



2026 SWMLS Board of Directors Candidate Questionnaire

General Information

Name

Courtney Byrd



Brokerage Name

Realty One of New Mexico

Brokerage Address

9674-3 Eagle Ranch Rd NW

City

Albuquerque

State NM

Number of Years as a REALTOR® Member: 10

Member Type: Please select Designated REALTOR®/Participant only if you are listed as the Designated/Qualifying Broker of your office.

REALTOR®/Subscriber

Are you a managing broker? If so, how many brokers do you supervise?

For which position are you applying? Yes, 2

Director (5 available) See note below.

Note:
There are three available term lengths in this 2026 election cycle.

2 - 3 year terms (2026-2028)

1 - 2 year term (2026-2027)

2 - 1 year terms (2026)

The term length for each candidate will be determined by the votes. The top vote-getter will choose the desired length of term; the second top vote-getter will have the next choice, and subsequent candidates will choose.

Do you have any Code of Ethics violations or have you ever had any disciplinary actions from the New Mexico Real Estate Commission in the last 3 years? If yes, please elaborate. If no, indicate N/A. N/A

Officer and Director nominees must have completed three (3) of the following items:

- 1 year on any NMAR, NAR, or NMREC Committee, PAG or Task Force
- 1 year as GAAR and/or SWMLS Director or Officer
- 1 year as Chair of any SWMLS or GAAR Committee
- 1 year as Member of any SWMLS Committee or selected GAAR Committees (Professional Standards, Grievance, Mediator/Ombuds, GAP or LEAP Committees)
- Complete a Leadership Development Program at the local, state or national level
- Attend at least 2 SWMLS BOD meetings within the last year - can be completed before taking office in January
- Complete both a Robert's Rules of Order and MLS Rules Refresher course
- Have had five (5) transactions that closed in the prior twelve (12) months in which he or she represented a buyer, seller, landlord or tenant or performed an appraisal OR be a qualifying

broker of at least five (5) brokers

The following questions address these items:

Have you ever served as a Director or Officer of SWMLS? No

Have you ever served as a Director or Officer of GAAR? No

Have you served as a Chair of a SWMLS or GAAR Committee within the past 5 years? Yes

Please list all SWMLS, GAAR, NMAR and NAR committees, task forces or PAGs you have been a member of. You can view your SWMLS/GAAR committee history by going to your member portal.

GAP Committee 2019-2023
SWMLS Compliance Committee 2022-Current, Chair
NMAR Board of Directors 2023-Current

Have you participated in GAAR's Leadership Development Program, NMAR's Growth and Involvement Program, or any other leadership training? No

If yes, please provide program name and year completed. Please write N/A if not applicable. N/A

How many transactions did you have within the last 12 months, August 1, 2024 to July 31, 2025? 5

Have you completed a Robert's Rules of Order and MLS Rules Refresher course? Robert's Rules of Order

What are your primary disciplines in your real estate practice? Check all that apply. Residential Coaching/Training

Please list any REALTOR® Institutes, Societies or Councils in which you currently hold membership.
N/A

Please indicate which REALTOR® Designations you hold: None

Have you reviewed the Board Responsibilities document and do you agree to abide by these responsibilities? Yes

Which technologies offered by SWMLS are your favorites, and why?

Forewarn is an invaluable tool that I use when concerned about safety and for verifying a customer is who they say they are. This is one of my favorite tools we have and I use it often.

RPR is another favorite that has so many features, I'm still learning all it has to offer! It's my go-to when I want to check basic details of a property such as owner of record, property history and facts, school district, etc. It also has cool features like calculating equity or Seller's Net, creating reports to give to customers, CMA's, or market activity. These are great tools to take with you to Listing and Buyer presentations as well!

Please share your experience, qualifications, skills, knowledge, and any other relevant information that would make you an asset to the SWMLS Board of Directors and SWMLS Participants and Subscribers. What leadership skills do you bring to the role?

I bring a mix of experience, leadership, and mentoring that I think would be a great fit for the SWMLS Board. I currently chair the Compliance Committee and have served on the GAP Committee for almost 5 years previously. I'm also on the NMAR Board of Directors, which has helped me learn a lot about governance and advocacy at the State level.

Additionally, I have spent the last four years helping coordinate the Realty One of New Mexico Charity Golf Tournament as well as mentor new Associate Brokers. My background in education has given me solid communication and leadership skills that I use every day to help keep our industry professional and strong.

I am committed to supporting everyone in SWMLS by working together, being transparent, and thinking ahead. I would be honored to serve on the Board!

What is the role of the SWMLS and what are the challenges facing SWMLS moving forward?

Our SWMLS is a trusted place to share data and work together. It also keeps things fair and professional with clear rules.

Going forward, the biggest challenges will be staying up-to-date with technology, adapting to policy changes, and making sure SWMLS meets the needs of Brokers and Clients. Staying flexible, focusing on good communication, and ensuring data quality and accuracy will be key.

What are the strengths of the SWMLS core software and affiliated technology offerings and where do you see room for improvement and/or change?

One of the biggest strengths of the SWMLS's core software is its reliability and the consistency of the data we can access. Tools like Flexmls give us powerful search and reporting features at our fingertips, and the integration with products like ShowingTime and RPR really help Brokers stay productive and connected, even on the go.

That said, there is always room to improve. As real estate changes, Brokers change and our needs change. There are always opportunities to make the tech more intuitive and user-friendly - especially for our newbies in the business. Better training and clearer communication around updates or new tools would also go a long way in helping participants get the most out of what is offered. It's about making sure the tools stay not only functional, but also accessible and relevant to how Brokers work today. I feel like we've been heading in this direction recently and I'm loving it, let's keep learning and growing!

What is the one thing you would like to change that is in the purview of SWMLS?

As the Chair of the Compliance Committee, I've seen that a lot of rule violations come from confusion, not bad intentions. I'd love to shift more toward education and prevention - things like clearer guidelines, simple examples, and quick training tools. It could really help Brokers stay on track and protect the integrity of our data.

Additional remarks by Candidate:

I'm really excited about the chance to serve on the SWMLS Board. With my background in compliance, mentoring and community work, I'm ready to help find practical solutions that benefit everyone. Thank you for considering me - I'd love to give back and keep making SWMLS stronger!

We appreciate your interest in serving. You will be notified when the Nominating Committee chooses the candidate slate for the upcoming election.