

Bay East Consumer Guide

Multiple Listing Services (MLS)

Discover how the MLS helps buyers, sellers, and real estate professionals.



What Is an MLS?

An MLS is a shared database used by real estate professionals to market and search for properties. It provides:

- Current homes for sale
- Verified property information
- Market data and listing details
- Broad exposure across participating brokerages



How Does an MLS Help?

An MLS benefits both buyers and sellers by:

- ✓ Helping buyers find homes that match their needs
- ✓ Giving sellers access to a larger pool of buyers
- ✓ Providing reliable property and market info.
- ✓ Supporting transparency and fair housing practices



Important Things to Know

The MLS is designed to support an efficient and transparent market.

- MLS rules are established locally and can vary by region.
- As of August 17, 2024, offers of compensation between brokers are not permitted on the MLS, though they may still be negotiated and communicated outside the MLS where allowed.
- Some MLSs allow sellers to communicate buyer concessions.



"The MLS helps connect homes with the people searching for them."



Selling Through the MLS

Listing your home on the MLS can:

- Increase your property's visibility
- Reach more qualified buyers
- Provide accurate listing information across many real estate websites
- Support a more informed marketplace

Sellers also have the option to limit MLS exposure, depending on local MLS rules, by providing written instructions to their agent.



We're Here to Help

A Bay East REALTOR® can help you:

- ✓ Search for homes using trusted MLS data
- ✓ Maximize your home's exposure to buyers
- ✓ Explain local MLS rules and marketing options