Coming Soon Status

Listing Agreements for properties that are not yet ready to be marketed may now be entered in the NTREIS MLS as “Coming Soon” up to 14 days prior to becoming “Active”.

You will now see this option on the Listing Input “Status” tab:

There are a limited number of fields required to complete this entry, but fewer fields than is required for an “Active” entry.

At any time during the 14 day period, you may complete the entry to update the status to “Active”. The listing then shows as “New” and days during the CS period are not counted in the DOM.

If not made Active, the system will move the listing to a “Temporarily Off Market (TOM)” Status on day 14. You will receive both a pop up notification and an email notification 3 days prior to the end of the Coming Soon period.

This is a courtesy reminder that your Coming Soon listing 13530905, located at 4125 South will change to Temporarily Off Market in 3 days.
To submit this listing as Active, login to Matrix and go to Listing Input or click the following link: Edit Listing
If you have any questions, please contact your MLS Provider Association.

You will receive another notification for listings that the system changes to TOM:

This is a courtesy notice that your Coming Soon listing 13530905, located at 4125 South has been changed to Temporarily Off Market.
To submit this listing as Active, login to Matrix and go to Listing Input or click the following link: Edit Listing
If you have any questions, please contact your MLS Provider Association. This is an automated notification email, please do not reply.

*note, once the listing goes to TOM status, you must complete the listing entry and then change to Active
A Listing in Coming Soon Status will be searchable by all MLS Participants from the search screens and available to send to clients and visible in the client portal.

In addition, your Coming Soon listings are visible in your “My Listings” widget. Brokers can also see “My Office Coming Soon Listings”:

Coming Soon Listings are NOT available for IDX display and will not be distributed to third party sites.

We hope that this will provide a convenient source for agents to expose their “coming soon” listings to other agents before they are available for marketing and showing.
The NTREIS Rules and Regulations have been modified to accommodate this entry:

7.29 A Listing Participant may enter a Qualified Listing into the MLS using the COMING SOON Status. The Listing Participant who files a “Coming Soon” status warrants that (a) the Listing Participant has a Qualified Listing with the Seller, (b) the Seller has requested that the property be withheld from the MLS for a stated amount of time and for a stated reason (ex: to prepare the home for showings, needed repairs, legal matters) and (c) Seller authorizes entry in MLS under the “Coming Soon” Status during the “withheld” time period. A listing may remain in the COMING SOON Status for not more than fourteen (14) days. Once the listing has been in the COMING SOON status for fourteen (14) days the listing must be changed to Active prior to change to any other status in accordance with these Rules. If no status change is made after fourteen (14) days, the listing will automatically enter the TOM (Temporarily Off Market) status based on the original entry timestamp. A property may not be refiled in the COMING SOON status until a period of one year after the original date of filing in the Coming Soon status or until there is an ownership/tenant change whichever occurs sooner.

NOTE: The COMING SOON status is not intended to give the listing broker an advantage in finding a buyer for the property to the detriment of cooperating brokers or to circumvent the selling of the property on an open market. The intended use of this status is to provide a vehicle for subscribers to notify other subscribers of properties that will be made fully available for showing and marketing after preparations have been completed.