



MFCAR Monthly Update

January 2025

[MILL RATES](#)

[FAST STATS](#)

[OPEN HOUSE
SCHEDULE](#)

[CHECK YOUR
CODE OF ETHICS
STATUS](#)

[MFCAR AFFILIATE
ROSTER](#)

[Mandatory CTR Antitrust Education Reminder](#)

All CT REALTOR® members who've not completed CTR's short antitrust education program by **January 15, 2025** have been contacted by CTR & have been emailed by MFCAR on 1/14 & 1/22. All CTR members are required under CTR bylaws to complete this requirement. Simply watch the short antitrust compliance video and review the antitrust FAQs by going to ctrealtors.com/antitrust. You will be required to log in to access the site. **If you need assistance logging in please email df@ctrealtors.com.**

[Click Here](#) to see if you've already completed this year's Antitrust Compliance Training.

[2025 Dues Reminder](#)

All dues invoices were sent out on December 10th & 11th. As a reminder your dues payment is split between MFCAR, CTR (Connecticut REALTORS®) & NAR (National Association of REALTORS®.) Payment is due by 1/31/2025. Please open the email attachment to view your invoice for specific fee breakdown. If you don't recall seeing your invoice, please check your junk/spam folder. If you need your invoice emailed to you again, please email anissa@mfcار.com or give us a call at 203-227-4418.

Attention Brokers & Managers: You can view your office members dues status from from your Navica account.

UPCOMING EVENTS

[Bradford Tax Solutions - FREE ZOOM "Tax-Reduction Strategies" Seminar](#)

Unlock the Strategies You Need to Qualify for the Deductions You Deserve!

February 5, 2025 - 10:00 AM - 12:30 PM [CLICK TO REGISTER](#)
[CLICK FOR INFORMATIONAL FLYER](#)

President's Update

Dear Members,

Let me first wish our members a happy, healthy, and successful 2025! I, along with the new Board of Directors, am excited to bring you an engaging year where you will want to join our activities. We all seem to be very busy. Please try to make time to enjoy each other's company more in '25. Let's get out more, mingle more, and join at Open Houses and at one of the events we have planned this year. Check our social media posts, newsletter, or website for upcoming events. Our list for the year will be posted so you can plan, save the dates, and join your fellow agents at various events. If there are any worthy community activities that you feel our membership should be involved in, please call Carol at the Board Office at 203-227-4418. You can always call me also at 203-247-4499.



On a very sad note, I must bring to our attention the incredible wildfires in Los Angeles. The number of homes destroyed has been over 10,000! As you know, our board members are from Norwalk, Weston, Westport, and Wilton. How does the destruction in LA compare to us here in Connecticut? These homes are about equal to all the homes in Westport or all the homes in Weston and Wilton combined. Can you imagine the entire town of Westport no longer here or the combination of Weston and Wilton all gone? Please contribute what you can to the relief efforts wherever you feel they will make the most of your donation. Some places come to mind like different real estate charities specially formed for LA, Americares, World Central Kitchen or the Red Cross.

I, along with several members of the Board of Directors, was fortunate to attend a CTR Leadership Conference for 2025 local board leaders. National Association of REALTORS® (NAR) Chief Economist Lawrence Yun presented an update on his 2025 economic predictions which included Connecticut. He was hoping that the worst from the two past years for existing home sales is over and there will be an increase in 2025 and 2026. We will probably see interest rates be in the 6% to 7% range. This will be the new normal and people need to realize the days of under 4% are over. He said that price gains in Connecticut have been high. From the 1st Quarter of 2020 to the 3rd Quarter of 2024, real estate prices gained 61%. Yun said that one of the biggest issues in the country is the wealth comparison between homeowners and renters. Currently, the median net worth of homeowners is \$415,000, while the median net worth of renters is \$10,000. This illustrates the major problem for renters to ever obtain major wealth if they never become homeowners. We should discuss with our rental clients how these median price differences in wealth can affect them long term. Please share this important data.

Let's all be successful this year!

Warm regards,
Paul Thury
2025 MFCAR President

REMINDERS FROM NAR

We are now in Code of Ethics Cycle 8 which runs from January 1, 2025 to December 31, 2027.

REALTORS® are required to complete ethics training of not less than 2 hours, 30 minutes of instructional time. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®.

Training may be completed through NAR's online courses or through other sources such as online CE providers or classroom courses via local/state associations.

Additionally, [C2EX](#) Is a Code of Ethics Training Equivalency- As of November 2019, members who earn the Commitment to Excellence endorsement will satisfy the Code of Ethics training requirement.

NEW Mandatory Fair Housing Training Requirement

REALTORS® are required to complete Fair Housing / Anti-Bias Training upon becoming a member, and every 3 years thereafter, coinciding with the Code of Ethics training timeline. This requirement is in addition to the Code of Ethics training. Qualified training must be of not less than 2 hours of instructional time. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®. **This requirement began January 1, 2025 with a deadline of December 31, 2027.** NOTE, at this time the training options offered below DO NOT count for CE Credit.

- Is there a cost associated with completing this requirement? Not necessarily! At Home with Diversity and Bias Override satisfy the course requirements, and Fairhaven, a fair housing simulation training that helps REALTORS® identify, prevent, and address discriminatory practices in real estate, will be updated to meet the 2- hour requirement and serve as a no-cost option.
- This requirement applies to all REALTORS® members, regardless of specialty, just like the Code of Ethics requirement is for all members - i.e., commercial members and appraisers as the information is applicable and educational for all.

Training may be completed through NAR's online courses or through another method, such as online or classroom courses via local/state associations.

NAR Fair Housing Course Options

- [Fairhaven: A Fair Housing Simulation](#)
- [At Home With Diversity \(AHWD\)](#)
- [Bias Override: Overcoming Barriers to Fair Housing](#)

Additionally **C2EX** taken after 1/1/2025 is a Fair Housing Training Equivalency for members who complete At Home With Diversity or Fairhaven as part of their C2EX course work.

IMPORTANT DCP UPDATES

DCP Regulations Notification

All Connecticut real estate licensees should have received an email from the CT Department of Consumer Protection (DCP) on Tuesday, January 14, related to the [revised DCP Regulations for Real Estate Licensees](#) which are now in effect. The revised regulations can be viewed [here](#).

DCP posted a summary of the changes on its website, found [here](#). DCP has offered template forms for your use with unrepresented persons, dual agency and designated agency. Members can opt to use the DCP template forms, continue to use the forms provided by CTR, or use/create their own brokerage forms, provided compliant with CT statute and regulations.

DCP also posted a summary specific to the changes related to real estate advertising which can be found [here](#).

Questions can be directed to the CTR legal hotline at 860-566-8333 or hotline@ctrealtors.com, or to DCP legal at DCP.legal@ct.gov.

DCP Advertising Regulations and Licensee Use of Registered Nicknames

DCP permits individual real estate licensees to use a Nickname in real estate advertising provided the nickname was registered/disclosed as a Nickname with DCP and is used as such. The DCP public lookup tool provides a way for the public to search for a licensee based on the registered Nickname. DCP Legal confirmed the online license search is sufficient to satisfy the legal requirement of advertising with a name that is on your real estate license. There is no further action needed by DCP to permit a real estate licensee from advertising their nickname as long as the licensee discloses the nickname in their license file with DCP and it has been approved by DCP. If you are unsure if you have registered your Nickname with DCP to allow its use in advertising, you should first check your e-License account to verify that you have: (1)

Properly placed your nickname in the “Nickname” field; and (2) Your entire name is spelled out in the “Nickname” field (e.g., James Smith should enter “Jim Smith,” not just “Jim”). If you have not registered a nickname, you can Request a Nickname through DCP following the instructions on page 5 of this DCP [Guide to Online Services document](#).

Used Keyboxes for Sale @ MFCAR

We have several used Keyboxes for Sale at MFCAR. Give us a call if you'd like to purchase some. Payment is made directly to the seller by Cash or Check. Please call us in advance to reserve yours 203-227-4418. Do you have any used keyboxes you'd like to sell? If so, bring them to MFCAR. Seller picks the sale price, and pays MFCAR a \$10.00 fee per keybox we sell.

MFCAR | 203-227-4418 | www.mfcar.com
[MFCAR Documents/Forms/Links](#)

Mid-Fairfield County Association of REALTORS® | 19 Imperial Avenue | Westport, CT 06880 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!