



## 2026 SWMLS Board of Directors Candidate Questionnaire

### General Information

**Name**

Joseph LaMastra



**Brokerage Name**

RealABQ LLC

**Brokerage Address**

200 Broadway Blvd NE

**City**

Albuquerque

**State**

New Mexico

**Number of Years as a  
REALTOR® Member:**

17

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

Designated REALTOR®/Participant

**Are you a managing broker? If so, how  
many brokers do you supervise?** Not currently

**For which position are you applying?**

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.** None

**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?** Yes

**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.

SWMLS Policy  
SWMLS Data Sharing Task Force  
SWMLS Fair Housing Subcommittee

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?

12

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

No

What are your primary disciplines in your real estate practice? Check all that apply.

Residential

Property Management

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?

Flex, of course. RealReports is a solid addition to our tech and InfoSparks, though it has its flaws, is a good Q&D stat generator.

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've served as a director on the SWMLS Board since 2022 and worked on the SWMLS Policy Committee since 2020. I've been deeply involved in the nuts and bolts of our MLS operations, attended three Council

of Multiple Listing Services (CMLS) conferences and participated in helping SWMLS navigate the rapid and extensive changes brought on by the NAR lawsuit settlements.

I'm organized, analytical, confident in my own opinions but flexible and able to consider all sides of an issue. I'm a clear thinker and speaker and I stand up for what I think is right.

I've held RE licenses in two states (NM and Colorado), working with Coldwell Banker and Jim Smith Realty in Colorado and Coldwell Banker, R1 and now my own independent brokerage, RealABQ Real Estate here in New Mexico. I've managed associates in the past but work solo at this time.

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

The role of SWMLS has changed significantly in the last year, from a data driven cooperation and compensation marketing platform to a one much more focused on the data itself and simply enhancing cooperation among brokerages and brokers, but also front and center dealing with fair housing and access issues.

The sands are still shifting under how MLSs operate and the way listings are handled and there are still big changes coming. With the compensation aspect removed, SWMLS, like all the other MLSs, needs to rethink its value proposition and what it brings to its participants and subscribers now and moving forward.

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

SWMLS is a well run organization, with a solid tech foundation, Flex in particular, but also the added systems like RealReports, InfoSparks, Forewarn, Supra and Showingtime. Because of the rapid and ongoing changes in technology (AI anyone?) the main thing here is staying current, moving away from poor functioning and out of date tech, while identifying the systems that will help our industry grow.

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

Data sharing between and among other MLSs around the country. As we've worked hard to align SWMLS and Flex with the Real Estate Standards Organization (RESO) and their interests in standardized data, we have laid the groundwork for data sharing.

**Additional remarks by Candidate:**

It would be an honor and, with all the work still left to do, a welcome challenge to serve another term on the SWMLS Board.

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