



Greater Kalamazoo  
Association of REALTORS®

# FAQ:

## **New! Coming Soon Status**



Coming Soon Status may be used in the MLS, when a fully executed listing agreement is held for the property, but the property will not be on the market for up to 7 calendar days.

**For the full policy, go to the  
GKAR Member Login.**



**KNOW THE  
POLICY, SO  
YOU'RE NOT  
IN VIOLATION!**



**FOR  
SALE**

**GKAR**

**1**

**Will Coming Soon automatically be included in my searches?**

No. An agent will need to choose to include Coming Soon listings in new and established searches.

**2**

**Can a listing go from Active to Coming Soon in the MLS?**

No. Once a listing has been made Active in the MLS there is no option to update the status to Coming Soon.

**3**

**Is the On-Market date visible to all MLS users?**

Yes. The On-Market date will appear below the listing agent name and office.

**4**

**Does the listing agent need to change the status from Coming Soon to Active when the On-Market date has been reached?**

No. The MLS will update a Coming Soon listing to Active when the On-Market date has been reached. This will mimic the process in which listings expire in the MLS upon the expiration date.

**5**

**Can I hold an open house or estate sale for the property while in the Coming Soon status?**

No. Open houses or estate sales would be considered showings on the property. GKAR *MLS Rules & Regulations* prohibits showings of any type on a property while in the Coming Soons status.

**6**

**May offers be accepted by the Seller while the property is in in the Coming Soon status?**

Yes. A Buyer may submit sight unseen offers that a Seller may accept.

**7**

**Can I add a listing in the Coming Soon status if the status was used previously on the property with a different MLS number?**

No. GKAR *MLS Rules & Regulations* states, a property previously listed in the MLS may not be entered as a new listing with the status of Coming Soon unless it has been off the market for at least 30 days.