

DUPLICATE LISTINGS

Each Participant is entitled to one (1) published listing per address in MLS, with exceptions for:

- a property that can be sold as vacant land or with a builder-proposed house, or
- a property that is available for both sale and lease.

When submitting a listing for an address that is already in MLS as Active, Coming Soon, Under Construction, Withdrawn, or Pending, the error below will appear:

Listing Information - Residential	
Error	Description
Error 21	• Duplicate Listing: Address matches Listing #1768086

If the error appears, do not attempt to modify the address in order to submit the listing. Instead, verify that the property is not actively listed (Active, Coming Soon, Under Construction, Withdrawn, or Pending) by searching the MLS. If the property is already listed with a different brokerage, reach out to the listing brokerage to resolve any contract discrepancies. If the property is listed with the same brokerage and does not meet the criteria above, the new listing cannot be submitted.

Note: Withdrawn is an active status. Listings must be in a final status (Canceled, Sold, or Expired) to relist.