

Data Sharing by Front Range MLS's Is Good for Both Agents & Consumers

A strong multi-list system, or MLS, is important both to home sellers and to the buyers they want to attract, but our country is a patchwork of widely different MLS's serving widely different markets.

Here on the front range, we have three MLS's — Metrolist serving the metro Denver area, IRES serving northern Colorado, and the Pikes Peak MLS to our south.

For a couple years now, there has been some ability to search both IRES and Pikes Peak listings on Metrolist, but starting this month, full data-sharing is being implemented between IRES and Metrolist, including sold, under contract and withdrawn/expired

listings up to one year old. Here's how this agreement is described on the IRES home page:

REAL ESTATE TODAY



By JIM SMITH, Realtor®

"February begins comprehensive data exchange between IRES and Metrolist. Each MLS will make independent business decisions regarding the pace and extent of the data integration, but this moves the region into an era of "MLS of choice." *What does that mean to you?* With ex-

panded data exchange, brokers will have access to thorough information on both MLS systems, therefore, *you will be able to choose one MLS system based on cost, ease of use, system functions, customer service,*

etc." (Emphasis in original) This was an easier statement for IRES to make than Metrolist, because any Metrolist user who actually joins IRES, as I did, will quickly realize that if you have a choice of MLS to join, you'd rather choose IRES. The data-sharing announcement does not even appear on Metrolist's home page, except as a link to another page where "MLS of choice" isn't as fully fleshed out.

A previous column (archived on my website) details some of the differences between the two MLS's. IRES puts Metrolist to shame, with more photos for each listing, more detailed and useful information, integrated contract software, flat-rate pricing (\$35 per month), and so much more.

For several months I have been a member of both MLS's, but as soon as this data-sharing is fully implemented, I see no reason to continue subscribing to Metrolist, and I'm sure many other brokers will make that decision, too.

This Week's Featured New Listing

Townhome Is Close to Everything in Golden!

Are you kayaker who wants to be two blocks from one of the nation's premier kayak courses? Or are you a Mines student/professor who likes the idea of walking to campus each day? Or do you work in downtown Golden and want to walk to work? Do you like the idea of being two blocks from the Golden Community Center, the public library and City Hall? Then this 2-bedroom, 2-bath townhome may be your perfect next home! Although it has an 8th Street address, you enter from the alley between 8th & 9th Streets. The picture above is of the patio facing the hillside below 8th Street. On that level is the kitchen, dining room and living room. Upstairs are the bedrooms and baths. Down below is a full unfinished basement — lots of storage space! Take the video tour at www.GoldenRealEstate.com, then call for a private showing.



Keep Informed of Local Real Estate Activity: Don't settle for MLS-generated email alerts about new listings. Jim Smith sends emails reviewing (in his own words) new listings, plus separate emails reporting and analyzing closed transactions. To be added to this free email service, write Jim@GoldenRealEstate.com.

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Jim Smith

Broker/Owner

Golden Real Estate, Inc.

DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com

OFFICE: 303-302-3636

17695 South Golden Road, Golden 80401

Search MLS at www.GoldenRealEstate.com

