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## In The Loop

January 24, 2012

Volume 3, Issue 28

### Complaints Received At The MREC

According to the MREC **over 60% of the complaints they receive deal with property management issues**. If you are "dabbling" in property management or holding yourself out to be a property manager, you should have specialized training to reduce your risk of liability.

The REATLOR Institute has a 4-hour Property Management course costing only \$25. If you would be interested in taking such a course, JAR will happy to set that up for you. We just **need a minimum of 15 Members to make the class**. If you are interested and would commit to it, [please reply to Jo Usry](#) by Monday, January 30, 2012.

### Save The Dates!

Two quick reminders of important upcoming dates for 2012.

**March 7, 2012** - [MARPAC Drawdown Event](#) at the MS Children's Museum.

**March 8, 2012** - REALTOR® Day at the Capitol and MAR General Membership Meeting. Details and full event schedule coming soon at [msrealtors.org](http://msrealtors.org)

### From MAR: 2012 Legislative Update 1/18/2012

The 2012 Regular Legislative Session is officially underway and MAR will be working diligently again this year to protect the Real Estate profession and licensees.

MAR serves as the voice of real estate at the Capitol by continuously working side-by-side with state legislators to foster pro-REALTOR®, pro-business and pro-homebuyer legislation. Throughout the session, watch your e-mail for legislative updates and occasional calls to action where REALTORS® will be asked to contact their representatives to personally encourage them to support the REALTOR® position on key issues.

Legislators are scheduled to have a four month session this year, as is customary during the first year of a four-year term. This session will also be a historic one. For the first time, Mississippi has a new Governor, Lt. Governor and Speaker of the House all presiding in their respective offices for the first time Governor Phil Bryant and Lt. Governor Tate Reeves have been sworn into office and Rep. Phillip Gunn, R-Clinton, was elected by acclamation to serve as Speaker of the House.

The first two weeks of the 2012 Session have been relatively uneventful with most of the focus being on Inaugural events and the appointment of House and Senate committees. The Senate is organized and Bills are beginning to be introduced and referred to the proper committees. Speaker Gunn is expected to make his committee appointments this week.

#### [MAR's 2012 Legislative Priorities](#)

### REALTORS® Pay It Forward

It's time for the next [REALTORS® Pay It Forward Award!](#) REALTORS® who are heavily involved with a local non-profit organization should nominate your organization to receive a \$1000 donation from the Jackson Association of REALTORS.

The deadline for providing the [nomination form](#) to JAR is March 9, 2012. The Community Involvement Committee will review the nominations and make a recommendation to the Board of Directors at their March 14 meeting.

All previously provided nominations will also be considered. The check will be awarded to the organization during our [April 17 General Membership Meeting](#).

### It's Gonna Be A HAT PARTY!

SAVE THE DATE: [April 17 Next General Membership Meeting](#).

Wear your favorite hat OR one that depicts:

- Your personality or
- Who you wish you were or
- Who you know you'll be one day or
- Just a hat you've always wanted to wear and had no occasion

Names of members who WEAR their hats to and during the meeting will be eligible for a drawing for a BIG prize. ***Now start thinking about YOUR hat!***

## 2011 Market Overview and December 2011 Market Indicator Reports Now Available

The [2011 Market Overview](#) report and [2011 December Market Indicators](#) report are now available at [jacksonrealtor.com](http://jacksonrealtor.com)!

Be sure to check the '[Market Statistics](#)' section at [jacksonrealtor.com](http://jacksonrealtor.com) to view our Monthly Market Indicators reports, as well as our monthly '[Sales and Inventory](#)' reports.

## NEW Shirts In The Board Store!

The Board Store has just received NEW REALTOR shirts! (Sizes medium - XLarge). These shirts have the REALTOR R logo on the front and the [buyinmississippi.com](http://buyinmississippi.com) logo on the back. Only \$16!

## Coming Soon

### MLS Classes for 2012

#### **LIST-IT: Life Cycle of a Listing**

February 6, 2012 9:30am - 12:00pm

[Click here for details and registration.](#)

#### **LIST-IT: What Are You Looking For?**

February 20, 2012 9:30am - 12:00pm

[Click here for details and registration](#)

#### **Mississippi Coalition of Appraisers - CE Offering**

The Workfile - Instructor: Melissa Bond

February 16, 2012 - 1 pm - 5 pm (4 hours CE Elective)

Uncle Buck's Grill in Bass Pro Shop 100 Bass Pro Drive

Pearl, MS 39208

\$45.00/ MSCAPP Members - \$50/Non-Members

An in-depth review of gathering support data for an appraisal report **and a BPO**.

Emphasis will be placed on verification and documentation of collected data that is to be utilized in formulating the appraiser's opinion and valuation conclusions and a Broker's Price Opinion. If you plan on doing BPO's, you'll want to attend this class!

[Click here to register.](#)

#### **Courses at the REALTOR Institute**

##### **Why Deals Fall Apart**

Friday, February 17, 2012 1:30pm - 4:30pm

The REALTOR® Institute on Lakeland Dr.

Instructor: The best-of-the-best, Adorna Carroll ABR, SRS, CRB, SRES, ePro

Cost: \$35 (A course taught by this caliber of a national trainer usually costs upward of \$100. JAR is bringing it to you for \$35)

This course will be open to all REALTORS® in the state so [you MUST register early](#)

[to be guaranteed a seat.](#)

**Required Code Classes Scheduled at REALTOR Institute** 3 classes have been scheduled for 2012:

[April 4, 2012 \(9:00am - 1:00pm\)](#)

[August 8, 2012 \(9:00am - 1:00pm\)](#)

[December 6, 2012 \(9:00am - 1:00pm\)](#)

[Contact the MS REALTOR® Institute](#) for more details and registration information.

## MLS Stat Shot January 17, 2012 - January 23, 2012

(New Active, Pending and Closed Residential Listings in Hinds, Madison, Rankin, Scott, Simpson, Copiah and Yazoo counties)

**New Listings: 120**

**Average List Price: \$166,296**

**Median\* List Price: \$138,750**

**\*\*Pending: 253**

**Average List Price: \$137,321**

**Median\* List Price: \$124,900**

**Sold Listings: 37**

**Average Sold Price: \$120,739**

**Median\*\*Sold Price: \$125,000**

\*"Median Sold/List Price" - The sale/list price value that is the exact middle value located between the lowest and highest sales/list price for a given period. For example, if there were 9 homes sold/listed of varying value and those values were arranged from least to greatest, the 5th value listed - or the one in the middle - would be the median value.

\*\*Pending status represents ALL pending listings at the time of the report, not by a specific date or date range.

Be sure to visit [buyinmississippi.com](http://buyinmississippi.com)

## Resources

- [Pay 2012 REALTOR Membership Dues](#)
- [BuyInMississippi.com](#)
- [Frequently Requested Documents](#)
- [Calendar of Events](#)
- [LIST-IT](#)
- [LIST-IT Backup Site \(read only\)](#)
- [Mobile LIST-IT](#)

- [HomeSearch](#)
- [JAR Website](#)
- [MAR Website](#)
- [NAR Website](#)
- [MREC Website](#)
- [Houselogic.com: \(NAR Site For Consumers\)](#)
- [REALTORS Federal Credit Union](#)
- [JAR Limited Health Insurance](#)
- [REALTORS Core Health Insurance](#)
- [NAR's Top 20 Field Guides](#)

**Do not reply to this email.**

Questions? Comments? We welcome them! [Contact Us!](#)

As a member of the Jackson Association of REALTORS®, you became eligible to receive emails from the Jackson Association of REALTORS®.

**Unsubscribing from this email will prevent you from receiving any communications from JAR including newsletters, notices, invoices and important updates.**

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Jackson Association of REALTORS | HOURS: 9:00am - 4:30pm | 620 North State Street | Jackson, | MS | 39202