



NNRMLS Listing Comparison Grid

QUESTIONS	TRADITIONAL LISTING	COMING SOON	WITHHELD
What Property Types must be submitted to NNRMLS?	Residential, Multi-Family (2-4 units), Vacant Land, Sold Properties previously withheld from MLS	Residential, Multi-Family (2-4 units), Vacant Land, Sold Properties previously withheld from MLS	Residential, Multi-Family (2-4 units), Vacant Land, Sold Properties previously withheld from MLS
Listing Agreement Required?	Yes	Yes	Yes
At Least One Photo Required?	Yes	Yes, NNRMLS "Coming Soon" graphic may be used temporarily	No
When Must the Listing Be Submitted?	Within two business days of seller(s) signing listing contract or the commencing date, whichever date is later	Within two business days of seller(s) signing listing contract or the commencing date, whichever date is later	Must be entered into NNRMLS Withheld Listing Compilation within two business days of seller(s) signature on Listing Contract or the commencing date, whichever date is later. Must be entered as ACTIVE in MLS within one business day of the property being publicly marketed.
How Long Can a Listing Stay in This Status?	Indefinitely – as long as there is a valid contract	Maximum 21 Days	If no public marketing occurs, may continue to be withheld until it is sold, at which time it must be entered into the NNRMLS as "sold" within two business days of closing.
When is Public Marketing Allowed?	When the listing agreement is in effect*	When the listing agreement is in effect*	Public marketing is not allowed
Will Listing be Submitted to IDX and Other Public Websites?	Yes	Yes	Public marketing is not allowed
When Can a Showing be Scheduled?	As soon as the listing agreement is in effect*	When listing is converted from Coming Soon status to the "New/Active" status	When listing agreement is in effect*
When are Showings Allowed?	When the listing agreement is in effect*	When listing is converted from Coming Soon status to the "New/Active" status	Public marketing is not allowed; listing can only be shared with or shown to members of the listing brokerage
When Do Days on Market Start?	When the listing agreement is in effect*	When listing is converted from Coming Soon status to the "New/Active" status	When listing agreement is in effect*
Can Available for Showing Date Be Adjusted?	N/A	Agent can change Available for Showing Date within the 21-day maximum. Listing becomes New/Active on Available for Showing Date.	N/A
What Additional Paperwork is Required?	Typically no special forms	Coming Soon Sellers Authorization Form – on file with Agent/Broker	Acknowledgement and Authorization to Withhold Listing – Uploaded to NNRMLS Withheld Listing Compilation
Who Should Sign the Above?	Seller(s) and Listing Agent	Seller(s), Listing Agent and Listing Broker	Seller(s), Listing Agent and Listing Broker
Yard Sign Requirements?	No	Must have a "Coming Soon" rider	Public marketing is not allowed; including yard signs.

*For the purposes of this document, the "Listing Agreement" is considered to be "in effect" from the commencing date through the termination/expiration date.