



PAAR December 2024 NEWSLETTER



President's Letter:

As 2024 comes to a close, I want to express my gratitude for the incredible work PAAR has accomplished within our community this year. We successfully held nine events that showcased our commitment and engagement, culminating in the Christmas Dinner Auction, which was both a wonderful experience and a tremendous success. Thank you to all our dedicated Committee members, Realtors and Affiliate members who made 2024 such an outstanding year.

I am pleased to share that our proposed bylaw change has passed, establishing two-year terms for the positions of President, President-Elect, and Vice President. I am excited to continue serving you and our community as the 2025 President and to explore the endless possibilities that lie ahead.

Introducing your P.A.A.R 2025 slate of officers:

President-Melary Banziger-BHHS Professional Realty
President Elect-Stephanie Walls- BHHS Professional Realty
Vice President-Kim Wilson-SWC Realty
Treasurer-Lisa Lyons-Hometown Real Estate Associates
Secretary-Jamie Kirk- Legacy Real Estate Professionals
Director- Tara Jackson Gerber- Jackson Realty
Director-Annetta Crawford-Douglass & Company
Director-David Atkinson-Appalachian Realty
Director-Ryan Henry-Better Homes & Gardens
Director-Lori Taylor-EXP Realty
Director-Rachel Valencia-Scout MOV Realty

2025 WVAR State Directors: Debbie Douglass & Rachel Valencia

From the entire Board and Executive Officer Have a Safe and Happy Holiday Season!

Sincerely,

Melary Banziger,
2025 President



WELCOME NEW MEMBER: Wesley Litaker-Exit Riverbend Realty

Upcoming Events/Holiday hours

December 24-25 Christmas Eve and Christmas Day PAAR Office Closed
New Years Eve & New Years Day PAAR Office Closed

Many of you still need to take your **Code of Ethics by December 31, 2024**. If you take the class through Nar. Realtor the information will be automatically recorded in the NAR M1 database upon completion. If you take the class through the CE Shop, please email the certificate to Tammy Taylor at boardoffice@paarwv.com so that it can be recorded. Consider taking C2EX, it also satisfies the COE requirement.

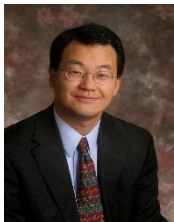
For information on the NAR proposed Settlement and the practice changes you can go to <https://www.nar.realtor/the-facts> to see details. This site is updated on a regular basis.

Instant Reaction: Fed Funds Rate, December 18, 2024

Despite the cuts to the short-term interest rates by the Federal Reserve, mortgage rates have largely refused to budge. One reason is that consumer price inflation has not been fully contained and slightly accelerated in the past two months. Lending money over the longer term needs to compensate for future returned money's loss of purchasing power.

More Fed-rate cuts are likely in 2025 because consumer prices should calm down measurably. Though multifamily housing starts tumbled this year, the completions of new apartments are still strongly rolling in from the previous year's high housing starts. The added supply will help cool rents. Therefore, the gap with the mortgage rates will not remain wide, which means mortgage rates will modestly trend lower.

Given that mortgage rates have stayed above 6% for over two years, consumers are getting used to the new normal, especially considering that the 50-year average is 7.7%. Jobs and inventory will drive home sales.



Lawrence Yun is Chief Economist for the National Association of REALTORS®.

• [Content by Lawrence Yun](#)



Monthly Tips: From HouseLogic- 4 Easy-Peasy Must-Do's for Homeowners in December

1. Clean light bulbs and fixtures
2. Evaluate Homeowners insurance.
3. Pack a home emergency kit.
4. Buy Holiday lights (After December 25)

STACEY FREED

Stacey Freed writes about the built environment, lifestyle issues, education, and pets. You can find her work in "The New York Times," "Real Simple," and "USA Today," as well as at AARP.com and Forbes.com. She is the co-author of "Hiking the Catskills: A Guide to the Area's Greatest Hikes" and sits on the board of the American Society of Journalists and Authors.

Go to:

<https://www.houselogic.com/organize-maintain/home-maintenance-tips/winter-home-maintenance/>
for more details.

Important Numbers to Have:

Supra Help Line: 877-699-6787

MLS Now: 216-485-4100 ext. 412

CoreLogic Answerlink (help with Matrix Related questions on weekends for MLS) 8:30AM-3:30PM
888-549-5003

PAAR Board Office: 304-485-6626

P.A.A.R Office Hours

M-F 8AM-4PM

(M-TH Lunch 12PM-12:30PM)

(F-Lunch 12PM-1PM)