



Coming Soon Listing Status

A Coming Soon listing status indicates the property is being prepared for sale but is not ready for showing. Listings in Coming Soon status may not be shown until the listing is in Active status.

- Listings in a Coming Soon status must upload a completed and signed Coming Soon Listing Authorization Form.
- A Coming Soon listing must identify an Availability Date in the designated field. The listing status will automatically become Active on that date (or may be made Active prior to that date by the listing brokerage). Showings may be scheduled for the Availability Date or after, and agents who schedule an appointment for the Availability Date will be notified if the listing becomes Active prior to that date. If the listing remains unavailable for showing when the Availability Date arrives, the status must be changed to TNAS.
- Coming Soon is available only for new listings and only for 21 days from listing entry. This status does not accumulate DOM or CDOM.
- Coming Soon listings are available to NorthstarMLS participants and their customers through email and the customer portal. Coming Soon listings are distributed to broker and agent websites through Broker Reciprocity but are not distributed to third party sites.
- Coming Soon listings must meet the field requirements for that property type. At least one photo is required within 2 business days of entering a Coming Soon listing. The Coming Soon listing includes an offer of compensation to cooperating brokers, and the time in Coming Soon status will display in the listing history.
- An open house can be added to a Coming Soon listing as long as the open house is scheduled for on or after the Availability Date.
- A Coming Soon listing may not be shown until the listing is active. Showing a property while in Coming Soon status violates the condition of the status and is considered a serious fine subject to a \$1,000 fine to the listing agent.