

Registered vs Coming Soon status



Remembering the differences between the Registered and Coming Soon statuses doesn't have to be complicated! Below is a simple chart to help you use each status.

	Registered	Coming Soon
Do I need a listing agreement?	YES	YES
Do I need to enter the listing within 2 days of the effective list date?	YES	YES
Is this listing actually "in" the MLS for sale?	NO ¹	YES ²
Do I need an exclusion form to use this status?	YES ³	NO
Do I need a Coming Soon form to use this status?	NO	YES
Can I publicly market the property?	NO	YES
Can I put up a for sale sign?	NO	YES
Can I show the property?	YES ⁴	NO
Is a photograph required?	NO	YES
Are these listings included in IDX and VOW data feeds?	NO	YES
Are these listings included in listing distribution?	NO	NO
Is there a limit to the time a listing can be in this status?	NO	YES ⁵
Can a listing in this status be modified?	YES	YES
Can a listing go back into this status once updated/moved out of the status?	NO	NO
Can my broker, office manager, or assistant edit these listings?	YES	YES
Can offers be submitted, presented, and accepted while in this status?	YES	YES
Can all CRMLS membership see these listings?	NO ¹	YES
Will price changes I make while in this status show up in the listing's history?	NO	YES

To review the Registered FAQs, click [here](#).

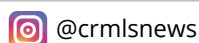
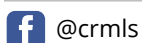
1 Listings in Registered status are excluded from the MLS per the seller's instructions, either temporarily or for the whole term of the listing. They are not "in" the MLS. Only the listing agent, listing broker and office manager, and Association/CRMLS staff can view Registered listings.

2 You can treat a Coming Soon listing like an Active listing that cannot be shown for 21 days and does not go out to via listing distribution (Realtor.com, etc.), but is included in IDX feeds (Zillow, Redfin, etc). Click [here](#) to understand the differences between IDX and listing distribution.

3 If you are using the C.A.R. form RLA dated 6/2020 and option 7.D.1 is complete, you do not need an additional exclusion form.

4 Registered listings can be shown to clients of the listing brokerage firm. A client is defined as an individual or entity that has signed, within the previous year, a Disclosure Regarding Real Estate Agency Relationship form in Compliance with CA Civil Code section 2079.16 that identifies the Listing Broker.

5 You can only use the Coming Soon status for a maximum of 21 days from the date of entry. On day 22, the MLS system will move the listing into Active status. **Please note:** New Construction Listings may be listed under the status of Coming Soon for longer than 21 days (until a notice of occupancy is issued), per Rule 7.18.4 of the CRMLS Rules and Regulations.



800.925.1525



Updated August 31, 2021