



Don't Get Lost

If you are in an unfamiliar area, make mental notes of landmarks, points of interest and intersections. And always know the exact address of where you are going. If you must use a GPS, then pull over and stop in a safe place first.



REALTOR® News



What REALTORS® Need to Know This Month with RANW President Jill Dickson-Kesler

Join Jill every month for a racap of what you need to know.

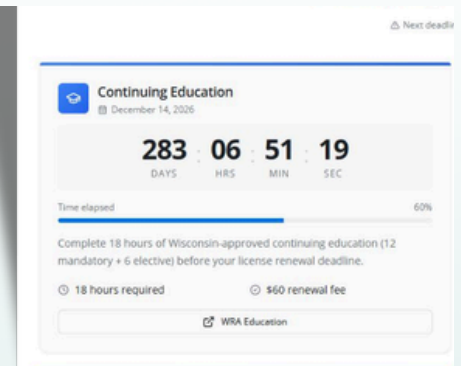
- Market Insight
- Association Update
- New MLS rule or policy
- Opportunities for Members
- Pro Tips



REALTOR® DEADLINES - THIS YEAR IS A CE AND LICENSE RENEWAL YEAR!

Track your CE, License Renewal, Code of Ethics and FairHaven due dates all in one place! The app even gives you the links to go take care of the task and cost information right up front! [Click HERE!](#)

Note: New Member deadlines are different for Ethics and FairHaven



2025-2027 NAR Code of Ethics Requirement

When you complete your 18 hours of Continuing Education, please email Cheryl cdreger@ranw.org the following class certificates to satisfy the 2025-2027 **NAR Code of Ethics requirement.**

See the list of classes [HERE.](#)



Online voting for the 30 Under 30 Web Choice Award opened at noon central time on Wednesday, April 8, and closes at noon central time on Wednesday, April 15. The full 2026 30 Under 30 class will be announced at noon CT on Monday, April 20, at news.realtor. **VOTE HERE for RANW's WHITNEY!**



Revised REEB 24 Now in Effect – Key Changes for Wisconsin Licensees

REEB 24 just got clearer. In the March Legal Update, the WRA's Jennifer Lindsley breaks down revisions to Wisconsin's real estate conduct rules. These changes, effective March 1, 2026, clarify inspection requirements and disclosure obligations for material adverse facts.

- Inspection requirements: Licensees preparing offers must inspect properties before submitting, unless access isn't available or the buyer directs otherwise. Listing agents must still inspect before listing.
- Material adverse facts: Disclosure now focuses on actual facts and not information suggesting the possibility of material adverse facts.
- Updated forms: The WRA-DMAF Disclosure of Material Adverse Fact form has been revised to match the new rules.
- **Watch the recap video [HERE!](#)**

NAR REACHES SETTLEMENT AGREEMENT TO RESOLVE NATIONWIDE HOMEBUYER CLAIMS

The National Association of REALTORS® has reached a settlement agreement to resolve claims brought by homebuyers in the case of Tuccori et al. v. At World Properties et al. A press release here: [National Association of REALTORS® Reaches Agreement to Resolve Nationwide Homebuyer Claims in Tuccori v. At World Properties.](#)

AI POLICY TEMPLATE FOR BROKERAGES

NAR has created a **customizable AI Policy Template for brokers** to help establish clear standards for the responsible use of artificial intelligence within your brokerage.

Download the template and tailor it to reflect your **business operations, technology tools and company policies.**



SCAN TO DOWNLOAD THE TEMPLATE OR VISIT

nar.realtor/brokers/ai-policy-template-for-brokers



Thinking of Having a Contest/Giveaway?

Author: Michael Sewell

Firms/Agents who are considering conducting a promotional contest, drawing, or giveaway, either in person or on their website or social media platform, may have questions about what is permissible. Such activity could be considered a lottery if not handled properly, and under Wisconsin law, conducting a lottery is a Class B misdemeanor.

Firms/Agents considering promotional drawings or social media contests are encouraged to consult with private legal counsel regarding potential legal risks.

The WRA recently addressed this in its February 9, 2026, Legal Hottip, which can be found at [WRA.org](https://wra.org) under "General Real Estate – Door Prizes/Contests/Raffles."

NAR Consumer RESOURCES

- [Financing a Renovation When You Buy](#)
- [Staging your House for a Sale](#)
- [Spotting Deepfake Scams in Real Estate](#)
- [Are You Ready to Invest in Real Estate?](#)
- [Thinking of Selling? 7 Factors to Consider](#)
- [Can't Pay Your Mortgage? You Have Options](#)



Events & Education



REALTOR®
Power Lunch Expo
April 16th | 11:30am - 1:30pm
Holidays Pub & Grill
3950 N Richmond St, Appleton

WCR invites you to come connect with our valued Strategic Partners. Enjoy complimentary lunch and a drink while you build relationships that will help you grow your business!
FREE for REALTORS®

VENDOR BOOTHS

FREE Headshots for REALTORS®

REALTOR® POWER LUNCH EXPO

Event Highlights:

- Enjoy a FREE lunch - on us!
- FREE HEADSHOTS for REALTORS® Come dressed to impress – it's your time to shine in that headshot!
- Expo-style booths featuring strategic partners from various industries
- Networking opportunities with fellow REALTORS® and industry professionals
- Insights on how strategic partnerships can enhance your business growth
- Direct access to product demos, services, and exclusive offers

REGISTER HERE!

BROKER ROUND TABLES

May 14, 2026 @ RANW - SUBJECT: Events, Education and Committees



RANW YPN HUNGER AWARENESS WEEK

We're turning Hunger Awareness Week into a little NE Wisconsin road trip and you're invited

Think good people, giving back, and making a real impact in our communities. Come for one stop or join us for all three...either way, it's going to be such a good time.

Oshkosh: Oshkosh Food Pantry
May 4 | 4-6pm

Fox Cities: Feeding America (Appleton)
May 5 | 8:30-11am

Green Bay: Paul's Pantry
May 7 | 8-10am

Grab a friend, pick a stop, and come hang with us while doing something that helps make an impact in our communities

Sign up here:
<https://forms.gle/zTsy47WFrZZGdphH6>

RANW YPN

MAY 4TH-8TH

HELP US, HELP OTHERS

HUNGER AWARENESS WEEK

REGISTER HERE →

OSHKOSH FOOD PANTRY	APPLETON FEEDING AMERICA	GREEN BAY PAUL'S PANTRY
---------------------------	--------------------------------	-------------------------------

2006 RANW TIMBER RATTLERS/MAKE-A-WISH FUNDRAISER



JOIN US

JUNE 11TH

Food, Fun, Raffles & of course The Timber Rattlers Game!

Six Wishes granted through our 2025 RANW fundraising efforts!

BENEFITING
Make-A-Wish
WISCONSIN



Click [HERE](#) to read more about the six Make-A-Wish WI kids we granted wishes for in 2025. Let's do it again on June 11th!

Thank you to our Platinum Sponsors who have already sponsored this incredible event! If your company is interesting in sponsoring, please find our sponsorship and donation forms [HERE!](#)



First American
EVANS TITLE DIVISION



SAVE THE DATES FOR GOLF!

- Green Bay July 20 at Brown County Golf Course
- Fox Valley August 20 at High Cliff Golf Course
- Oshkosh Sept 10 at Lake Breeze Golf Course

WAHI/RANW HOME INSPECTOR EDUCATION FOR REALTORS®

"Thank you to all who helped to make this possible! It was such a great learning experience. Thank you all so much again!"



What do you think went well with the workshop?

Everything!! It was very well put together

Breaking it up into sections, smaller groups so we could hear. I thought it went great.

The timing/schedule.

All home inspectors did a great job

We're really proud to help our member learn more about Home Inspections. This course, next offered in October, is super beneficial to all who attend. Just read our feedback from March's session!





HOUSING POLICY IS GAINING MOMENTUM— HERE'S WHAT TO KNOW

A major housing bill is moving in Congress, and it could shape the future of housing supply and affordability. In this episode of Advocacy Scoop, we discuss the status of the legislation and recognize Fair Housing month and NAR's ongoing work to expand housing access. From nationwide outreach to updated training tools, this episode highlights the resources available to all members – including NAR's Fair Housing Grant program. [Listen now!](#)

LOCAL ELECTIONS - APRIL 7, 2026

Wisconsin Supreme Court Race
Chris Taylor - X
Maria Lazar



Local Races

There were many local races for county boards, city councils, village and town boards, and school districts across northeast Wisconsin on April 7th. Please see [HERE](#) for a list of all candidates, who won, as well as who signed the RANW integrity pledge highlighted in yellow. [Click HERE](#) for the candidate integrity pledge.

We also congratulate newly elected Neenah Mayor Brian Borchardt and Kaukauna Mayor Tony Penterman – both of whom were endorsed by RANW.



THE RANW FOUNDATION GIVES AGAIN!

Karina Tenor from the RANWF Committee presents a check to the Wolf River Habitat for Humanity this morning as part of our RANWF 2025 fundraiser for those providing resources and local housing solutions. We are truly blessed for those who stepped forward to help us help our community!

Membership



Membership Changes

To view RANW membership changes, [click HERE](#).

Member Anniversaries

Check our Anniversary chart for active members! You can search [here](#) by last name. Members who have been with us for 10, 20 and 30 plus years are all listed [here!](#) Happy Anniversary RANW all stars!

BROKERS CHECK LICENSE STATUS FOR AGENTS WITH DSPS

Please make sure to check under the relationships tab to verify who is licensed under your firm with the DSPS is accurate. You can find the license lookup tool [HERE](#).

Communications



Lady Whistledown's

Communications Committee Confidential

Dearest Gentle REALTOR®,

It has come to this author's attention that the most whispered complaint in our circles—"difficult clients"—may, in fact, be something far more revealing. Not difficult... merely anxious. And those who fail to recognize the difference often find themselves entangled in unnecessary discord.

But not you, dear reader.

The most composed among us have adopted a quieter strategy. They offer steady "no-update" updates, soothing uncertainty before it festers. When tensions dare to rise, they do not spar over text, but swiftly elevate the exchange to a proper conversation—where cooler heads, as they often do, prevail. And, when needed, they deliver a subtle reminder: you are partners in this endeavor, not opponents across a divide.

And yet, an even juicier revelation lingers...

While some race through each day as though collapse were a badge of honor, the truly steadfast have mastered something far more enviable: restraint. They guard their mornings fiercely, refusing to begin the day in reaction. They schedule rest as deliberately as closings—non-negotiable, unapologetic. And perhaps most scandalous of all... they have stopped wasting sharp minds on dull, repetitive tasks, entrusting such things to systems instead.

It would seem the true advantage is not found in doing more—but in knowing precisely what not to do.

Until our next correspondence,
Yours watchfully,

The Communications Committee



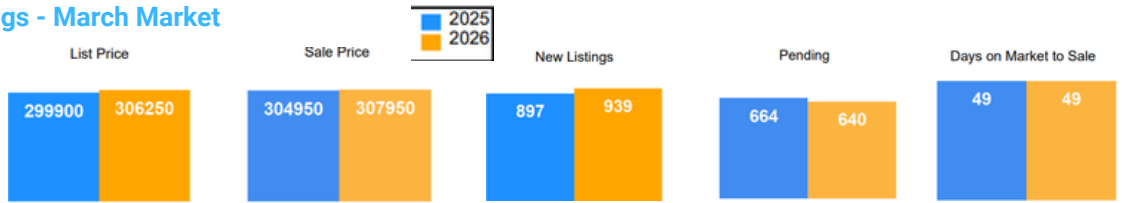
NORTHEAST WI REALITY CHECK

Inventory is still tight across Green Bay, the Fox Valley, and Oshkosh, but April always brings a noticeable uptick in showings and fresh listings. Well-prepped homes are moving quickly, especially those priced realistically from day one. Buyers are more decisive this month – they just need clear expectations.

Helpful resource: RANW Stats & Market Data Reports. These monthly reports help you speak confidently about pricing trends, days on market, and local absorption rates in your specific county.

RANW MLS Residential Listings - March Market

Closed	597	659
Pending	664	640
New Listings	897	939
Median List Price	299900	306250
Median Sale Price	304950	307950
Median List Price to Selling Price	100%	100%
Median Days on Market to Sale	49	49
Monthly Active Inventory	3165	3503
Months Supply of Inventory	3.92	4.18



SMALL TOWN SPOTLIGHT – WRIGHTSTOWN, WI

Wrightstown delivers scenic riverfront living, strong community pride, and an easy commute to both Green Bay and the Fox Cities – ideal for buyers who want space, charm, and accessibility all in one.

Set along the Fox River between Green Bay and Appleton, Wrightstown offers a peaceful small-town atmosphere with convenient access to Highway 41. Residents enjoy time outdoors at Mueller Park, Waupekun Park, and the Wrightstown Boat Launch, making it easy to fish, boat, or simply take in river views. Golfers appreciate Royal St. Patrick's Golf Links, a unique local course with Irish-inspired charm.

Local favorites like Lost Key Tap, The Pizza Shoppe, River Coffee and Cream, and Gnarly Cedar Brewery give Wrightstown its welcoming community feel – the kind of places where neighbors run into each other and visitors feel right at home.



AI / CHATGPT PROMPT OF THE MONTH

PROMPT: WRITE A SHORT, CONFIDENT MESSAGE TO A SELLER EXPLAINING WHY STRATEGIC PRICING MATTERS IN A COMPETITIVE NORTHEAST WISCONSIN SPRING MARKET.

Example 1:

“The spring market is active, which is great news. Strategic pricing helps us attract strong attention right away and avoid sitting on the market longer than necessary.”

Example 2:

“Buyers are watching new listings closely this month. When we price correctly from the start, we create urgency and stronger negotiating power.”

Example 3:

“April activity is picking up, but overpricing can still slow us down. A smart launch positions you for serious offers early.”

If you ever need help thinking through how contract timing, title prep, or closing coordination fits into your strategy, I'm always here as a steady resource behind the scenes. Smooth closings start long before the signing table.

– Justine Lamers, RANW Affiliate, Communications Committee



FAIR HOUSING MONTH SPECIAL EVENT

FAIR HOUSING Forward Live

APRIL 23 // 1 P.M. ET

JOIN US ON FACEBOOK LIVE!

REALTOR® are members of the National Association of REALTORS®

FAIR HOUSING SPECIAL EVENT

Gain real strategies to navigate today's housing market and expand access to homeownership.

Join us LIVE to hear from experts and be among the first to learn who NAR's 2026 Fair Housing Champions are! **RSVP today.**



FOREWARN TRAINING

April

Tuesday
04/14/2026

Register >

Thursday
04/30/2026

Register >

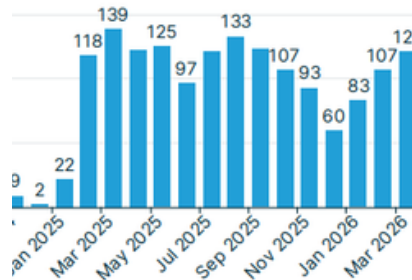


Check out how many RANW MLS subscribers are using CubiCasa! **Click [HERE](#) to start!**

Why use CubiCasa floor plans on your listings?

1. Get accurate measurements for all rooms with a 5 minute scan
2. Help your buyers see the potential of the home at one glance
3. Stand out from the rest by adding the second most requested feature – for free

Delivered Scans



RPR

“How did you come to that price?”

If you've ever paused before answering this crucial question, this one's for you.

Sign up for this free webinar and learn how to use RPR to build CMAs that back up your numbers, answer tough seller questions and help you walk into every pricing conversation with confidence.

Claim your spot now!

Date: Tue, Apr 14

Time: 1:00 PM CDT

ALERT - RECENT SCAM ATTEMPT

A REALTOR member contacted the Village of Howard to confirm the address for a wire transfer after receiving an email and an attached invoice that appeared to be from the Village of Howard. The message instructed him to wire funds for “application and approval” fees related to a plat. The Village believes that the scammers likely gathered information from the village website and Plan Commission notices to create a fake email and invoice. Fortunately this was caught before money was transferred. Please make sure that you confirm any notices for payment directly with the municipality.