

## What to Do About 'Coming Soon' Listings Is Big Topic at Realtor Meetings

When properties sell as quickly as they do nowadays, we find an increasing number of agents who keep their listings off the MLS in hopes of finding the buyer without having to share their commission with other agents.

At every Realtor or MLS meeting I attend, the topic of agents withholding their listings from the MLS is a recurring subject.

Simple greed can be a factor, since withholding one's listing from other agents increases the chance of selling one's listing directly and not splitting the commission. I was told that this is not a clear-cut violation of the Realtor Code of Ethics, which frankly surprised me. License law, on the other hand, does require agents to put clients' interests ahead of their own, and one could argue that such is not the case when agents don't expose listings to all buyers.

### Two Big Garage Sales in Golden This Saturday

Community garage sales are great — many homes in the same subdivision selling their "stuff" simultaneously. With enough participation, it can create great excitement and great neighbor interaction that may not be there every day.

Every year, I myself sponsor the community garage sale in Golden's **Village at Mountain Ridge**, a 296-home subdivision within the city limits, backing to Mt. Galbraith Open Space Park. **This Saturday, 8am to noon**, is the big event.

This year, I'm adding a second garage sale in two nearby subdivisions — **Stonebridge at Eagle Ridge** and **Lakota Hills**. Their garage sale is simultaneous. You can find maps of both subdivisions and the participating homes and

what each of them is selling online at [www.GoldenGarageSale.com](http://www.GoldenGarageSale.com).

After my garage sales, I pick up unsold items which sellers want to donate instead of keeping.

### Big Price Reductions on Two Golden Listings

Carrie Lovingier's listing at **16506 W. 14th Place**, an attached home in south Golden, has just been reduced from \$375,000 to \$350,000. That's only \$130 per square foot for a home with awesome finishes including slab granite counters and stainless appliances. Video tour at [www.SouthGoldenHome.com](http://www.SouthGoldenHome.com).

My own listing at **25298 Foot-hills Drive North** in Genesee, has just been reduced by \$30,000 to \$519,000. Set in the woods and backing to open space, it has a mountain feeling just 9 miles from downtown Golden! Video tour at [www.GeneseeHome.info](http://www.GeneseeHome.info).

### This Week's Featured New Listing

#### Country Charm in the Heart of Lakewood!

Located just 3 blocks from the Wadsworth Blvd. station of new "W" light rail line, this 4-bedroom, 2-bath updated country farm home at **7670 W. 10th Ave.** is waiting for your clan. Fruit trees, grape vines and an "in process" vegetable garden adorn

this slice of county living. You will love the updated dining room that will accommodate the largest of gatherings. The two llamas on the property (Carlos and YingYang) can be yours as well. Property has a registered well. The Jeffco Open School is across 10th Avenue. Listed by broker associate Jim Swanson, this home will be open Saturday, 1-4 p.m.



#### REAL ESTATE TODAY



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