

## CVR MLS Rules and Regulations Update

Effective May 20, 2026

### 5.1.2 – Coming Soon Status – Terms and Conditions of Use

1. Only properties subject to a ratified listing agreement and pre-marketing addendum may be entered under the Coming Soon status. Coming Soon listings are subject to the requirements set forth in this Section 5.1 and must be entered into the MLS system under the Coming Soon status within three (3) days of the Listing Agreement ratification by the Seller or within one (1) day of Public Marketing.
2. Listings under the Coming Soon listing status are only available to Virginia MLS Cooperative Participants and Subscribers and authorized data share partners.
3. ~~This status is not included in IDX or Data feeds.~~ [\(Repealed\)](#)
4. Listings under Coming Soon Status may not be shown. In the event that a Seller agrees to allow a Coming Soon listing to be shown the listing status must be changed to Active prior to the showing.
5. Days on Market (DOM) do not accrue while a listing is under the Coming Soon listing status.
6. You must include an Expected On-Market Date when using the Coming Soon listing status. This is the date when you expect your listing to be Active in the MLS system. This date cannot exceed forty-five (45) days from the listing ratification date. The listing will move to an active status on the Expected On-Market Date. If the listing is not ready for an active status upon the expiration of the Coming Soon period consider using the Temp Withdrawn listing status.
7. Listings under Coming Soon Status must have a List price.
8. Because a Listing under the Coming Soon status will have an MLS number, the listing agent will be able to add virtual tours, marketing materials, and listing documents ahead of time.
9. No listing, including a listing that was once under the Coming Soon status, can revert back to the Coming Soon status. The same listing agent may not relist a property as a Coming Soon listing unless the property has been off market for 90 days or more.

### Section 11.3.1 IDX Restricted Content

CVR MLS reserves the right to determine the data fields, property status, and Listing types that may be displayed on the IDX Participant's website and their IDX Agent's website, and other publicly accessible websites.

Listings displayed pursuant to IDX shall contain only those fields of data designated by the MLS. Display of all other fields (as determined by the MLS) is prohibited.

The following fields or listing information may not be displayed:

- a. Confidential fields intended only for other MLS participants and users (e.g. showing instructions, property security information, showing instructions and fields intended for cooperating brokers only).
- b. Display of seller's(s') and/or occupant's(s') name, phone number and email.
- c. The type of listing agreement, i.e exclusive right to sell or exclusive agency.
- d. Expired and withdrawn listings.
- e. ~~Coming Soon listings. Coming Soon listings other than the those of the website owner (listing agent or firm) may not be displayed. Listing firms may display their own Coming Soon listings. (Repealed)~~