

MLS ENHANCEMENTS

December 2024



On December 11, 2024, several MLS enhancements will be implemented to improve overall user experience and functionality.

Summary of Changes:

- The "No Show" status will be split into two separate statuses: "Coming Soon - No Showings" and "Hold - No Showings," to align with industry data standards.
- "Below Grade" will be relabeled as "Basement" in the room level drop-down for improved clarity and consistency across property types.
- "Model Home Not For Sale" listings will automatically have the phrase, "Model Home Not For Sale" added at the beginning of "Public Remarks" to help ensure compliance with MLS rules.

More Information:

"No Show" Status relabeled as "Coming Soon - No Showings"

The "No Show" status will be relabeled as "Coming Soon - No Showings" and will be available for both "Residential" and "Multifamily" listings. Listings that are unavailable for showings within 7 calendar days of the 'List Date' will be required to be entered under the "Coming Soon - No Showings" status.

Listings in the "Coming Soon - No Showings" status must have an active listing agreement. When the status is selected, the "Available to Show Date" field will be required. On the "Available to Show Date," the status will automatically update to "New." Listings in the "Coming Soon - No Showings" status will not accrue days on market in the MLS, will not be included in Paragon automatic email notifications or the Collaboration Center, and will not be syndicated to websites.

New Status: "Hold - No Showings"

A new status, "Hold - No Showings," will be added to the MLS and will be available for both "Residential" and "Multifamily" listings. If showings are suspended for listings in the "Active" status for more than 7 consecutive calendar days, the status must be updated to "Hold - No Showings".

Listings in the "Hold - No Showings" status must have an active listing agreement. When the status is selected, the "Available to Show Date" field will be required. On the "Available to Show Date," the status will automatically update to "Active." Listings in the "Hold - No Showings" status will not accrue days on market in the MLS, will not be included in Paragon automatic email notifications or the Collaboration Center, and will not be syndicated to websites.

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"Below Grade" relabeled as "Basement"

"Below Grade" will be relabeled as "Basement" in the room level selections for improved clarity and consistency across property types.

The image shows two side-by-side screenshots of the MLS input form. Both screenshots show the 'Primary Bedroom Level' dropdown menu. The left screenshot shows the 'Below Grade' option selected, and the right screenshot shows the 'Basement' option selected. The dropdown menu lists the following options: 2nd Floor, 3rd Floor, 4th Floor, Below Grade (left) / Basement (right), Lower (Above Grade), Lower (Below Grade), Main Floor, and None.

"Model Home Not For Sale" added to "Public Remarks"

Model homes entered in the MLS but not offered for sale must be in the "Model Home Not For Sale" status and require the phrase, "Model Home Not for Sale" at the beginning of "Public Remarks". Rather than users being required to add the required phrase manually, "Public Remarks" will populate automatically. Rules regarding model homes are not affected by the enhancement.

Model Home NOT for Sale: A model may not be entered in MLS if it is not being offered for sale unless it is entered with the status 'Active-Model Home Not for Sale'. In such cases, the first line of public remarks must say "Model Home Not for Sale" and the word "model" must be placed across the photographs in the MLS. Model homes not for sale will only have the available statuses of Active-Model Home Not for Sale, Cancelled, and Expired. 2/19

Updated MLS Input Forms, GPRMLS Rules, and "Status Change Form" will be available.