



Dec.
2018

ISSUE
No. 12

The Mid-Fairfield Record

[Click to Visit MFCAR.COM](http://MFCAR.COM)



MFCAR Upcoming Events

December:

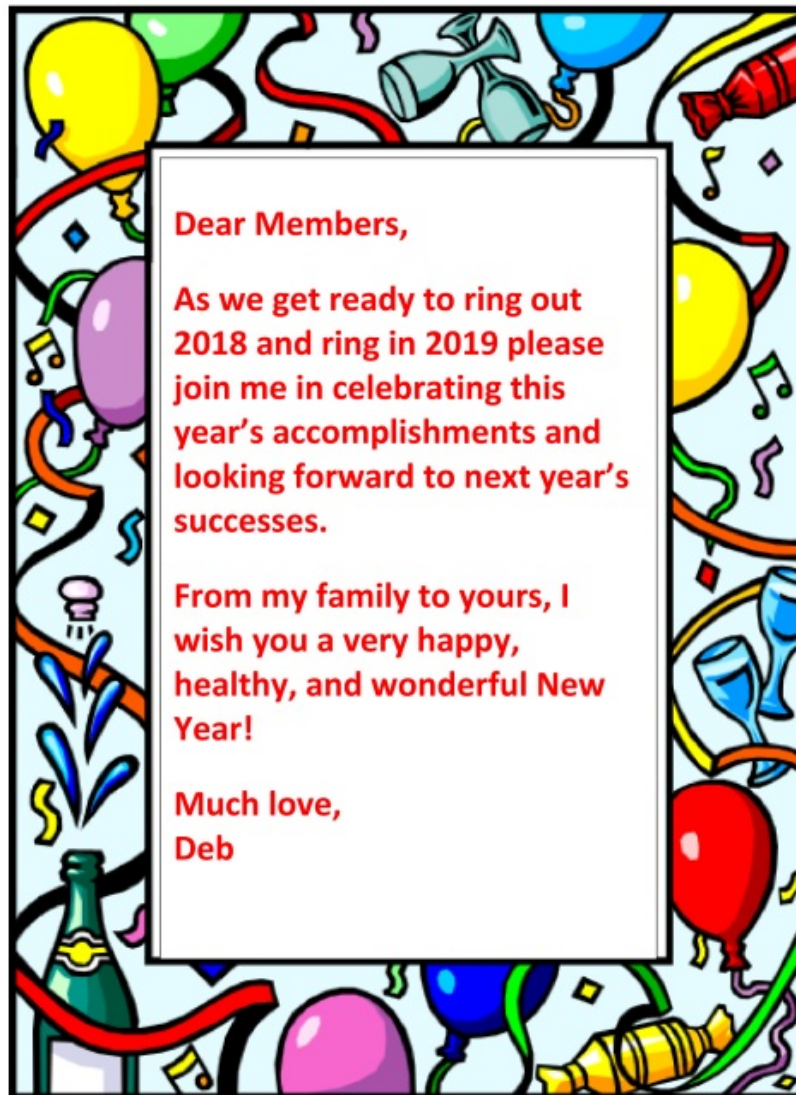
24 - 25 - Christmas Holiday - MFCAR Closed
31st - New Year's Eve - MFCAR Closed

January:

1- New Year's Day - MFCAR Closed
13 & 14 - CTR Leadership Meetings in DC
16 - Lunch and Learn - more information to come
18 - MFCAR Board of Directors Meeting 9:00 AM
21 - Martin Luther King Day - Board Closed

President's Update

DID YOU KNOW - the SmartMLS has a new Neighborhood for Westport. It is **DOWNTOWN NORTH** and is comprised of the following streets - Clinton Avenue, Fallow Street, Oak Street, Sniffen Road, Calumet Lane, Stone Drive, Loren Lane, and Breezy Knoll.



Deb Alderson
MFCAR President

FYI

The MFCAR 2019 Dues Invoices were emailed out the first week of December. They were emailed to you from Anissa@MFCAR.com.



**For
Your
Information**

Payment is due by January 31, 2019. Please give us a call at 203-227-4418 if you have questions.

Ethics Corner

Case #12-10: REALTOR® Advertising Free Market Analysis
(Originally Case #9-21. Revised and transferred to Article 19 as Case #19-13 May, 1988. Transferred to Article 12 November, 1994. Revised November, 2001.)

REALTOR® A advertised in the local newspaper as follows: "Free Market Analysis With No Obligation." REALTOR® A also had certificates printed reading: "This will entitle the bearer to one FREE Comparative Market Analysis with no obligation." The certificate carried the name of REALTOR® A and his firm. REALTOR® B presented a written complaint to the Professional Standards Administrator of the Board filing a charge against REALTOR® A of an alleged violation of Article 12 of the Code of Ethics.

The matter was referred to the Grievance Committee which concluded the matter should be considered by a panel of the Professional Standards Committee. A hearing was convened with both REALTOR® A and REALTOR® B present.

REALTOR® A advised the Hearing Panel that he had placed the advertisements and provided the certificates in good faith. He stated he felt his ads did present a "true picture," and were not unethical. When the panel asked if his offering of a "free market analysis" was contingent upon his obtaining a listing or commission, REALTOR® A answered in the negative. He pointed out that he charged no fee for the service and provided it as represented on the certificates.

In the absence of any evidence indicating that the advertising by REALTOR® A was misleading, the Hearing Panel concluded that such advertising by REALTOR® A is not prohibited by the Code of Ethics nor can such advertising be prohibited by a Board of REALTORS® unless it presents less than a "true picture." However, if a charge is filed against a REALTOR® alleging violation of Article 12 and there is a hearing before the Professional Standards Committee, determination may properly be made of the truth of any representations made.

The Hearing Panel concluded that REALTOR® A had demonstrated that his ads presented a "true picture" and that he was not in violation of Article 12.

[Missing Cycle 5 Ethics](#)

An
URGENT
Message

As we wind down 2018, we are also coming to the end of NAR's Cycle 5 Ethics Cycle which began January 1, 2017. The deadline for this cycle is December 31, 2018.

We currently have 90 members who **DO NOT** have an updated Cycle 5 Ethics class on file with NAR. These members were emailed on June 12th, August 14th, September 27th, November 8th & December 11th to remind them to [email](#) us their ethics certificate for a class taken from 1/1/2017-12/31/2018.

If you've received our emails and have disregarded them please act now as members who DO NOT send us their Ethics documentation may be suspended from the board and SmartMLS in January.

If you need to take an Ethics class to fulfill this requirement please [Click here to take the FREE Online \(Non CE Credit\) Ethics Class through NAR.](#)

[Affiliate Offer](#)

Fig Linens and Home, a Luxurious Bedding and Home Décor Boutique in downtown Westport, would like to remind all REALTORS® that we now offer a REALTOR® Discount on all closing gifts for your clients!



Simply bring your business card to the store for a 20% discount on all of our home goods including throws, pillows, towels, sheeting, bathroom accessories, faux fur items and much more.

Fig is located near the bottom of Main Street across from Bedford Square at 66 Post Road East. You may also visit our website at figlinensandhome.com, choose your closing gift and give us a call at 203-227-8669 to place your discounted order providing appropriate credentials.

[Market Trends](#)

The following are statistics taken from SMART MLS.



Continue to Show Listings:
Single Family Homes
For: January 1 - December 20, 2018

TOWN	UNITS	Average/Median Market Time
Norwalk	30	93/85
Weston	9	205/193
Westport	9	130/78
Wilton	10	130/156
Fairfield	42	114/94

Pending (Deposit) Listings: Single Family Homes
For: January 1, - December 20, 2018

TOWN	UNITS	Average/Median Market Time
Norwalk	55	109/86
Weston	15	198/144
Westport	22	164/75
Wilton	10	189/200
Fairfield	43	137/84

Please click the following link to view the above statistics as well as the Avg./Median price for Houses and Condominiums sold for Jan. 1,- Dec. 20, 2018 & January - December '17, according to the CMLS.

[Market Trends & Statistics](#)

[New Members](#)

NOVEMBER 2018

Affiliate Members

Total Affiliate Members - 35

BAZAN, CATALINA
WILTON

BLAND, ROBERT/DR
DONOHUE, DIANE

GRIFFIN, BRENDAN/DR

PENDLETON, LANCE

RAMNATH, KEON

DAGNY'S R.E.,

COMPASS CT, GREENWICH

HALSTEAD, WESTPORT

BRIDGE CAPITAL HOLDINGS, STAMFORD

COMPASS CT, GREENWICH

COLDWELL BANKER, NEW CANAAN

New REALTOR® Members

Total REALTOR® Membership - 1147

CE Connection

**2020 Continuing Education Requirement
for Salespersons & Brokers**

Every even-year, all RES/Salespersons & REB/Brokers must complete four (4) - 3hr CE Classes.

The 4 CE Classes you must take (in any order) are:

1. CT Real Estate Agency Law & Fair Housing 1
2. CT Real Estate Agency Law & Fair Housing 2
3. Code of Ethics - **DO NOT TAKE UNTIL AFTER 1/1/2019**
(make sure you email certificate to mfcara@mfcara.com so that we can update your record in NAR)
4. Elective

Classes due by:

Broker renewal period: 4/1/18-3/31/20

Salesperson renewal period: 6/1/18-5/31/20

Exceptions:

Salespersons who passed their license test between 6/1/18-5/31/20 or

Brokers who passed their test between 4/1/18-3/31/20, are only required to take 1 class - Code of Ethics, which is available free of charge on NAR website: [Click here to take the FREE Ethics Class](#). (make sure you email certificate to mfcар@mfcар.com so that we can update your record in NAR) **DO NOT TAKE UNTIL AFTER 1/1/2019**

Classes can be taken in person or online at <http://mfcар.theceshop.com>.