MLS ENHANCEMENTS

July 21, 2026

GREAT PLAINS REGIONAL MLS

On July 21 several MLS enhancements will be implemented to improve overall user experience and functionality.

Summary of Changes:

- The “Coming Soon – No Showings” and “Hold – No Showings” statuses are getting updated.
- The “Range-Cooktop+Oven” and “Oven- No Cooktop features will be renamed “Range” and “Oven”.
- The “Garage Type” field will be renamed “Parking Features”.
- The “Jr. High School” field will be renamed “Middle School”.
- “Golf” will be removed from “Exterior Features” in the Multifamily Class.
- The statuses of “Increase” and “Decrease” will be disabled.
- “Ranch” will be added as a “Property Subtype” in the Land Class.
- An “Existing ADU” field will be added to Paragon.
- An “Established HOA” field will be added in the HOA options.

More Information:

The “Coming Soon – No Showings” and “Hold – No Showings” statuses are getting updated.

The “Coming Soon – No Showings” and “Hold – No Showings” are getting updated to behave more like the “Active” status during periods when showings are unavailable. Listings in either status will be available for syndication to public websites as well as be included in the Paragon Collaboration Center, and in the Paragon auto-match emails. If a Seller instructs that the listing should not be displayed on any public websites during this time, there is a new “Internet Display Opt-Out” form and the “IDX Include” field would need to be set to "No", but this can be manually adjusted back to "Yes" at any time. Since the listing is eligible for syndication, "Days on Market" will accrue in the MLS while in these statuses. To provide further clarification and transparency the Paragon system is going to automatically add verbiage as the first words in the "Public Remarks" that the listing is in a status this is unavailable for showings. The “Coming Soon – No Showings” status will only be available for the first 21 days of the listing term and will be automatically updated to “New” at the end of the 21 days or on the provided "Available to Show Date" whichever comes first.

The "Range-Cooktop+Oven" and "Oven- No Cooktop" features are being renamed "Range" and "Oven".

To align with national data standards, the fields labeled "Range-Cooktop+Oven" and "Oven- No Cooktop" will be renamed to "Range" and Oven", respectively, removing the definitions from the names.

Note: only the Paragon system will be updated, the input forms will retain the definition in the feature name.

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The "Garage Type" field will be renamed "Parking Features".

The "Garage Type" field will be renamed "Parking Features" to better align with national data standards and provide additional information about the parking options available at the property. With this change, "Garage" will also be added to the options of "Attached", "Detached", "Built-In", "Tandem", and "Heated" to provide further clarification.

The "Jr. High School" field will be renamed "Middle School".

The "Jr. High School" field will be renamed "Middle School" to better align with the terminology being used in most School Districts.

"Golf" will be removed from "Exterior Features" in the Multifamily Class.

The feature of "Golf" is currently available under "Exterior Features" for Multifamily listings. This feature will be removed and will no longer be an option to better align with the national data standards.

The statuses of "Increase" and "Decrease" will be disabled.

Before Paragon had the automatic price change indicators the "Increase" and "Decrease" statuses were to be used to indicate a price change on a listing. Since the implementation of the price change indicators the statuses are no longer being used and will be disabled.

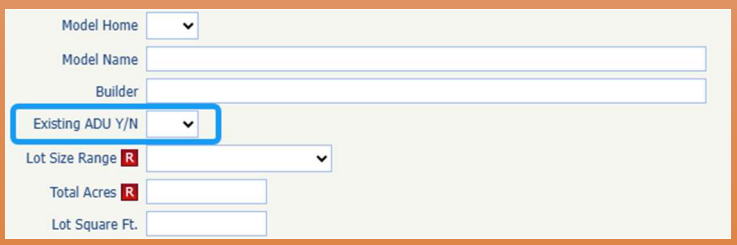
"Ranch" will be added as a "Property Subtype" in the Land Class.

Currently in the Land Class Farms and Ranches are listed together as the "Property Subtype" option "Farms/Ranches". To provide clearer classification and match the national data standards the current "Farms/Ranches" "Property Subtype" will be renamed "Farm" and a new "Ranch" "Property Subtype" will be created.

Note: any listings currently in the "Farms/Ranches" "Property Subtype" will remain in the "Farm" "Property Subtype" after the change.

An "Existing ADU" (Accessory Dwelling Unit) field will be added to Paragon.

A new field titled "Existing ADU (Y/N)" will be added to Paragon to provide a searchable way to indicate whether a property includes an existing ADU that meets local ADU ordinance requirements.



Note: more information about ADUs will be available in the GPRMLS Measuring and Definitions Guide.

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An "HOA Established" field will be added to the HOA options.

Paragon currently requires you to disclose whether a property has an HOA, including any associated fees and terms. However, in communities where an HOA is planned but not yet established, there has been no way to disclose this information outside of the remarks section. To address this gap a new "HOA Established (Y/N)" field is being added to Paragon.

When the current "HOA (Y/N)" field is set to "Yes", the new "HOA Established (Y/N)" field will become a required field. If the HOA is already operational, selecting "Yes" in the new field will make the "HOA Fee" and "HOA Fee Term" fields required. If the HOA is not yet fully operational, selecting "No" will allow the "HOA Fee" and "HOA Fee Term" fields to be completed if known but are not required.

When the current "HOA (Y/N)" field is set to "Yes", the new "HOA Established (Y/N)" field will become a require

Ready to dive in and prepare before the enhancements are live?

- GPRMLS Training Opportunities
  - July 14 at 10 am on Zoom Register
  - July 16 at 1 pm In-person at OABR Register
  - July 20 at 1:30 pm In-person at RAL Register
- Updated MLS Input Forms
  - Residential
  - Land
  - Multifamily
  - Residential Rental
  - Auction
- 180 Internet Display Opt-Out Form
- Updated GPRMLS Rules
- Updated GPRMLS Measuring and Definitions Guide
  - Added definitions for Mobile Home, Manufactured Home, and Modular Home.
  - Added ADU information for Lincoln and Omaha.
  - Added the definition for Ranch.