposed affordable housing projects after hearing a summary of months of public feedback, the Aspen Daily News reported.....[MORE](#)

ACRA Maintains Identity as City Tenant

As the city of Aspen plots out the location of each department within the under-construction Rio Grande building and the to-be-renovated armory, it is also holding space for Aspen Chamber Resort Association offices, the Aspen Daily News reported.....[MORE](#)

Wheeler Opera House Expansion Is Unfeasible

A study commissioned by the city of Aspen to analyze a potential expansion of its Wheeler Opera House concluded that new construction would be too costly and interfere too much with current programming, the Aspen Daily News reported[MORE](#)

Jazz Center Get the Go-Ahead

Jazz Aspen Snowmass got the thumbs up from Aspen City Council to create a jazz center downtown, the Aspen Times reported. JAS purchased the space, located at 416, 420 and 422 E. Cooper Ave. from Mark Hunt for \$15 million.....[MORE](#)

Snowmass

Sales Tax Rose Again in July

The town of Snowmass Village released its sales tax data for the month of July and the numbers show that the town's strong 2019 is continuing, with tax revenue up 10.13 percent, to \$156,973.50, compared to the same month in 2018, the Aspen Daily News reported.....[MORE](#)

More Development on Track for this Winter

This winter season, three buildings are set to open in Snowmass Base Village: The Collective and the two One Snowmass buildings, otherwise known as buildings 6 through 8, the Aspen Times reported.....[MORE](#)

Basalt

Council Gets First Pass at River Park

Members of the Basalt Town Council, the Planning and Zoning Commission and the Parks, Open Space and Trails Committee got their first look at two proposed designs for the Basalt River Park in the heart of downtown, the Aspen Daily News reported.....[MORE](#)

TACAW Gets Another OK

The Arts Campus at Willits moved one step closer to building a permanent facility during a Basalt Town Council meeting, the Aspen Daily News reported.....[MORE](#)

Carbondale

Town Moves to Single Hauler Trash System

Carbondale has moved away from multiple companies picking up trash from local homes and apartment buildings to a single hauler, the Sopris Sun reported.....[MORE](#)

Red Hill Construction Set for Next Spring

Visitors to Red Hill and the popular Mushroom Rock landmark will have to endure congestion for several more months, the Glenwood Springs Post Independent reported.....[MORE](#)

Glenwood Springs

Short-term Rental Market Continues to Grow

A recent snapshot of the Glenwood Springs area's vacation rental market provides a glimpse at the ever-growing business sector as the industry becomes more and more regulated, the Glenwood Springs Post Independent reported. Any property owner within city limits who lists a residential unit as a vacation rental at places like airbnb.com and HomeAway.com (formerly vrbo.com) or elsewhere, is now required to go through a permitting process with the city.

The city now has a total of 138 short-term rental permits outside the downtown core area, and 16 within the boundaries of the city's downtown general improvements district (GID).

The new rules limit the number of short-term rentals permitted outside of the GID to 7 percent of the city's free-market units, which would allow approximately 209 permits based on the city's current housing stock. There must also be 250 feet of separation between permitted short-term rentals.

Pitkin County

Commissioners Approve 10-Year Plan for Aspen Mountain

An Aspen Mountain Master Plan looking 10 years out was approved by Pitkin County Commissioners, the Aspen Times reported. That includes rebuilding Buckhorn Cabin, relocating and rebuilding the ski patrol shack atop Aspen Mountain, increasing the number of nighttime events at the Sundeck from 75 to 110, and possibly opening Ruthie's Restaurant during the day.

Buckhorn Cabin also will be torn down and rebuilt. After initially placing the new building close to the ridge where the current cabin sits, Skico moved it back from the edge based on commissioner suggestions. The new cabin will be 1,000 square feet and feature bathrooms and a large deck. Ruthie's Restaurant, which closed about a decade ago, will be allowed to be renovated and can open during the day for food service. Skico can open Ruthie's for nighttime food service as well, though officials will have to come back to the county board with a nighttime plan that must be approved by commissioners.

The 167-acre expansion of the Pandora's area off Gentleman's Ridge lift will be reviewed in a separate application after it was initially table by the BOCC earlier this year.

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Kseniya Mamlin
Assistant Vice President
970.748.4220
Kseniya.Mamlin@efirstbank.com
NMLS ID # 1339934



Tyler Barletta
Vice President
970.429.6203
Tyler.Barletta@efirstbank.com
NMLS ID # 1072402



Andrew Reed
Assistant Vice President
970.928.5999
Andrew.Reed@efirstbank.com
NMLS ID # 1309356



Ruslana Ivanova
Banking Officer
970.429.6201
Ruslana.Ivanova@efirstbank.com
NMLS ID # 1768992



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**2020 Forms
Changes with
Damian Cox**

October 30th | 9am-12pm
3 CE Credit | \$55
Limelight Hotel, Aspen

[CLICK HERE TO REGISTER](#)

**Building a
Compliant Team:
The good, the bad
and the ugly with
Keith Alba &
Damian Cox**

October 30th | 1pm-4pm
3 CE Credit | \$55
Limelight Hotel, Aspen

[CLICK HERE TO REGISTER](#)

**Code of Ethics
with
Adrian Rippy
Sheehy**

November 6th | 9am-12pm
3 CE Credit | \$40
ABOR Office, Basalt

[CLICK HERE TO REGISTER](#)

**CREC Annual
Commission
Update
with Bob Howe**

November 12th | 9am-1pm
4 CE Credit | \$55
Mountain Chalet, Aspen

[CLICK HERE TO REGISTER](#)

**Resort Specialist
and Second
Property
Specialist with
Holly Mabery**

November 19th | 8:30am-4pm
7 CE Credit | \$200
Limelight Hotel, Aspen

[CLICK HERE TO REGISTER](#)

**2020 Forms
Changes with
Damian Cox**

December 10th | 1pm-4pm
3 CE Credit | \$55
Limelight Hotel, Aspen

[CLICK HERE TO REGISTER](#)

**CREC Annual
Commission
Update
with Bob Howe**

December 17th | 9am-1pm
4 CE Credit | \$55
Mountain Chalet, Aspen

[CLICK HERE TO REGISTER](#)



ASPEN BOARD OF REALTORS®

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Resort and Second-Home Property Specialist

Holly Mabery

Tuesday, November 19th

8:30am-4:00pm | Limelight Hotel, Aspen

7 Hours of CE Credit

Cost \$200

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Learn how to work with investors focused on their bottom line. This 1-day course will provide strategies to enhance and grow your business.

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For more information please contact ABOR at:
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Fall Tour Photo Essay



Joanie Haggerty & Scott Wirkler



Li Hartley & Lori Hughes



Lee Cantrell Williams & Paula Dimasco



Laurie Laing & Tyler Beauregard



Chris Striefel, Leah Moriarty & Kent Schuller



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Rick Head



Mark Lewis, Lacey & Doug Nehasil



Margi Crawford & Shal Johnson



Stacey Kelly & Emily Davis



Terry Roger Greg Didier....Tim Estin



Nicole Hammes and Jason Hodges





Fire & Personal Safety Recap

ABOR would like to thank distinguished Guests John Mele, Fire Marshal Roaring Fork Fire Rescue, Chip Seamans, Sergeant, Aspen Police Department & Valarie MacDonald, Pitkin County Emergency Manager for taking their time to educate our members and the public about personal and fire safety.



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YPN Event

There was a large turn out for the 4th YPN event! Three Panelists: Ivan Skoric (Ritz/ASSIR), Cory Didier (Timbers Club/ASSIR), Peter Groegen (East West) in the Fractional market shared their insights knowledge & trends. A great time was had by all!



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Jobs Jumble

August's employment gain of 130,000 jobs was weaker than it looks as it includes 25,000 temporary Census workers. Moreover, payrolls were collectively revised down by 20,000 for June and July. But, pay increases appear to be strengthening, the unemployment rate is unchanged, the labor force participation rate rose, and hours worked rebounded slightly. The Fed will cut rates by 25bps on 9/18/19. The slowdown is real; recession fears are overblown.

Fixing Fannie

While the Trump administration ramps up its rhetoric about reforming housing finance, ignore it. Absent Congressional action, there is little that can meaningfully be done. The FHFA can allow Fannie and Freddie to keep their profits but that's symbolic when it will easily take a decade using that approach to recapitalize both. Anything more substantive will destabilize this market and raise mortgage rates; not happening in an election year.

Beefy Buck

The US dollar is today very highly valued compared to other currencies and is approaching highs last seen in 2002. In part, it's because interest rates in the US are higher than elsewhere, and that increases demand for dollars by foreign investors. However, it's also due to large US budget deficits which have boosted dollar demand by foreigners, and trade tariffs which have reduced US demand for Chinese yuan.

Tariff Transition

From 1992-2014, Canada was our top trading partner, but its share of total US trade steadily declined from 21% to 16%. At the same time Mexico's grew from 7.5% to 14% and China's from 3.5% to 15%. From 2015-2018, China was the top trading partner with a 16% share, Canada followed at 15%; Mexico at 14%. Now, Mexico is tops with 15%, Canada is at 14.9% and China at 13.2%.

British Bargain

With new British Prime Minister Boris Johnson pushing for a hard Brexit on 10/31/19, the pound is approaching a 35-year low! Since April, every ten-percentage point swing in the chances of a hard Brexit result in a 3-cent change in the value of the pound. At that rate, a hard Brexit will push the pound down another 20 cents to \$1.05, possibly \$1.00. I'll be Trick or Treating in London!

Abode Affliction

In 19Q2, the homeownership rate fell to 64.1% from 64.3% in 18Q2, the first Y-o-Y decline since 2016. And high home prices are why. They're high partly because inventory, which had been marginally improving for 10 straight months, was disappointingly flat in June, and because new construction activity has been shrinking and thus detracting from GDP for 6 straight quarters. Moreover, rental vacancy rates fell and are nearing 35-year lows.

Daunting Debt

19Q2 marked the 20th consecutive quarter of increasing household debt. During the quarter, debt increased by \$192 billion, to \$13.86 trillion. Mortgage debt rose by \$162 billion to \$9.406 trillion, surpassing the previous high of \$9.294 trillion in 08Q3. Total debt is now \$1.2 trillion, or 9.3% higher than the previous peak of \$12.68 trillion also set in 08Q3. Since 08Q3, GDP has grown by 42% and inflation by 17.6%.

Sneaker Stupidity

The Friday File: Very recently, a pair of unworn 1972 Nike waffle racing flat 'moon' shoes sold at auction for \$437,500, surpassing the previous sneaker record of \$190,373 set in 2017 for a pair of signed Converse sneakers worn by Michael Jordan in the 1984 Olympic basketball final. Recently, a lot of 99 pairs of prized sneakers sold for \$850,000, or just \$8,586/pair! My old Chuck Taylors, priceless!

Lousy Legislation

The problem with the recently created "Opportunity Zones" or the possibility of indexing capital gains against inflation is that it creates different tax rates for marginally different types of investment. Like nations that have complex exchange rate regimes, these tax treatment differences create huge opportunities (loopholes) for abuse and can only be countered by very careful legislative drafting and strong enforcement. Tax complexity is a playground for smart people.

Sociological Swings

There are two huge trends the US is experiencing that receive scant attention. The first: plummeting fertility. Population growth due to birth over deaths in 2018 was 1 million, and keeps declining, down from 1.9 million as recently as 2007. The other: plummeting religious attendance. In 2000, 41% of Americans attended a religious service at least one a week; 14% never went. Today those percentages are 29% and 26% respectively.

Car Commerce

In 19Q1, 85% of new cars were financed, including leases, up from 76% a decade ago. Moreover, 32% of new-car loans were for six or seven years. Ten years ago, 12% were. Thus, 33% of car buyers now roll debt (averaging \$5,000) from their old car into their new one; up from 25% before the recession. Why the financing? The average new car costs 37,285; 60% of median family income!

Retail Rescue

Industrial production in China slowed to 4.8% in July, the lowest since 2/02, and 19Q2 GDP grew 6.2%, the slowest since 1992. British GDP shrank at an annualized rate of 0.8% in 19Q2, and German GDP fell 0.1% in 19Q2. But US retail sales grew by a spectacular 0.7% in July and 19Q3 US GDP growth should come in at 2%. Kudos to US shoppers; they're propping up the planet.

October 2019

MEMBERSHIP REPORT

For MLS Support or Questions:

Suzanne Frazier
970.963.3137
suzanne@agsmls.com



New REALTOR® Members

Patrick Listermann - Coldwell Banker Mason Morse

New Offices

RE/MAX Masters Millennium

New Secondary Members

James Wanzeck – RE/MAX Masters Millennium

Craig Schubiner – Harbor Real Estate Co. LLC

Company Changes

Jodi Puder – Coldwell Banker Mason Morse

Jeff Davis - Coldwell Banker Mason Morse

John Calhoun - Aspen Snowmass Sotheby's International Realty

Membership Stats Thank you for your business!

REALTOR® Members - 697

Primary - 655

Secondary - 47

Non-Members - 2

Affiliates - 43



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

WELCOME



Plans for Aspen Pedestrian Mall Renovation Move Forward - Slowly

Anticipating that private development will happen on nearly three-quarters of downtown Aspen's pedestrian malls in the coming years, the city's elected officials decided in September to continue plans for an overhaul of the three-block brick surface. After more than a year on ice, conceptual design plans to overhaul the malls on Hyman and Cooper avenues and Mill Street are moving forward to schematic design.

Aspen City Council members cautioned that just because they support schematic design does not mean that the malls will be ripped up anytime soon. Detailed plans will establish, at a minimum, what building owners and developers will be expected to design their projects to, including infrastructure beneath the surface and what grade their structures will need to be at.

Besides trying to time improving the condition of the aging malls with future development, underground utilities and ADA access are driving what will be a very expensive project for the city.

A majority of current council members said during a work session that they want to pare down what a previous council signed off on in March of 2018, which was developed and presented by landscape architecture firm Design Workshop after years of public engagement and feedback. Council members agreed that they want to keep the malls as an urban park and honor their historic elements by not changing too much.

Elected officials also voiced their concern for businesses on the mall that will be impacted by a years-long project and phasing construction will likely be necessary.

Aspen City Council Sets Priorities for 2020

Aspen City Council recently gave the go-ahead on 13 priorities it wants to tackle in the next year, including examining the power some citizen boards have when making decisions that elected officials don't have the authority to change. One example is the city's all-citizen volunteer

Historic Preservation Commission, which often is the final reviewer and decision-maker on land-use applications.

That was the case last December when the HPC went against the recommendations of the local housing board and the city's community development department regarding mitigation imposed on a developer. The housing board and city staff wanted developer Mark Hunt to replace deed-restricted apartments onsite in a yet-to-be redeveloped building at 517 Hopkins Ave. HPC members liked Hunt's plans to lease to a global workspace company, and thought it was enough of a community benefit that it could replace onsite housing. Currently, there are four apartments on the third floor of the current building, but with HPC's approval they will be replaced elsewhere.

Another goal of council's in the next year is to leverage the city's housing development fund to finance deed-restricted projects. That could come in the form of a new tax that includes Pitkin County, which would have to be approved by voters. Another way to capture more money for the affordable housing program is to charge developers higher mitigation fees, which is on the horizon.

Also on tap in the next year for council is developing a long-range management plan to reduce waste in the highest impact landfill diversion areas. Council and city staff also will find capital funding sources that protect and improve river health and the stormwater system.

Reducing energy use in commercial and multi-family buildings is a priority, as is finding ways to retain and attract small, local and unique businesses in the commercial core. Those goals, along with several others, were born from a two-day retreat that council had in July after being sworn in the month prior.

How FHA Condo Rules Affect REALTORS® and Consumers

FHA and the GSEs have different rules for the sale of a condominium versus a stand-alone single-family home. The reason for these rules goes back to a long-held belief that condominiums are more risky than single family structures. These rules have hampered the ability of homebuyers

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to purchase a condo, and make it much more difficult to sell condominiums. The rules include limits on the number of units that can be rented; limits on the number of units that can be delinquent in dues - regardless of the financial standing of the property; unreasonable burdens on properties to be approved; and limits on commercial space.

Condominiums are often the most affordable homeownership option for first time buyers, small families, single people, and older Americans. On August 14, 2019, the U.S. Department of Housing and Urban Development (HUD) released the long-awaited final rule on project approval for single-family condominiums insured by the Federal Housing Administration (FHA). For many years, NAR urged HUD to finalize changes to the previous rule that would ease restrictions on FHA financing for condominiums, thus enabling more first-time buyers, older adults, and low to moderate-income families to achieve the dream of homeownership. NAR continues to work with FHA and Freddie Mac and Fannie Mae to insure that people who wish to purchase a condominium have safe affordable access to mortgage credit.

For additional information about the final rule, visit NAR's FHA Condo Rule Assessment.

Fed Weighing in on Local & State Short Term Rental Laws

There has been a lot of press coverage of a new bill introduced in Congress that deals with short-term rentals. The bill, H.R.4232, the "Protecting Local Authority and Neighborhoods Act", introduced by Rep. Case (D-HI), requires providers of short term rental listings (Air BNB, VRBO, etc) to ensure that the properties they list are rented in compliance with state and local law. The legislation has just been introduced, and faces a long process before it becomes law.

While a number of state and local REALTOR® associations have addressed this issue in their communities, NAR has no policy on short-term rentals, as we have members on both sides (those who argue private property rights and the ability to rent your own home as you see fit; and those who argue that these rentals disturb the residential flavor of neighborhoods and hurt quiet enjoyment). However, we do have a useful white-papers and resources that outline the options and issues surrounding short-term rental restrictions. Those resources can be accessed at <https://realtorparty.realtor/state-local-issues/issues/short-term-rentals.html>

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MLS Committee Meeting



The MLS Committee met to collaborate ideas and receive updates.



F.A.N. 2019

Flexmls Advisory Network

F.A.N. is a small group consisting of 13-18 members including MLS Admin, Brokers and Agents. The goal is to have opinions on new features, features under consideration and features in Research and Development. We met for 1 ½ days in Fargo, October 2-3.

- The full search will be retiring in November 2020. If you are using a Full search, STOP. FBS has not sold the full search feature in 7 years. All new users will not have access to the full search. All members should be migrating to the Quick Search. You can create new Quick Search templates.
- R & D are working on bulk actions such as deleting multiple saved searches.
- Logging in will change to 2 pages, log in and another page for your password.
- FBS is looking at adding photo rights (Copy Rights) when uploading the photos. The questions will be do you have the CR to the photo? If not, who owns the CR to the photos? What is the name of the entity/person that owns the CR?
- In mobile FBS will be adding error violations.

Flo plan will be available next year. The cost will be .50-1.00 per person per month plus \$12.00 per plan. Michael Wurzer is giving demos live or by webinar. This new feature will be using Cubi Casa. I'm looking at scheduling Michael to demo this feature early next year.

Richard from Staten Island demo'd Alexa using Voiceter and the Staten Island MLS. The members can ask Voiceter to search open houses, hotsheet, expired listings etc.

FBS is developing a feature on photos with the option of private, public or auto,

The idea is when a listing goes off market, expired, withdrawn, canceled or sold all pictures would turn to private except the primary picture. We talked about the MLS setting this to automatic with the option of the broker allowed to override the automatic setting. The idea is that when a listing flows to syndication they would only have the primary picture. This would be true with when the vendor is using an API.

FBS is talking about allowing a photographer access to a part of Flexmls or creating an app. The photographer would take the pictures and possibly upload to an inactive listing. This new feature would also state who has the copy rights.

FBS is looking at integrating with a national tax data vendor. If they were to do that what would you want to do with this data.

- Auto populate listings
- Use off market properties in a CMA.
- Farming – Farming is being regulated in NY and GA.
- Neighborhood reports
- Stats
- AVM's

Suzanne Frazier

Aspen Glenwood MLS

SEPTEMBER 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 September 2019 >>>**](#)

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

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

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

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

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

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

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

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

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

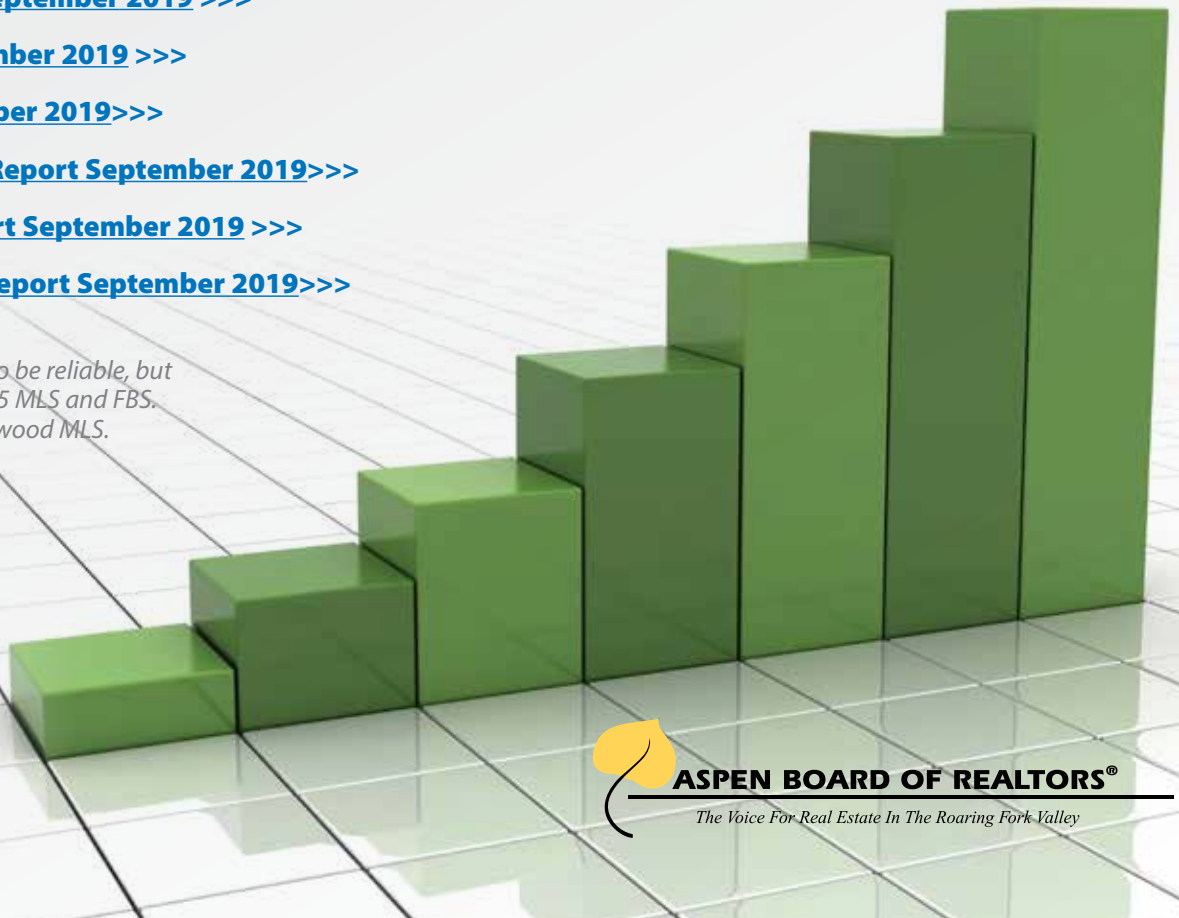
[**Silt Report September 2019>>>**](#)

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

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

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

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