

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR®

JANUARY 2022

V8 N01

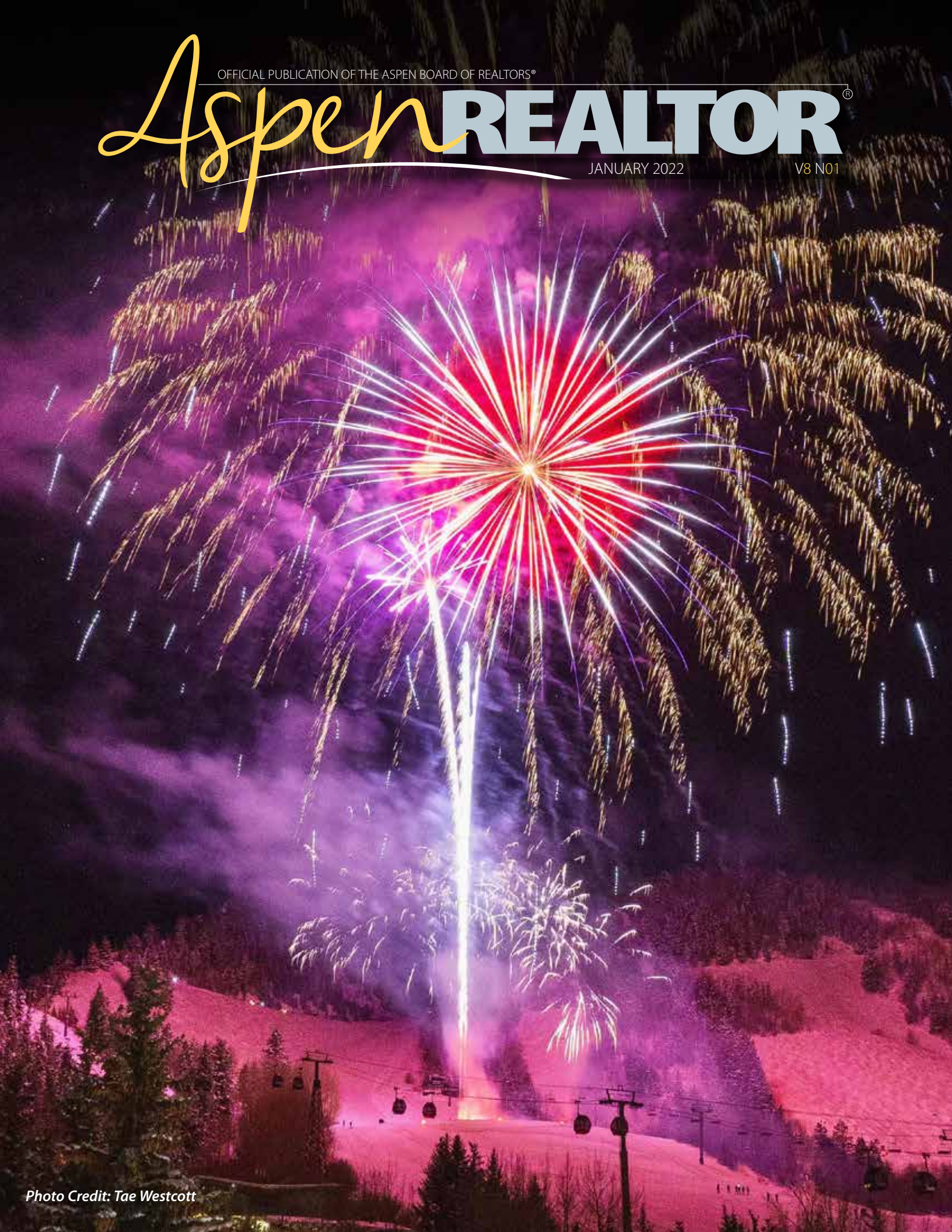


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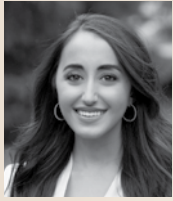




# ASPEN BOARD OF REALTORS®

*The Voice For Real Estate In The Roaring Fork Valley*

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The Aspen Board of REALTORS® opposes discrimination based on race, color, religion, sex, handicap, familial status, sexual orientation, gender identity, & national origin. The Aspen Board of REALTORS® is committed to the principals of Fair Housing practices and strives to convey respect, ensure fairness, and improve business relationships with all of the many clients it serves from around the globe.

**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](http://aspenglenwoodmls.com)

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Alexandra  
George  
2022 Chair



## CHAIRWOMAN'S MESSAGE



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

# Dear Members,

I hope this message finds you all thriving and enjoying a happy and healthy kick off to 2022!

My first month as the chair of the Aspen Board of REALTORS® has been exciting to say the least. The **lawsuit with the City of Aspen** has turned heads and many of you have reached out to the Board of Directors expressing your gratitude for taking a stand on this important topic and Ordinance 27. Your support is truly appreciated. Our goal is to be a productive part of the conversation to help develop solutions for a well-balanced community through reasonable regulations in support of property owners, affordable housing, and sensible short term rental guidelines. And of course, as a board we continuously strive to support our membership and our industry partners in the real estate and development industries. Pitkin County, The Towns of Snowmass and Carbondale leaders are also discussing and working on these challenging topics.

Please engage in this process, show up to city council meetings and reach out to your clients and friends who may be impacted by the decisions that are reached. Let your voices be heard.

I'm pleased to announce that the board met on January 12th and voted to contribute \$10,000 to the recent devastating **Marshall Fires in the Boulder** in your name. We have also kicked off ABOR's **2022 Scholarship Program** and are planning a **blood drive** to help alleviate the shortage in our country and in support of Alesha Sands (ABOR's Marketing & Events Coordinator) brother Jason who has been in the ICU fighting Covid complications for close to 2 months.

One thing I have learned from serving on the board is that there is a lot going on behind-the-scenes with staff and volunteer members developing education, MLS tools, YPN gatherings, Professional Standards and community projects to support you in your efforts to become a professional and successful REALTOR®. Be sure to take advantage of the **programs and benefits** offered through the Aspen Board of REALTORS®. Stay current by reading B2B's from ABOR and the monthly Aspen REALTOR®, and feel free to contact a board member or ABOR staff if you have any suggestions, concerns or great ideas to share.

Wishing you the very best,

Alexandra





# CALENDAR OF EVENTS

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## SUPPORT THOSE WHO SUPPORT YOU!

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

1st Bank Roaring Fork Valley

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Academy Mortgage Corporation

page 13

## JANUARY

**31-2/1** 2022 REALTOR® Day at the Capitol & Economic Summit, Sheraton Downtown Denver

## FEBRUARY

**04** Scholarship Applications Due to ABOR

**10** AGSMLS Board Meeting 9AM

**16** SAVE THE DATE: Past Presidents and ROTY's Luncheon-Location TBD

## MARCH

**02** BOD Meeting at 9AM

**10-14** AE Meetings in Atlanta

## YOU ARE MAKING A DIFFERENCE

AS A MEMBER OF THE ASPEN BOARD OF REALTORS®  
YOU ARE HELPING THE COMMUNITY AND  
SUPPORTING THE FOLLOWING CAUSES.



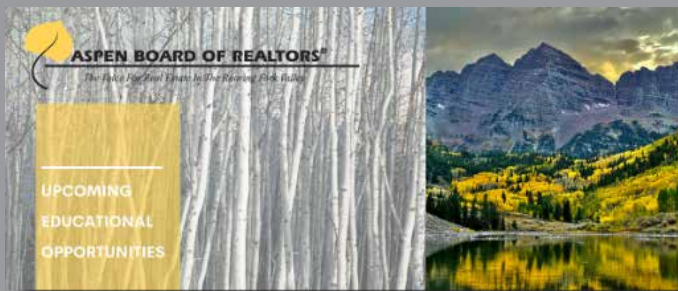
## 2022 CAR Economic Summit & REALTOR® Day at the Capitol

JAN 31 - FEB 1, 2022 | SHERATON DENVER DOWNTOWN

[Click Here](#)

to Register Today for the  
**2022 CAR Economic Summit & REALTOR® Day At The Capitol**  
at Sheraton Downtown Denver





in partnership with



### 2022 ANNUAL COMMISSION UPDATE

01/27/22 9:00 AM - 1:00 PM

4 Credits

**Instructor:** Damian Cox

**Zoom Class**

[CLICK HERE TO LOGIN & REGISTER](#)

### 2022 ANNUAL COMMISSION UPDATE

02/2/22 9:00 AM - 1:00 PM

4 Credits

**Instructor:** Amanda Potter

**Zoom Class**

[CLICK HERE TO LOGIN & REGISTER](#)

### INTRODUCTION TO COMMERCIAL REAL ESTATE

02/10/22 9:00 AM - 12:00 PM

3 Credits

**Instructor:** Eric Nesbitt

**Zoom Class**

[CLICK HERE TO LOGIN & REGISTER](#)

### 2022 ANNUAL COMMISSION UPDATE

02/22/22 9:00 AM - 1:00 PM

4 Credits

**Instructor:** Damian Cox

**Zoom Class**

[CLICK HERE TO LOGIN & REGISTER](#)

### WATER RIGHTS ISSUES IN REAL ESTATE

02/23//22 9:00 AM - 12:00 PM

3 Credits

**Instructor:** Scott Clark

**Zoom Class**

[CLICK HERE TO LOGIN & REGISTER](#)



**Damian L. Cox, Esq.** has practiced in the real estate industry for over twenty years, initially as a real estate broker for seven years, and then as an attorney. He has served on multiple Real Estate Commission committees and task forces (including the forms and education committees), worked closely with the Attorney General's office and CAR drafting legislation. Damian teaches a wide range of law classes on subjects affecting real estate brokers and has served as a guest lecturer at DU Law School. He is a graduate of the University of Colorado-Boulder and received his Juris Doctorate from the University of Denver.



## COMMUNITY OUTREACH CALENDAR

Introducing **ABOR'S NEW Community Outreach Calendar**, where you can find Community Outreach updates and opportunities to volunteer and be a steward of the valley's real estate community.



### LIFT-UP

Volunteers are needed on an ongoing basis to assist in the Aspen Pantry with food distribution from 3:30-7:30pm on Tuesday, Wednesday and Thursdays. Volunteers are also needed to help with food distribution from community distribution sites in Carbondale, Glenwood, New Castle, Rifle and Parachute.

To visit easy online sign up: [www.liftup.org/volunteer](http://www.liftup.org/volunteer)

### ROARING FORK OUTDOOR VOLUNTEERS (RFOV)

ABOR is thrilled to announce a new partnership with RFOV. RFOV has released their **Project Calendar** for 2021. These events are open to anyone to sign up.

You can also organize a **Group Work Day Program** for your office and set up a custom event.

### HABITAT FOR HUMANITY

We are currently working on bringing back ABOR REALTOR® "Habitat Build Days"! We are finalizing two dates for this summer and fall. Dates will be released here on our new Community Outreach Calendar, and we will open up volunteer sign up spots.

You can also organize a **Bring Your Team** day for your office.

### SEPTEMBER

**8TH** - Aspen Board of REALTORS® Heldman King Scholarship Foundation Annual Golf Tournament Pre-Party. Details to be released.

**9TH** - Aspen Board of REALTORS® Heldman King Scholarship Foundation Annual Golf Tournament. Details to be released.

### OCTOBER

LIFT-UP REALTOR® Food Drive and the Salvation Army Coat Drive.

### NOVEMBER & DECEMBER

ABOR is also excited to partner with the Aspen Chapel this year. We will be encouraging offices to participate in their Holiday Basket Program, going strong in the valley for the 40 years.

We will also be encouraging participation in their Adopting Angel Program. Details to be released.

For questions or opportunities to join our Community Outreach Committee, please email [maria@aspenrealtors.com](mailto:maria@aspenrealtors.com).



# Local mortgages. Local loan officers. Local decisions.



**Daniel Dizon**

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NMLS ID# 1889203



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★ ★ ★ ★ ★ ★ ★ ★

## 2022 CAR Economic Summit & REALTOR® Day at the Capitol

JAN 31 - FEB 1, 2022 | SHERATON DENVER DOWNTOWN

## 2022 IN-PERSON Economic Summit and REALTOR® Day at the Capitol

January 31, 2022 - February 1, 2022  
550 Court Pl, Denver, CO 80202

This annual event, being held in-person, is a chance for Colorado REALTORS® to learn more about the statewide 2022 legislative, policy, and economic issues that may affect your business. Topics include: Colorado's forecasted economic landscape; our state's increased cost of living; efforts toward fair housing; how taxes and other costs create a compound effect for housing affordability; and hear from legislative leadership about the focus for the legislative session.

[CLICK HERE](#) to Register





# ABOR's Annual Holiday Celebration Photo Recap













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

*Compliments of the Aspen Board of REALTORS®*

## Aspen

### Council Institutes Mortarism on Rentals, Building

Aspen's elected officials capped the year off of unprecedented real estate speculation when they abruptly put the brakes on residential development and the issuance of permits for short-term rentals via emergency ordinance, the Aspen Times reported....[MORE](#)

### Aspen Homeless Shelter Shuts Down

After 13 years of service, the nonprofit Aspen Homeless Shelter will discontinue its services as of March 31, the Aspen Daily News reported....[MORE](#)

### Two Aspen Childcare Businesses to Close

Aspen Mountain Tots and Playgroup Aspen recently announced their decision to permanently close because of new lease terms enforced by the city, which owns the buildings from which they operate, the Aspen Daily News reported....[MORE](#)

### Aspen School District Buys Teacher Housing

The Aspen School District is marching along on its voter-approved directive to acquire more housing for teachers and staff with the acquisition of seven units, located on the corner of 8th and Hallam streets, for \$6.6 million, the Aspen Daily News reported....[MORE](#)

## Snowmass

### A Slew of New Restaurants Debut

Originally delayed by Covid, a handful of new restaurants opened in Snowmass this December, the Aspen Times reported....[MORE](#)

### Stevie Nicks to Headline JAS

After cancelling her performance for JAS Labor Day Festival in 2021 because of Covid concerns, Stevie Nicks announced she'll try again for 2022, the Aspen Daily News reported....[MORE](#)

### Aura Development Plans Approved

Snowmass Village Town Council gave the green light on a resolution approving final architectural plans for Base Village Building 12, the Aspen Times reported....[MORE](#)

## Basalt

### Final Component of Tree Farm Under Contract

The land for the fourth and final major component of the Tree Farm project in the El Jebel area is under contract for sale to a Scottsdale real estate developer and his family, the Aspen Times reported....[MORE](#)

### Downtown Pilot Program Approved

Traveling within and between Basalt's two halves via mass transit should be a lot easier next year thanks to an experiment being funded by the town and Roaring Fork Transportation Authority, the Aspen Times reported....[MORE](#)

## Carbondale

### Town Trustees Consider Limiting Short-Term Rentals

A discussion led by Community First Carbondale, a group formed about six months ago to address the effects of short-term rentals, drew praise from Carbondale Board of Town Trustees, the Aspen Daily News reported....[MORE](#)

### Pool Likely Going to Voters

Carbondale voters will likely be asked in the April 2022 election whether the town should take on debt to fund an estimated \$7 million rebuild of the municipal pool facility, the Aspen Times reported....[MORE](#)

## Glenwood Springs

### REI Coming to Glenwood

Glenwood Springs is set to become home to the ninth Colorado location for the popular member-owned REI Co-op outdoor specialty store, the Aspen Times reported....[MORE](#)

## Pitkin County

### County Eyes Short-Term Rental Policy

Pitkin County commissioners preliminarily approved an ordinance in December that regulates the short-term rental industry in unincorporated areas of the county and will require a license, the Aspen Times reported. The proposed ordinance — scheduled for public comment at a hearing with commissioners Jan. 26 — is a bid to both collect sales tax on properties rented for less than 30 days and protect neighborhoods in Woody Creek, Old Snowmass and on Red Mountain from being hotelized by out of town, investment property owners....[MORE](#)

### TDR Sells for \$1.8 Million

The Aspen area's super-heated real estate market has helped push the price of transferrable development rights from \$360,000 last year to close to \$2 million now, the Aspen Times reported. A TDR sold for \$1.8 million in December. The transferable development rights, often called TDRs, are tied to Pitkin County's unique program to severely limit development of the backcountry....[MORE](#)



# JANUARY 2022

## New REALTOR® Members

**Max Cohen** – CFPM, LLC

**Melanie Frank** – Aspen Snowmass Sotheby's International Realty

**John Crowder** – John Nathaniel Crowder, Jr.

**Danny Ciobanu** – Aspen Snowmass Sotheby's International Realty

## New Offices

**Occidental Real Estate Company**  
**CFPM, LLC**

**Berkshire Hathaway Home Services Signature Properties –**  
(Was RE/MAX Signature)

**John Nathaniel Crowder, Jr.**

## New Secondary Members

**Nancy Duan** – Occidental Real Estate Company

**Tiffany Nichols** – West and Main Homes

## Reinstated Member

**Matt Polletta** – Coldwell Banker Mason Morse

**Kent Barker** – Slifer Smith and Frampton Real Estate

## Company Changes

**Sylvia Theisen** – Compass

**Elle Peterson** – Christie's International Real Estate Aspen Snowmass

## New Affiliate Members

## Thank You for Your Membership!

## Members Stats

**REALTOR® Members - 813**

**Primary - 721**

**Secondary - 92**

**Non-Members - 2**

**Affiliates - 55**

## New Super Conforming Loan Limits

**\$856,750**

Pitkin and  
Garfield County

**\$862,500**

Eagle County

# New Year, New House

To find out more on how you could start the journey towards your dream home with the new Loan Limits, contact us today!



## WISHING YOU HOLIDAY CHEER AND A HAPPY NEW YEAR!

### RYAN BECKMAN

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## Short Term Rental Discussion Moves Forward

As you're likely aware, the Aspen Board of REALTORS® filed suit in late December against the City of Aspen to stop what we believe was an improperly enacted emergency moratorium on new short term rental licenses and new residential building permits.

- ABOR's lawsuit asks a judge to determine whether the City violated its own Charter, Colorado law, and constitutional protections of due process when it improperly invoked its emergency powers to enact Ordinance 27 and impose a harmful moratorium. At the time of this writing, we're awaiting the city's response and the judge's ruling.
- The Aspen Board of REALTORS® strongly supports housing opportunities for everyone. We believe that access to affordable and attainable housing solutions is crucial to supporting and maintaining the quality of life that we enjoy in Aspen and the entire valley. ABOR and our members are committed to working with our elected officials, housing authorities and everyone involved to seek creative solutions that can allow for reasonable access to housing for our year-round residents, our seasonal employees, and all of those who make up the core of our vibrant community.
- ABOR supports reasonable regulations for short term rental properties. These regulations must find a balance between the rights of a property owner to use their home for financial purposes and the strong desire to maintain the character of our neighborhoods and maintain the quality of life we enjoy. We've communicated our willingness to City Council to seek this balance on numerous occasions and will continue to convey that message. Though Aspen is a unique community, this discussion is not unique to our area. Resort and destination communities around the country are engaged in this issue, and a deliberate, reasoned approach that involves the entire community has shown to produce ordinances and regulations that find balance. We will continue to seek Short Term Rental regulations that are fair to everyone.
- ABOR will always support land use regulations that seek a reasonable balance among property owners and responsible growth. Again, this is a complex discussion that is not easily solved, but we are committed to a reasoned approach that has the best interests of our community in mind. A heavy handed moratorium puts an unfair and unexpected burden on property owners who suddenly have uncertainty about what they can or cannot do with their own homes. Deliberate and well thought out policy is what Aspen needs to address growth, not immediate and punitive action wielded with two gavel strikes in the span of twenty four hours.

PLEASE [CLICK HERE](#) TO CONTRIBUTE TO RPAC.  
WE NEED YOUR SUPPORT!





# Let's get fiscal.

## Tax Summit 2022

### REGISTER TODAY!



For REALTORS®, managing tax documents, understanding complex returns, and constant tax law changes makes preparing a tax return a tedious process. Set your members up for success come tax time and as they plan for the future. Encourage them to register for NAR's Center for Financial Wellness Tax Summit four-part series virtual event:

Tax Considerations for the Newly Self-Employed

Wednesday, February 2 at 1:00-2:00 p.m. CT

What to Do If You've Got IRS Trouble

Wednesday, February 9 at 1:00-2:00 p.m. CT

2022 Small Business Advanced Tax Update

Wednesday, February 16 at 1:00-2:00 p.m. CT

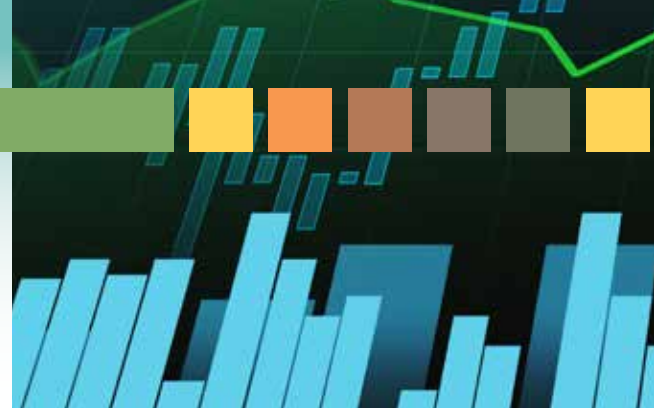
Your Financial Golden Years: Taxes & Retirement

Wednesday, February 23 at 1:00-2:00 p.m.

[CLICK HERE](#) TO REGISTER



## ECONOMIC UPDATE



### Weaker Waves

Despite Omicron, I expect 21Q4 GDP to come in at very strong 6.5%. However, the Omicron Variant will reduce 22Q1 GDP growth to about 2.5% from about 5.5% pre-Omicron, a decline one percentage point smaller than the four-percentage point dip in 21Q3 GDP that resulted from the unanticipated arrival of the Delta variant. The smaller decline is because each new wave of Covid is less destructive than the preceding one.

### Sole Size

In 1980, sole-person households totaled 18.2 million, 22.5% of all US households. By 2020, the number was 36.1 million and made up 28% of all households. Moreover, between 2010 and 2020, 44% of household growth was contributed by sole-person households. Between 2020 and 2030, 42% of household growth will be generated by sole-person households and they will number 41.2 million, or 29.3% of all households. Yet, house size increases!

### Mediocre Movement

US employers created just 199,000 jobs in December. Worse, the unemployment rate plunged from 4.2% to 3.9%, suggesting full employment is quickly approaching. Not surprisingly, M-o-M wage growth was up a strong 0.6%, Y-o-Y it's up 4.7%. With full employment knocking, despite employment being 3.4 million below its pre-Covid-19 high, the Fed must raise rates to prevent demand-based inflation or a wage-price spiral. Three 2022 quarter-point hikes are increasingly possible.

### Illegal Income

The Friday File: In the spirit of public service, income from illegal activities such as money from dealing illegal drugs, the fair market value of stolen property, and hacked Bitcoin accounts (unless returned during the same calendar year) must be reported on Schedule 1 (form 1040) line 8z, or Schedule C (form 1040) if self-employed. It's how Al Capone was convicted of tax evasion from income earned selling illegal booze.

### Dwelling Deficit

The US is about 5 million houses underbuilt. Here are some of the reasons why: Covid-19 has increased the desirability of homeownership. Millennials are entering peak homebuying age so demand will remain elevated for years. Anti-development attitudes make it very tough to build. Supply-chain problems and the high prices they create prevent entry level homes from being built. Households have ample wealth to spend on housing, and rates remain low.

### Supply-Chain Sanity

While the ISM's manufacturing activity index declined to 58.7 in December from 61.1 in November, with any reading over 50 signaling growth, factories remain busy. A key reason for the decline, the supplier delivery time subindex declined to 64.9 in December from 72.2 in November; 75.6 in October. With pervasive supply-chain

problems faster deliveries are good. Moreover, the other three supply-chain subindices are also falling. Might the worst be over?

### Supply-Chain Sanity

While the ISM's manufacturing activity index declined to 58.7 in December from 61.1 in November, with any reading over 50 signaling growth, factories remain busy. A key reason for the decline, the supplier delivery time subindex declined to 64.9 in December from 72.2 in November; 75.6 in October. With pervasive supply-chain problems faster deliveries are good. Moreover, the other three supply-chain subindices are also falling. Might the worst be over?

### Credit Cushion

From October to November, the average rate at which credit-card debt charged-offs rose from -0.90% to 0.95%, and the delinquency rate climbed from 0.8% to 0.82%. While these rates are half what they were pre Covid-19, they are no longer falling. Over the next several years these rates should slowly return to normal, but there appears to be no pent-up demand for delinquency like in 2009/10 when rates temporarily skyrocketed.

### Dwelling Deceleration\

The latest Case-Shiller National HPI showed a 19.1% Y-o-Y increase in home prices, down from 19.5% last month, and 19.8% the month before. The 19.1% reading remains the 4th highest ever. The latest Y-o-Y reading of the Federal Housing Finance Agency Purchase Only HPI was 17.4%, down from 17.8% last month, 18.5% the month before that, and 19.3% three months ago. Y-o-Y price appreciation remains very high but is decelerating.

### Christmas Costs

Inflation, measured by the Christmas Price Index and based on purchasing one of each day's items in "The Twelve Days of Christmas," rose 5.7% to \$41,206 from \$38,994 in 2019, lower than the CPI rise of 6.2%. Fowl lead the price increase with geese, doves, and hens all up over 40%. If you order it all via internet, transportation costs add \$4,394. Free shipping for livestock is not an option.

### Solid Sales

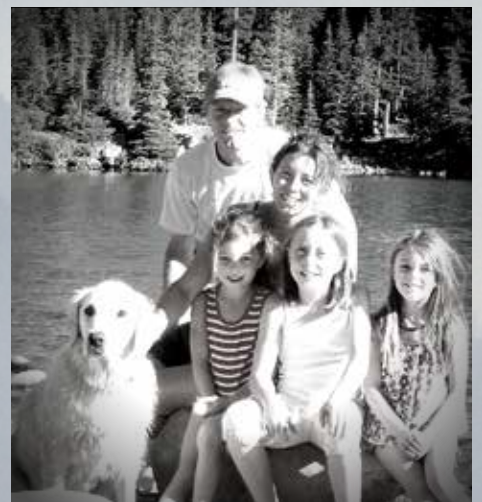
New home sales rose in mid-2020 from a pace of 700,000/year to 975,000/year but fully returned to their 700,000/year pre-Covid pace by 5/21. Similarly, existing sales ramped up to a Covid-19 induced level of 6.75 million/year in mid-2020, from 5.4 million/year pre-pandemic, but like new sales, bottomed in 5/21 at 5.78 million/year. However, they've stormed back and are now at a 6.5 million/year clip despite serious inventory and price headwinds.



# CONGRATULATIONS LU LU

## ABOR's Furry Friends

### RPAC CONTEST WINNER





# B2B Guidelines WILL BE enforced starting February 1st 2022

Dear Members,

Due to regular abuse and disregard to the B2B guidelines & database. Starting February 1st ABOR is going to start strictly enforcing the discipline policies of the B2B E-List database.

**ABOR HIGHLY RECOMMENDS to read the most current version of the B2B guidelines. This will ensure that you know all the required information before you send your next B2B message.**

[READ GUIDELINES HERE](#)

## **Discipline and fees:**

**First Offense:** A warning will be given, a record will be created and the violation will be documented in addition to broker's managing broker being notified.

**Second Offense:** \$250.00 fine and a one (1) week suspension from the B2B E-List Service

**Third Offense:** \$500.00 fine and one (1) month suspension from the B2B E-List Service

## **Some Important B2B Tips to prevent receiving a disciplinary action:**

- Unless you are searching for a property all B2B messages are required to have an active MLS number. And that MLS number is required to be listed in the B2B message.
- Searching for pocket listings are NOT allowed
- Each rental listing message is REQUIRED to have ALL of the following items:

MLS #

Indication of exclusive agency

Company name

Agent name

At least one photograph of the listing

The major area in the subject line

- For rentals, announcements regarding price reductions and new date availability are **NOT ALLOWED**.
- A new rental listing B2B message is only allowed to be sent out ONE TIME.
- If you are going to send a re-rental message to membership include re-rental in your subject line and be able to provide cancelation confirmation to ABOR if requested.

A re-rental is defined as: If a tenant cancels a lease, in writing, and requests the listing and co-op broker to attempt to find a replacement tenant for the period of current lease to recoup rental funds.

- The "General E-List" is to be used for announcements of new brokers or staff in the office, office hours, winners of open houses prizes and drawings, and Affiliate news and promotion. No other topics should be sent to this E-List.

If you have any questions on ANY of the information above, please contact Lacey at [lacey@aspenrealtors.com](mailto:lacey@aspenrealtors.com) or 970-927-0235.

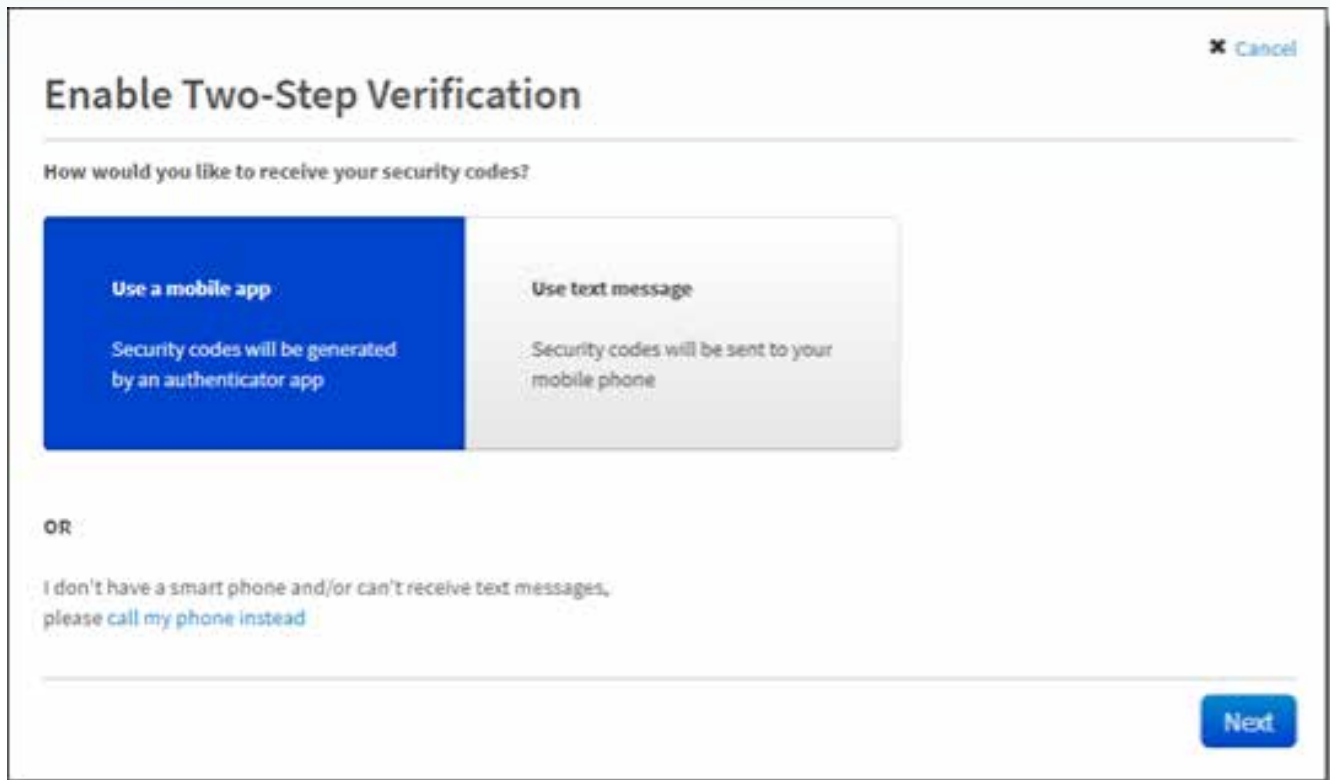




Starting **January 25th AGSMLS will require a 2-step verification** to login to FLEXMLS. We have had multiple people in our MLS who are not members, this will help ensure that only valid members are using our MLS.

Two-step verification adds an extra layer of security to a user's FLEXMLS login by requiring the user to enter a security code when logging in. Enabling two-step verification also allows a user to be logged in on multiple devices without ending other FLEXMLS sessions.

Once this is turned on you will have options on how you would like to receive the verification/security code.



1. If you have a smartphone and want to use an app to receive security codes, click Use a mobile app. If you prefer to receive text messages instead, click **Use text message** . If you do not have a smartphone or cannot receive text messages, click **Call my phone instead** to receive security codes via voice call. After you make your selection, click **Next**.

2. Finish setting up two-step verification using the method you selected.

- **Mobile App** - If you selected Use a mobile app , click on the type of device (iPhone, Android, Blackberry, or Windows Phone). Follow the instructions on the page to install and set up the app on your device, then click Next. The app will display a 6-digit security code. Enter the security code in Flexmls and click Next. On the next page, click Enable two-step verification.
- **Text Message** - If you selected Use text message , select your country code and then enter the mobile number you want to use. Click Next. You will receive a text message with a 6-digit security code. Enter the security code in Flexmls and click **Next**. On the next page, click **Enable two-step verification**.
- **Phone Call** - If you selected **Call my phone instead**, select your country code and then enter in the telephone number you want to use. Click Next. You will receive a voice call with a 6-digit security code. Enter the security code in Flexmls and click **Next**. On the next page, click **Enable two-step verification**.







## Log in to Flexmls

After you enable two-step verification, the next time you attempt to log in to Flexmls, you will be sent a verification code via the method you selected. You will be required to enter the verification code in order to log in.

The code resets every 30 seconds. If you are not able to enter it quickly enough, you can click Send me a new code to get another code. Click **Remember this browser for 30 days** to temporarily not require a code when you log in on the same browser and computer. In 30 days, you will be required to enter a code again to verify your identity.

### Note

The **Remember this browser for 30 days** check box is tracked via browser cookies. Clearing cookies from your browser will cause you to be prompted for a code again, even if 30 days have not passed.

## Two-Step Verification

A text message with the verification code has been sent to your phone number ending in **518**. Type it in below.

Code

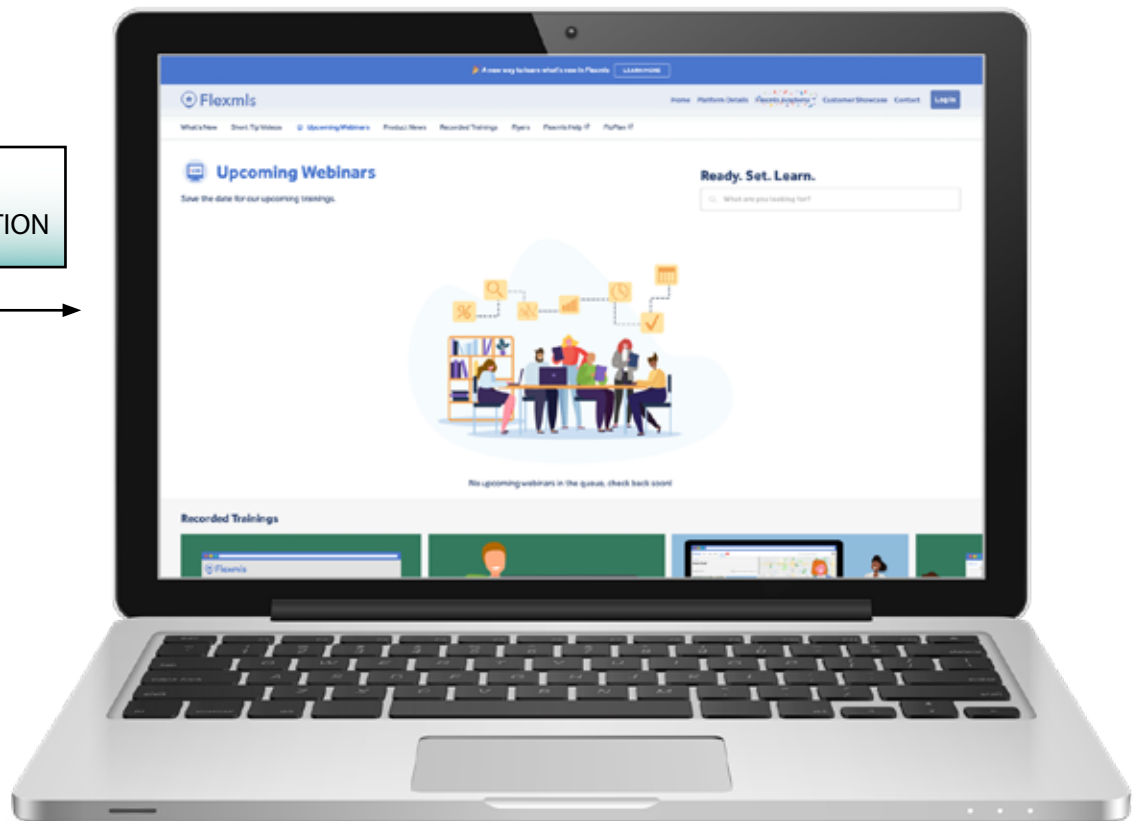
VERIFY

☐ Remember this browser for 30 days

Didn't receive the code? [Send me a new code](#)

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CLICK HERE FOR MORE  
EDUCATIONAL INFORMATION



# DECEMBER 2021



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 December 2021 >>>](#)

[Basalt Report December 2021 >>>](#)

[Carbondale Report December 2021 >>>](#)

[Glenwood Springs Report December 2021 >>>](#)

[Marble Report December 2021 >>>](#)

[Missouri Heights Report December 2021 >>>](#)

[New Castle Report December 2021 >>>](#)

[Old Snowmass Report December 2021 >>>](#)

[Redstone Report December 2021 >>>](#)

[Rifle Report December 2021 >>>](#)

[Silt Report December 2021>>>](#)

[Snowmass Village Report December 2021>>>](#)

[Woody Creek Report December 2021 >>>](#)

[Mountain Region Report December 2021>>>](#)

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Prepared by Aspen Glenwood MLS.*



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



Lowering the cost of healthcare consistently ranks as one of the top issues for REALTORS®. For this reason, the Colorado Association of REALTORS® has worked to provide REALTORS® and affiliate members in Colorado access to an incredible healthcare solution with exceptional features for a cost significantly lower than purchasing traditional health insurance! There is a brand new 3-minute explainer video about it at [www.AlpineAssociationBenefits.com/video](http://www.AlpineAssociationBenefits.com/video) which provides high level details about the program. The features include:

Monthly Cost 30-60% lower than traditional health insurance

- Free unlimited 24/7/365 access to doctors via phone or video conferencing
- No network restrictions
- All members who enroll are accepted
- Monthly Enrollment (you do not have to wait until the end of the year to start saving money)
- Prescription, dental, and vision discount plans included

Please take the time to watch the video to see how you may benefit!



FREE Member Benefit Brought To You By:



## FREE Technology Helpline

[Click here](#) for Four Simple Steps You Can Take to Optimize Windows 10 Performance

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M-F 7am -6pm MT

Sat. 7 am - 3 pm MT

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Assistance in English or Español.

# CAR LEGAL HOTLINE

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.

