

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR®

OCTOBER 2022

V8 N10



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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 REALTORS® of ABOR are committed to the principals of Fair Housing practices and strive to convey respect, ensure fairness, and improve business relationships with all the many clients they serve 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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## CHAIRWOMAN'S MESSAGE



**ASPEN BOARD OF REALTORS®**

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

# Dear Members,

I would be remiss if I didn't let you know how hard NAR has been fighting for you, and consumers to protect the MLS services offered by REALTORS®. **Local Broker marketplaces give ALL buyers better access to the American dream of homeownership while also exposing a seller's property to the greatest number of potential buyers. Please take time to gain a greater understanding of this important topic by visiting [Competition.REALTOR](https://www.competition.realtor) today.**

### LOCAL BROKER MARKETPLACES IN ACTION

Multiple Listing Services (MLSs) are independent broker marketplaces that connect buyers and sellers of real estate in the U.S. through their respective agents. Local broker marketplaces give first-time, low-income and other buyers better access to the American dream of homeownership while also exposing a seller's property to the greatest number of potential buyers.

#### WHAT LOCAL BROKER MARKETPLACES DO FOR YOU:

Largest databases of available homes



Most up-to-date home status information



Maximized visibility of homes for sale



Verified, trusted, detailed and accurate property information



Facilitate cooperation between buyer and seller brokers



Equal opportunity for all home buyers and sellers



Easy to find the agent selling the home



Level playing field between large and small brokerages



#### A WORLD WITHOUT LOCAL BROKER MARKETPLACES:



No centralized source of available homes



Outdated home status information



Fewer homes for buyers to choose from on real estate websites



Unverified, inaccurate and unreliable property information



Buyers/sellers would likely have to pay to list on websites



Residents without access to brokerages would have fewer options



Inconsistent broker information in listings across marketplace



Markets become broker-controlled

REALTORS® are members of the National Association of REALTORS®



Cheers,

*Alexandra*

# CALENDAR OF EVENTS

## INSIDE THIS ISSUE

- 3 CHAIRWOMAN'S MESSAGE
- 5 ABOR'S ANNUAL HOLIDAY EVENT
- 6 EDUCATION UPDATE
- 7 2022 IN PERSON EDUCATION:  
ANNUAL COMMISSION UPDATE BY JOHN WENDT
- 8 REAL ESTATE IN THE NEWS
- 10-11 ABOR INSTALLATION RECOGNITION & CELEBRATION
- 12 COMMUNITY OUTREACH
- 13 MEMBERSHIP REPORT
- 14-15 GOVERNMENT AFFAIRS
- 16 ECONOMIC UPDATE
- 17-18 FLEXMLS "NEW 1-CLICK COMPARABLE SEARCH"
- 19 AGMLS SOLD STATS

## SUPPORT THOSE WHO SUPPORT YOU!

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

1st Bank Roaring Fork Valley

page 9

Academy Mortgage Corporation

page 13

## OCTOBER

- 31 2023 Annual REALTOR® Membership Dues Deadline

## NOVEMBER

- 1-30 ABOR Lift Up Holiday Food Drive & Salvation Army Coat Drive
- 3 ABOR BOD Meeting & Board Retreat, Aspen Meadows
- 7 ABOR New Member Orientation
- 9-14 NAR Convention in Orlando, Florida
- 24-25 ABOR Office Closed for Thanksgiving Holiday

## DECEMBER

- 1 In Person Education: Annual Commission Update with John Wendt, Limelight Aspen, see flyer on [page 7](#)
- 8 Holiday Party, Mi Chola
- 23-26 ABOR Office Closed for Holiday
- 30-2 ABOR Office Closed for New Year Holiday

## IN PERSON EDUCATION:

Annual Commission Update with John Wendt is Thursday, Dec. 1st! This event will sell out [CLICK HERE](#) to register NOW!

## YOU ARE MAKING A DIFFERENCE

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





**SAVE THE DATE**

*ABOR's Annual Holiday Event*

**is December 8th**

**5PM–8PM**

**Mi Chola Aspen**

**more details to follow**

# Aspen Board of REALTORS®

## Education Update

### Realtor® Code of Ethics Update

11/8/22

9:00 PM - 12:00 PM

3 Credits

\$30

Instructor: Rob Lynde

Zoom Class

### Differentiate Yourself With Your Contracts

11/12/22

8:30 AM - 4:30 PM

8 Credits

\$80

Instructor: Susan Vencil

Zoom Class

### Bankruptcy and Real Estate

11/14/22

9:00 AM - 12:00 PM

3 Credits

\$30

Instructor: Rob Cohen

Zoom Class

### 2022 Annual Commission Update

11/15/22

9:00 AM - 1:00 PM

4 Credits

\$40

Instructor: Damian Cox

Zoom Class

### 2022 Annual Commission Update

11/16/22

9:00 AM - 1:00 PM

4 Credits

\$40

Instructor: Brie Aljets

Zoom Class

### Mineral Rights

11/30/22

9:00 AM - 12:00 PM

3 Credits

\$30

Instructor: Amy Mowry

Zoom Class

Register [HERE](#) for the above classes  
In Partnership with





COLORADO

Department of  
Regulatory Agencies  
Division of Real Estate

# ACU 2022

ANNUAL COMMISSION UPDATE

## Annual Commission Update 2022

In Person Education

LIMELIGHT ASPEN  
DECEMBER 1ST  
9AM-1PM

[CLICK HERE](#) to Register



Instructor:  
John Wendt

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

*Compliments of the Aspen Board of REALTORS®*

## Aspen

### Council Approves Theatre Aspen Purchase of Isis

The Aspen City Council enthusiastically approved a purchase contract that allows Aspen Film to acquire its condominiumized units within the Isis Theatre building without the debt that is currently tied to the property, the Aspen Daily News reported....[MORE](#)

### Pyramid Bistro Closes

After 28 years as a restaurateur and caterer in the Roaring Fork Valley, Martin Oswald is heading home to Austria, the Aspen Daily News reported....[MORE](#)

### Aspen Club Home Purchase Comes with Short-Term Rental Permit

A \$69-million purchase of the Silver Lining Ranch next to the Aspen Club included a 10-bedroom mansion, more than 6 acres and a short-term rental license, the Aspen Times reported....[MORE](#)

### Council Removes Restrictive Covenants on Restaurant Space

Aspen City Council agreed to lift a restriction on the basement space of 508 E. Cooper Ave. that required the location's next restaurant to be open both for lunch and dinner, the Aspen Times reported....[MORE](#)

## Snowmass

### Sales Tax Collection Shows Best July in Recent Years

Snowmass Village retailers combined to generate \$2.2 million in revenue in July, which translated to \$247,891 in sales tax collections for the town's general fund, the Aspen Times reported....[MORE](#)

### Home Prices Keep Increasing

Home prices keep rising in Snowmass Village while overall property sales have been on the decline in 2022 after a record-setting 2021, the Aspen Times reported....[MORE](#)

## Basalt

### Town Council Consider No-Natural-Gas Roadmap

The Basalt Town Council approved an "aspirational" plan to ban natural gas service to new buildings and rely solely on renewable energy sources by 2031, the Aspen Daily News reported.

The approval of the Roadmap to Net Zero Development divided the board 4-2. Supporters hailed the move to go all-electric as a progressive step to reduce Basalt's greenhouse gas emissions in a meaningful way. Critics feared the move could drive high housing costs even higher. Basalt has few opportunities for single-family home development left, so the multi-family home projects could potentially absorb the higher cost of electricity over natural gas.

## Carbondale

### Town Adopts "Take it Easy" Mantra

"Take it Easy" is the newest slogan for Carbondale Tourism, urging visitors to be more conscientious about their impact on the community and its surroundings, the Glenwood Springs Post Independent reported. Carbondale Tourism has been working for the past several months on a new responsible visitation campaign because it's uniquely not a tourist town, but one where people live. The new campaign encourages both residents and visitors to think about the impact they have on local populations and environments.

Carbondale is becoming more of a year-round destination, riding the growing popularity of rural mountain towns all across the West. Lodging occupancy is now above 50% all year long, and proceeds from the town's 2% lodging tax continue to go up.

## Glenwood Springs

### New Solar Farm Is Groundbreaking

A new solar farm on Colorado Mountain College's Spring Valley Campus is being hailed as a truly groundbreaking project because it is the first in the state to add significant battery storage, the Aspen Daily News reported....[MORE](#)

## Pitkin County

### Short-Term Applications Slow to Roll In

Pitkin County has seen significantly fewer applications for short-term rentals than expected, but anticipates numbers to increase as ski season nears, the Aspen Daily News reported....[MORE](#)

### Snow Fencing on Independence Pass Almost Removed

Independence Pass Foundation has been plugging away since the mid-1990s on removing remnants of aluminum snow fencing that was erected by the U.S. Forest Service along the Continental Divide at the summit of Independence Pass, the Aspen Daily News reported....[MORE](#)

### Aspen School District Purchases Largest Affordable Housing Unit to Date

The Aspen School District Board of Education approved the acquisition of nine new employee housing units in September, including one singular purchase that marks the district's highest valued acquisition to date, the Aspen Daily News reported....[MORE](#)

### Buttermilk Undergoes \$23 Million Renovation

Buttermilk Ski Area will have a different look and streamlined experience for visitors this ski season after Aspen Skiing Co. completes the latest phase of its base area improvements this fall, the Aspen Daily News reported....[MORE](#)

# Local mortgages. Local loan officers. Local decisions.



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## 2022/2023 ABOR INSTALLATION HAPPENINGS & RECOGNITION



CAR Legal Counsel, Scott Peterson, swearing in the  
2023 Aspen Board of Realtors Board of Directors



2023 ABOR Chair: Melissa Temple



Congratulations 2022  
Realtor® of the Year:  
Karen Peirson



2022 Affiliate of the Year: Snowmass Club

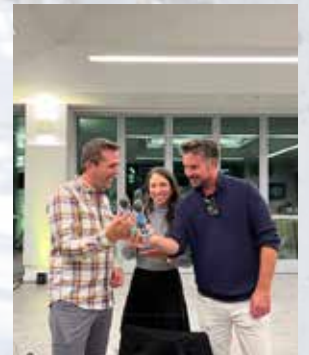


ABOR's Brenda Wild was  
honored as a recipient of the  
Colorado Association of  
Realtors® Distinguished  
Service Award for her  
contributions & involvement in  
CAR's special committee on  
Meetings & Events.





# 2022/2023 ABOR INSTALLATION CELEBRATION & RECOGNITION





# 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

Between two extended table locations, five pantry locations, five mobile food distribution sites, the LIFT-UP warehouse and the LIFT-UP thrift store, the need of LIFT-UP volunteers has substantially grown in the past year, online sign up: [www.liftup.org/volunteer](http://www.liftup.org/volunteer)

## Roaring Fork Outdoor Volunteers (RFOV)

From family friendly workdays to remote backcountry conservation projects, everyone is invited to care for our region's public lands. No experience needed! The RFOV project calendar for 2022 is available at [www.rfov.org/calendar](http://www.rfov.org/calendar) or online sign up options go to: [www.rfov.org/individuals](http://www.rfov.org/individuals)

## Habitat for Humanity

Habitat for Humanity RFV has multiple volunteer opportunities available in the ReStore or on a Build Team, You can go to [www.habitatroaringfork.org/pages/volunteer-opportunities](http://www.habitatroaringfork.org/pages/volunteer-opportunities) to sign up today! Or to visit Habitat for Humanity for the Roaring for Valley: [www.habitatroaringfork.org](http://www.habitatroaringfork.org)

## Heldman King Scholarship

9/7/22

The 38th Annual Heldman King Scholarship Foundation Annual Silent Auction & Pre-Party will be at The Inn at Aspen this year from 5:30PM-8PM.

9/8/22

The 38th Annual Heldman King Scholarship Foundation Golf Tournament will be at Snowmass Club this year. Please plan to sponsor & attend! We appreciate your support!

## November & December

ABOR will be participating in the LIFT-UP REALTOR® Food Drive, Salvation Army Coat Drive & The Aspen Chapel Holiday Basket Program this year for the holiday months. Details to be released.

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



## OCTOBER 2022

### New REALTOR® Members

**Amy Harmon** – Urban Market Partners LLC  
**Holly Keating** – Aspen Snowmass Sotheby's International Realty  
**Whitney McLaughlin** – Engel & Voelkers  
**Troy Kampe** – Aspen Snowmass Sotheby's International Realty

### New Offices

**Urban Market Partners LLC**  
**AZCO Appraisals LLC**  
**Colorado Real Estate (Was Side, Inc.)**  
**AG Aspen (Was Aspen Development Realty, LLC)**

### New Secondary Members

**Jamie Steiner** – AZCO Appraisals LLC  
**Casey McLoed** – Colorado Real Estate

### Reinstated Member

**Lisa McCann** – Colorado Real Estate  
**Colin Ganley Walker** – Engel & Voelkers  
**Michael Vasoghi** – Gather

### Company Changes

**Stefania Lear** – LoKation Real Estate  
**Tara Slidell** – Christie's International Real Estate Aspen Snowmass  
**Ann Abernethy** – Compass  
**Savannah Huebsch** – Douglas Elliman Real Estate

### New Affiliate Members

## Thank You for Your Membership!

### Members Stats

**REALTOR® Members - 829**  
**Primary - 736**  
**Secondary - 93**  
**Non-Members - 0**  
**Affiliates - 55**

## Purchasing a home with an ADU? Use its potential income to qualify!

Commonly known as a mother-in-law suite, granny flat, or basement apartment, an Accessory Dwelling Unit (ADU) functions as a livable space that is considered separate from the main home.

If you're renting out your ADU, your rental income may be used to help you qualify!



### Benefits of an ADU

- Provides extra space for family members
- Generates rental income to offset mortgage and maintenance costs
- Increases the potential resale value of your property

### Why an ADU Loan?

- The costs you incurred building your ADU can be consolidated into a single mortgage.
- If you're renting out your ADU, your rental income may be used to help you qualify.

## Contact us today to learn more!



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**Kirk Schneider**

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## Local News - Pitkin Commission Candidates Differ on Affordable Housing Plans

Pitkin County Commissioner Kelly McNicholas Kury portrayed herself in a recent campaign debate as the person who has moved the current board ahead on some critical issues when it has struggled and an accomplished official who deserves another four years to achieve more goals.

Challenger Erin Smiddy countered that she is a nearly lifelong community member who better understands the struggles of the middle and working classes, and would bring a much-needed, different perspective to the board.

The two candidates in the Pitkin County commissioner District 2 race were civil during their 40-minute debate during Squirm Night, but exchanged the most jabs during a discussion on affordable housing. Both candidates live in housing under the Aspen-Pitkin County Housing Authority umbrella.

Smiddy said she would make the addition of affordable housing a bigger priority than it is now for the county board. She said she would rake over the county budget and find funds to build more. People ages 18 to 30 have so few affordable options to keep them around, she noted. Aspen is in danger of being a place that only houses people 60 and older who already have secured affordable housing.

Smiddy served on the Aspen-Pitkin County Housing Authority board of directors for about four years in the early 2000s. She said she served with some strong personalities but “tamed” them and became a leader. As a service worker at Clark’s Market in Snowmass Village, she understands the struggles of the working class and wants to make it easier for them to secure housing, she said. Smiddy said she would make the addition of affordable housing a bigger priority than it is now for the county board. She said she would rake over the county budget and find funds to build more. People ages 18 to 30 have so few affordable options to keep them around, she noted. Aspen is in danger of being a place that only houses people 60 and older who already have secured affordable housing.

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## State News - CAR Supports Proposition 123 to Support Affordable Housing

The Colorado Association of REALTORS® is in support of Proposition 123 this November and urges members to vote in favor of this well thought out and well-constructed solution to Colorado’s affordable housing crisis.

Proposition 123 is an effort to tackle Colorado’s affordable housing crisis by allocating nearly \$300 million each year in existing tax revenue to help local governments and nonprofits work on the issue.

The measure on the November ballot comes as affordable housing has become one of the state’s most pressing problems. A local survey recently estimated that metro Denver’s homeless population grew 12.8% in the last two

years. And a gap between Black and white homeowners in Colorado has continued to widen since 1970. A Colorado Health Foundation poll also recently found that 86% of Coloradans think the cost of housing is an “extremely serious” problem. The measure wouldn’t raise taxes, but it could eat into the state budget in some years and in other years would reduce Coloradans’ Taxpayer’s Bill of Rights refunds.

### What it would do

Proposition 123 would set aside up to 0.1% of taxable income each year for affordable housing. That’s estimated to be \$145 million in the current fiscal year — which



ends June 30, 2023 — and \$290 million in 2023-24 and subsequent fiscal years.

The measure would give grants and loans to local governments and nonprofits to acquire and preserve land for affordable housing development. Funds from Proposition 123 would help develop affordable multifamily rental units, increase homeownership rates in the state and provide down payment assistance for first-time homebuyers. It would also address homelessness by providing rental assistance and eviction defense programs, proponents said. The measure requires that the funding add to, and not replace, existing state money spent on affordable housing.

The measure defines affordable housing based on two factors: household income and housing costs. For a housing unit or project to qualify as affordable housing under the measure, housing costs such as rent, or mortgage payments must not exceed 30% of the household's income.

The affordable housing programs developed under Proposition 123 would be administered by the Colorado Housing and Finance Authority and the Division of Housing within the Colorado Department of Local Affairs.

## Federal News - NAR's Advocacy Efforts to Protect Independent Contractors

NAR has been educating policymakers on the importance of real estate professionals' ability to be classified as independent contractors to the real estate industry, homeowners across the country, and to boosting the economy.

The ability to work as an independent contractor is recognized and protected under many states and some federal laws (see 26. U.S.C. §3508(link is external) and state laws). However, litigation and new federal and state legislation continue to threaten workers' ability to be classified as independent contractors, including many real estate professionals. More specifically, NAR has communicated the concerns with adoption of the "ABC test" used for classifying workers. Should new federal standards adopt this test, there may be states that mirror that action and encourage more litigation challenges that may impact real estate professionals' independent contractor status.

In recent years, there continues to be interest in moving federal legislation that incorporates the "ABC test" for classifying independent contractors. Under this test, all of the following must apply: (a) an individual is free from direction and control applicable both under the contract for the performance of service and in fact; (b) the service is performed outside the usual course of business of the employer; and, (c) the individual is

customarily engaged in an independently established trade, occupation, profession, or business of the same nature as that involved in the service performed. Based on these factors, the state statutory supervisory and control requirements imposed on brokers over agents make it challenging to classify real estate professionals as independent contractors.

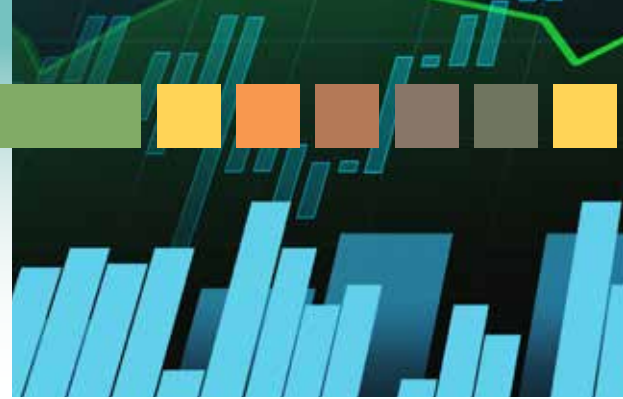
In May 2021, the Department of Labor (DOL) recently withdrew to delay the final independent contractor final rule that was set to go into effect this year. Earlier this year, the Department proposed delaying the effective date of the rule following a memorandum issued by the Biden Administration requesting federal agencies to review or delay certain pending regulations. NAR commented (link is external) on this delay, requesting that the effective date not be delayed, as the regulation provides needed clarity and certainty for how an employer may classify a worker. While these regulatory modifications have no direct impact on real estate professionals' classification under the Internal Revenue Code for federal tax purposes, it is anticipated DOL will effectively delay this rule and eventually modify or rescind it, potentially adding more challenging worker classification standards, especially if the ABC test is incorporated.

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





## ECONOMIC UPDATE



### Deficit Decline

While last year's budget deficit (FY21) was \$2.8 trillion, the preliminary estimate of the FY22 deficit, which ended 9/30/22, is \$1.4 trillion, a decline of 50%. This total includes \$426 billion for student-loan debt relief but excludes income-driven repayment relief, as those plans have not been finalized. Total receipts were \$4.9 trillion, up 21% Y-o-Y, spending was \$6.3 trillion, down 8% Y-o-Y. Pre-Covid, in FY2019, the deficit was \$984 billion.

### Increasing Interest

Employers added 263,000 jobs in September, an unsustainably fast pace. The unemployment rate fell from 3.7% to 3.5%, matching a 50-year low, partly because 57,000 persons dropped out of the labor force, reducing the labor force participation rate from 62.4% to 62.3%. This is a very tight labor market, and the Fed is zero percent of the way towards its inflation goal. A November 75bps fed funds hike is assured.

### OPEC Oil

To regain control of oil prices that have fallen 33% since mid-June, yesterday OPEC+ announced a 2 million bbl/day production cut. However, OPEC+ is currently underproducing by several million bbl/day. Thus, the cut will probably reduce actual production by about 800,000 bbl/day. In response, President Biden will release 10 million more barrels from the Strategic Petroleum Reserve, which will have next to no impact on prices. It's all just symbolic.

### Mortgage Mayhem

Mortgage rates are getting hit twice over. On 9/27/22, the 10-year Treasury briefly hit 4%, up from 1.52% on 12/31/21, the fastest rise since 1981, as inflation fears worsen. Additionally, the spread between the rising 10-year Treasury and the 30-year mortgage is approaching 200 bps, the largest gap since the Fed raised rates during the Housing Bust. The gap is so large because investors fear more unexpected rate hikes and want protection.

### Hurricane Hardship

Uninsured losses from Hurricane Ian probably total \$40-\$50 billion including infrastructure damage and cleanup costs. Insured losses are another \$65 billion. Lost wages and corporate profits due to closed airports and destroyed facilities probably add another \$15-\$20 billion in Florida with minimal losses elsewhere. As GDP ignores wealth losses, it will knock 22H2 FL GDP by 4%, national 22H2 GDP by 0.2%. But the recovery will boost GDP in 2023.

### Troubling Transportation

The Dow Jones Transportation Average, which tracks 20 large US firms including trucking, airlines, and railroads fell 12% month-to-date, double the decline of the S&P 500. Declines in transportation suggest less need for goods, materials and travel, unsurprising given high and rising rates. Overall, the index is down 26% this year, slightly worse than the 23% fall in the S&P 500. This is yet another recession warning worth heeding.

### Illustrative IPOs

Of all IPOs on US exchanges last year, 87% are trading below their IPO price compared to the 23% fall in the S&P 500 this year and the 31% decline in the Nasdaq Composite. This is the worst year for IPOs in a decade with just \$7.2 billion raised, versus \$154 billion (excluding SPACS) in CY2021. Drive-through coffee chain Dutch Bros is percolating up 40% from its \$23 IPO price.

### British Battering

August UK GDP declined for the second time in three months. Moreover, service activity also fell in August, and industrial production and manufacturing activity are sinking. Additionally, option bets on further pound weakness are at their most extreme since Brexit and markets have lost confidence in the government. Were it not for repeated massive emergency BoE market interventions, things would be much worse. The UK is slipping inexorably into recession.

### Awesome Ale

The Friday File: US per capita beer consumption is tops in North Dakota at 45.8 gallons/year followed very closely by NH at 43.9, and Montana at 41.0. SD is next at 38.9, WI follows at 36.2. In 26th, the median state, is IL at 29.1. NY and NJ are tied for 48th at 22.4 gallons/year, with CT next at 22.1. UT is last at 20.2. BTW, 23 gallon/year equals 8oz/day.

### Movie Machinations

The Friday File: According to NATO (National Association of Theater Owners) in 1995 there were 7,151 indoor and 593 outdoor US cinema sites. Those locations had 26,995 indoor screens, 3.8 screens/site, and 848 outdoor screens, 1.4 screens/site. By 3/20, indoor sites numbered just 5,477 and outdoor sites just 321, but the number of indoor screens skyrocketed to 40,449, 7.4 screens/site; outdoor screens slid to 549, but screens/site rose to 1.7.



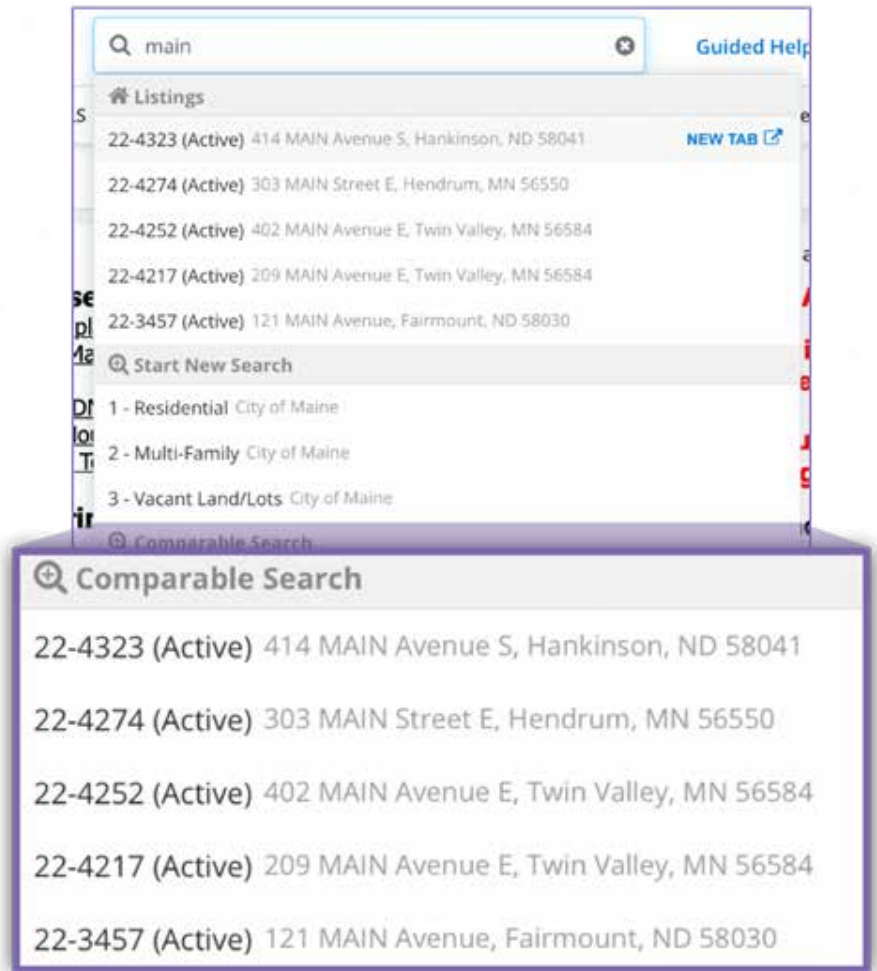
## New 1-Click Comparable Search

Sep 20, 2022

We are committed to helping you get tasks done in Flexmls as quickly as possible. You can now find comps even faster with our new 1-click Comparable Search in Quick Launch, which will replace the current ¼ mile radius search. When searching by address or MLS number, your Comparable Search results will be filtered by preferences you set in the new Comparables tab under General Preferences. These preferences include common comparable filters like radius, price, status, beds, baths, square footage, etc.

These search results are a great starting point for either a CMA or Subscription. The Comparable Search will also be accessible from the Detail Page in Search Results.

Search by address or MLS number to run a comparable search in Quick Launch.



Comparable Search results will be filtered by user defined settings under General Preferences > Comparables.

Note: If you do not enter any filters under the Comparables tab in General Preferences, the Comparables Search will show results for a ¼ mile radius search on Active, Pending and Closed listings with the exact number of beds and baths as the address or MLS number you are searching.

### General Preferences

\* Items with an asterisk will affect all members who have not set a preference.

Search Quick Launch E-Mail Dashboard Listings Notifications Contacts Comparables IDX

**Search Radius**  
0.25 miles

**Price % Adjustment**  
20 less 20 more

**Bedrooms Adjustment**  
1 less 1 more

**Bathrooms Adjustment**  
0 less 2 more

**Square Footage % Adjustment**  
5 less 5 more

**Lot Size (Acres) % Adjustment**  
0 less 0 more

**Listing Statuses\***

Active	<input checked="" type="checkbox"/>	Pending	<input type="checkbox"/>	Closed	<input checked="" type="checkbox"/>
Expired	<input type="checkbox"/>	Withdrawn	<input type="checkbox"/>	Cancelled	<input type="checkbox"/>
Deleted	<input type="checkbox"/>				

Save

### 1 - Residential

Change Search Template

Results: 918 / Selected: 0

Price / Status / MLS #

\$2,499,900  
14435 HWY 5  
Lake Park, MN 56054  
Active / 22-1187

\$2,200,000  
3334 SOUTH 69TH  
Grand Forks, ND 58201  
Active / 22-140X

\$1,950,000  
28419 122TH  
Chanhassen, MN 55015  
Active / 22-1187

\$1,900,000  
14115 CASH  
Chanhassen, MN 55015  
Active / 22-3755

Search Comparables

Search Comparables

123 Baun  
Palm Springs, CA 9  
#00-3105  
ACTIVE  
\$799,999

Search Comparables

The Comparable Search feature will also be accessible from the Listing Detail Page

The comparable search feature is available on the Flexmls For Real Estate Pros Android App, and the Flexmls Mobile website ([m.flexmls.com](http://m.flexmls.com))

Back Select Edit

Share

Share Listing

Listing

View Showing Info

Recommend

Save

Hide

Search Comparables

Collections

Add to personal collection

Add to contact collection

Listing Error Report

Overview

Description

SHARE RECOMMEND VIEW SHOWING INFO

# SEPTEMBER 2022



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 2022 >>>\*\*](#)

[\*\*Basalt Report September 2022 >>>\*\*](#)

[\*\*Carbondale Report September 2022 >>>\*\*](#)

[\*\*Glenwood Springs Report September 2022 >>>\*\*](#)

[\*\*Marble Report September 2022 >>>\*\*](#)

[\*\*Missouri Heights Report September 2022 >>>\*\*](#)

[\*\*New Castle Report September 2022 >>>\*\*](#)

[\*\*Old Snowmass Report September 2022>>>\*\*](#)

[\*\*Redstone Report September 2022 >>>\*\*](#)

[\*\*Rifle Report September 2022 >>>\*\*](#)

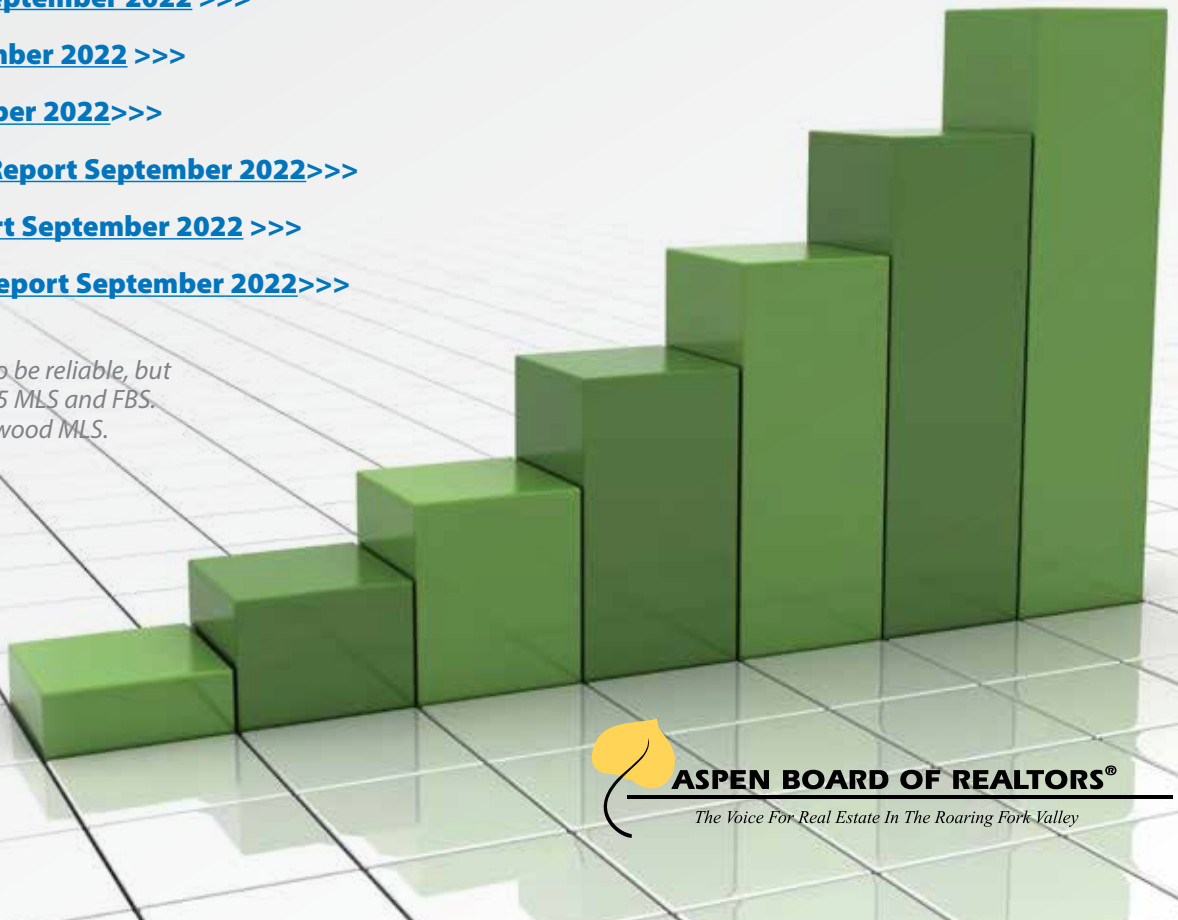
[\*\*Silt Report September 2022>>>\*\*](#)

[\*\*Snowmass Village Report September 2022>>>\*\*](#)

[\*\*Woody Creek Report September 2022 >>>\*\*](#)

[\*\*Mountain Region Report September 2022>>>\*\*](#)

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

Email: [Support@TechHelpline.com](mailto:Support@TechHelpline.com)

Chat: <http://chat.TechHelpline.com>

Based in the U.S.

877-573-8102

M-F 7am -6pm MT

Sat. 7 am - 3 pm MT

[www.techhelpline.com](http://www.techhelpline.com)



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.

