



MLS POLICY UPDATE

April 1st, 2026



The MLS Committee would like to inform our members of the following MLS update(s). The change(s) will go into effect **April 1st, 2026**. Please familiarize yourself with the information below:

- Days on Market/Cumulative Days on Market Calculation
- Database Preservation

Days on Market/Cumulative Days on Market Calculation

MLS rule 7.22 has been updated to include the data points used for DOM/CDOM calculation. Additional verbiage has also been added to clarify that modifying listing data to alter the DOM/CDOM calculation is not permitted.

7.22. Days on Market/Cumulative Days on Market Calculation. *The calculation of Days on Market (DOM) is based on the listing number assigned to the property by the MLS, the listing date, street number, unit/space number, county, Assessor's Parcel Number ("APN"), and is tied to the brokerage firm holding the listing. DOM only begins to accrue when a listing goes into Active status and does not accrue while a listing is in Coming Soon status. The calculation of Cumulative Days on Market (CDOM) is based on the street number, unit/space number, county and the Assessor's Parcel Number ("APN") until the earlier of a change of ownership or the property is not available for sale and no listing agreement is in effect for a period of 90 days or more. MLS tracking of this field, if any, shall be classified as "non-confidential" for the purpose of allowing Participants and Subscribers to make such information available to clients or customers pursuant to Sections 12.15.1 (Client Copies) and 12.19 (VOWs).*

(a) Participants and Subscribers are prohibited from engaging in any practice to manipulate, reset, or alter the Days on Market/Cumulative Days on Market Calculation, including but not limited to, adding to or changing the data points used for the calculation or cancelling and re-submitting a property without a change of ownership.

Fine Schedule: Tier2 violation starting at \$400

Database Preservation

No change to MLS rule 11.8 but additional verbiage has been added to clarify the removal of listing data from the MLS.

11.8. Database Preservation. *No data may be removed from the MLS compilation other than by the service. Although a listing may be removed from display in the MLS compilation of current listing information, all data submitted to the MLS will remain in the database for historical and other purposes approved by the service (unless the service itself removes said data in accordance with other provisions of these rules).*

(a) To maintain the accuracy and efficiency of the MLS, no listing data (prices, terms, photos, etc.) shall be removed from the MLS, even when the listing has closed. Removing listing data by any means, including but not limited to, manipulation of listing status to remove photos or terms while listing is subject to a purchase contract ("Pending" status), is not permitted. To meet the requests from home buyers and sellers, the MLS, at its discretion or with written request from the listing broker, may update closed listing photos, IDX, VOW and syndication settings to remove listing data from public display.

Fine Schedule: Tier2 violation starting at \$400

Do not hesitate to contact the board/MLS office at (559) 627-1776 or via email at support@tcmls.org with any questions.