



PAAR February 2025 NEWSLETTER



President's Letter:

This month, PAAR donated to Habitat for Humanity, and I attended their dinner auction on February 14, 2025. All proceeds went to purchasing materials to build a home in the Mid-Ohio Valley Area. This was a wonderful opportunity to get PAAR out and about with the housing community and it was a well-attended event.

Our Ed Fair Committee is busy planning the April 16 Ed Fair that will be at Grand Pointe. The deadline for the Ed Fair registration is March 28, 2025. Please submit your registration forms soon. If you need a PDF version of the form, you can find one on our website at the link below.

<https://www.parkersburgareaassociationofrealtorswv.com/committees>.

March 25, 2025, will be our next membership luncheon at 12PM at Grand Pointe Conference Center in Vienna. RSVP's will come out soon to save your spot.

Sincerely,

Melary Banziger,
2025 President
740-440-0193

WELCOME NEW MEMBERS: Samanth Howard-Riggs Realty, Appalachian Realty-Colten Nichols, and New Affiliate Total Choice Mortgage-Michael Farrell.

Upcoming Events

February 27, Ed Fair Committee Meeting at 9AM at the PAAR Office

March 4, 2025, Broker Class-Grand Pointe Conference Center 8:30AM-12:00PM

March 13, 2025 -Community Service Committee Meeting at 9:30AM at the PAAR Office

March 25, 2025- Membership Luncheon Grand Pointe Conference Center 12PM

April 16, 2025-Ed Fair-Grand Pointe Conference Center 7:30AM-4:30PM



Beginning January 1, 2025, the National Association of REALTORS® (NAR) will require all REALTORS® to complete two hours of Fair Housing training once every three years. This new requirement will align with the existing Code of Ethics (COE) training cycle.

There are four ways to fulfill this requirement:

1. **Fairhaven 2.0 (Recommended)** – Free
2. **At Home with Diversity**
3. **Bias Override**
4. **CE Broker**

All courses can be accessed on the Center for REALTOR® Development website at <https://crd.realtor/> or at CE Broker.

Additionally, consider completing **C2EX (Commitment to Excellence)**, which satisfies both the COE and Fair Housing training requirements.

Instant Reaction: Mortgage Rates February 20, 2025

Facts: The average 30-year fixed mortgage rate from Freddie Mac fell to 6.85% from 6.87% last week. At 6.85%, with a 20% down payment, the monthly mortgage payment is \$2,097 for a home priced at \$400,000. With a 10% down payment, the typical payment would be \$2,359.

Positive: Mortgage rates are easing and are expected to remain in the mid-6 % range. Buyers can plan and search for homes without the uncertainty of fluctuating mortgage rates.

Negative: Although mortgage rates have fallen for five consecutive weeks, mortgage applications have dipped. Housing affordability continues to be challenging due to limited housing inventory.

Neutral: An unusual metric in today's housing market is that over one-quarter of home buyers have not financed their homes in the last 28 months, opting to pay all cash. These buyers do not necessarily pay attention to mortgage interest rates.



Dr. Jessica Lautz is the Deputy Chief Economist and Vice President of Research at the National Association of REALTORS®.

- [Content by Jessica Lautz](#)



6 chilling facts about icicles that all homeowners should know From HouseLogic-

1. THE'LL WILL DESTROY YOUR ROOFS INSULATION
2. THE'LL CAN INFEST YOUR HOUSE WITH MOLD
3. THE'LL WILL SEND WATER POURING DOWN YOUR WALLS
4. THE'LL WILL PULL DOWN GUTTERS AND PULL ROOF SHINGLES LOOSE
5. THE'LL WILL DAMAGE SOMETHING (OR SOMEONE) SPECIAL TO YOU
6. THEY'LL GROW IN LOTS OF SPOTS AROUND YOUR HOUSE NOT JUST ON YOUR ROOF

GABRIELA BARKHO

Gabriela Barkho is a New York City-based digital and print reporter. When she is not covering the latest in-home tech gadgets, she can be found looking for a fresh bague

Go to: https://www.houselogic.com/organize-maintain/home-maintenance-tips/ice-dam-prevention/?site_ref=mosaic 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)