

Three Realtor Associations, Including Jeffco's, Vote to Merge Into One Board

On August 9, in simultaneous membership meetings, the Realtor members of the Denver, Jeffco and North Metro Realtor associations voted overwhelmingly to merge into a single board to be called the Denver Regional Association of Realtors, pending expected approval from the National Association of Realtors.

As a member of the Jeffco association's board of directors for the past three years, I was opposed from the beginning to this effort, but I was eventually swayed over by those in favor of the merger. (I thought the boards should keep their separate identities and enter into a Joint Operating Agreement, similar to that between the Denver Post and Rocky Mountain News.)

A big factor in winning me over was the fact that JCAR's executive director, Ann Turner, who has run

our Realtor Association with incredible competence and professionalism for a quarter of a century, was the head staff person for the merger steering committee and has been chosen to be the CEO of the merged organization.

I will not be on the merged board of directors because my term ended this year anyway. However, I will probably run for the new board that is elected next summer. Meanwhile, I expect to continue serving on the rules and regulations committee of Metrolist, Denver's MLS.

As I have reported in the past, the Realtor associations have been facing a loss of membership, not only from agents quitting the business, but from agents migrating to non-Realtor real estate brokerages. All the big real estate companies, including the franchise companies like RE/MAX, Coldwell

Banker, Metro Brokers, and Century 21, are Realtor firms, and any agent who joins those firms must become a Realtor, but there are many smaller, lesser known firms which are not Realtor firms and base their agent recruiting on the fact that agents don't have to join a Realtor association, which costs \$400-plus per year when you add in the state and national association dues.

If you're hiring a buyer's agent, it may matter little to you whether your agent is a Realtor, because the non-Realtors have the same MLS access as Realtors. However, if you are listing your home, your agent had better be a Realtor, or else your listing will not appear on the nation's leading real estate website, www.realtor.com.

For years I have been pressing Metrolist to at least identify those listing agents who are Realtors, and I'm glad to say that is being implemented this year.

REAL ESTATE TODAY



By **JIM SMITH**,
Realtor®

Major Price Reductions on Listings

327 Canyon Point Circle is a former model home in Golden's coveted Village at Mountain Ridge. With over 4,300 finished square feet, it is a real bargain at its new price of **\$440,000**. It has two main-floor masters, one of them handicapped accessible. Seven skylights make this home bright and airy too!



www.MountainRidgeHome.com



www.TheTrailsHome.info

5980 Virgil Court is a fine home in The Trails subdivision on the north slope of North Table Mountain in unincorporated Jefferson County. It was recently reduced (again), this time to only **\$379,000**. Although not a horse property itself, it is across from the Horse Rescue Society and near lots of great trails.

Jim Smith

Broker/Owner



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