

Trulia & Zillow Are Great, But Not for Finding Homes Actually for Sale

It happens every day. A buyer will call about a home they found on Trulia.com or Zillow.com. These websites are becoming more popular with buyers because of the additional information they provide, such as sales history, comparable sales, school info, etc.

The problem is that the house these buyers found is often either under contract or sold long ago.

This happens so often that I thought it would be useful to publish here the advice which I give to such buyers.

These websites have great information, but they are not connected to the MLS and often don't have current information. If you want to find only homes that are actually for sale, you need to search websites that are updated daily or hourly by the MLS.

Here in the Denver Metro area,

the consumer portal of our MLS is www.recolorado.com. If a listing is "active" on that website, it is actually for sale.

Nationally, www.realtor.com is updated by every MLS as often as every 15 minutes. If it's on realtor.com, it's actually for sale.

Lastly, you will find a consumer version of the MLS on every real estate company website, such as our own website, www.GoldenRealEstate.com. These websites receive updates from the MLS every 30 minutes or so.

Only after you have identified a home for sale on these MLS-connected websites should you go to Trulia and Zillow to get the extra information which they provide. Consulting them last is the only way to avoid the frustration of falling in love with a house only to find that someone else bought it last week or last month.

REAL ESTATE TODAY



By JIM SMITH, Realtor®

Three Jeffco Homes Just Listed by Golden Real Estate



\$534,900



\$649,000



\$225,000

This beautiful home in the popular north Golden neighborhood of Table Rock features 4 bedrooms (one on the main floor), three full baths, plus an oversized loft which could be converted to a 5th bedroom. The kitchen has granite countertops, stainless steel appliances, double ovens (one convection) and a 5-burner cooktop. It has an unfinished garden-level basement. The home sits on a corner lot in a cul-de-sac, just around the corner from the community swimming pool and playground. Take a narrated video tour at www.TableRockHome.info.

The location is a top selling point for this home which is "coming soon" but already on the MLS. Some hail damage on the back of the house is being repaired. It is surrounded on 3 sides by Belmar Park, and you can hear the summer concerts (1/4-mile away) on the wood deck! See the fabulous interior on the YouTube video tour at www.LakewoodHome.info.

This 3-bedroom, 1-bath Pleasant-view ranch home is a stone's throw (but a 1-mile drive) from the National Renewable Energy Lab. It has a 2-car detached garage, and well water for irrigation. It has some minor settling issues which can be addressed. For the money, it's got great upside potential. All appliances are included. Video at www.SouthGoldenHome.com.



Serving the West Metro Area

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