

MLS Collaboration – Most Common Approaches

There are many approaches to regionalization and data sharing. Our objective here is not to define every variation, but to introduce some high-level characteristics and a more consistent vocabulary, to make it easier for industry leaders to discuss the approaches and make directional decisions that result in meeting the members' needs through increased collaboration.

Increased Integration of Operations

	Reciprocal Access	Regional IDX	Data Sharing	Uniform Profile Data Aggregation	Shared MLS System	Regional MLS
Uniform profile sheets	No	No	No	Yes	Yes	Yes
Enter and maintain listing one-time	No	No	Broker Choice	Yes	Yes	Yes
Search <u>all</u> fields of information at once	No	No	No	Yes	Yes	Yes
Share one MLS system, vendor & database	No	No	No	No	Yes	Yes
One MLS organization	No	No	No	No	Maybe	Yes
Single source IDX, back-office, listing distribution	No	Yes	Maybe	Yes	Yes	Yes
Offer of Cooperation and Compensation	Maybe	Maybe	Maybe	Yes	Yes	Yes
Governance & Rules						
- One decision-making body for MLS(s)	No	No	No	Maybe	Maybe	Yes
- Uniform MLS Rules and enforcement	No	No	No	Yes	Maybe	Yes
- Uniform IDX Policies	No	Yes	Maybe	Yes	Yes	Yes
- Pay one MLS fee for access to all listings	No	No	Broker Choice	Yes	Yes	Yes
Reduction in Operating Costs	No	No	No	No	Yes	Yes
Examples:	Many	MI, NC	MLS Alliance, WIREX	CARETS, MN	SE Florida, NTREIS	MidFlorida, ME, RI, MLSpin

There are many variations and hybrids to these categories, especially in the area of governance and rules. For example, some MLS Services are “decentralized” where multiple Associations share a common MLS system and database.