



GEPAR

GREATER EL PASO ASSOCIATION of REALTORS®



REALTOR®



- “Coming Soon” listings are available within the FlexMLS portal to MLS subscribers.
- Listings can stay in “Coming Soon” status for up to 7 days and may be made “Active” by the listing agent at any time during that 7-day period. No extensions will be given.
- The listing will automatically go into “Active” status at the end of the 7-day “Coming Soon” status period if the listing agent does not change it before the period ends.
- 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.
- Showings are NOT allowed while a property is in “Coming Soon” status; if it’s ready to show it should be in “Active” status.
- If the Listing Broker/Agent receives an agreement of sale on a listing while it is in “Coming Soon” status, it must be presented to the Seller in accordance with all applicable laws and regulations.
- The MLS does NOT distribute Coming Soon listings to any Broker (IDX) or 3rd party syndication websites.
- Advertising a listing that is entered into the MLS using the “Coming Soon” status is permitted on public-facing media, as long as it articulates an accurate picture of the status of the property.
- A sign may be placed on the property during the Coming Soon period (for up to 7 calendar days) ONLY if it is entered in the MLS using the Coming Soon status. The sign must prominently display “Coming Soon.”
- Days on Market (DOM) does not count or accumulate during “Coming Soon” status.