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Multiple Listing Service – Accessing Realtor Databases Quickly and Cheaply by
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All real estate brokers maintain a database of local properties listed for sale by their agents. When a buyer approaches a realtor for assistance, the first thing the real estate agent does, after determining what the buyer is looking for, is scan their broker database of listings to see if there are any matches.

Most of the time, a home buyer looks at many homes before deciding to make an offer. As a result, their realtor has to expand their search beyond their broker database of listings. This is where the MLS comes in.

The MLS or Multiple Listing Services is a comprehensive database of almost every home for sale in a particular market. The first Multiple Listing Service started functioning sometime in the late 19th century, when realtors created a common pool of data, hoping to be able to offer buyers more choice – and in the process, increase the likelihood of selling the property listed on their database.

Until very recently, a Multiple Listing Service was accessible only to realtors, and each realtors'™ association had their own multiple listing service. As the internet became commonplace, regional databases of property listings became easily accessible online, first for real estate agents and then for consumers. There are currently hundreds of realtor associations all across the country, each with its own database of local homes for sale.

Today, a homebuyer can access these various multiple listing services easily and quickly. All they need to do is go online and search for “mls listings” + the city where they are looking for a home. If you conduct a search for “mls listings minneapolis” you will find a number of websites offering access to the local mls listings database. Each local MLS listings database consists of homes for sale from hundreds of realtors belonging to a regional realtors association.

Accurate, Detailed Information

Homebuyers trust an MLS listing more than an ordinary classifieds website or general property websites, for the simple reason that the MLS data has been compiled by real estate professionals. Realtors are far more accurate when setting a price on property, which is why most homebuyers choose to work with a realtor rather than the seller when looking for a house or other types of real estate.

A multiple listing service classifies data in a variety of ways in order to make searches more accurate. Most databases are arranged according to price, size, location, number of rooms, and school district. Some databases even use information such as traffic speed in the area.

Map-based home searches have taken the multiple listing service to the next level. Using your mouse, you can highlight a particular location on a local map and see all the homes for sale or mls listings, plotted on the map. You can use the map to learn more about the terrain, landmarks, and other information relevant to your search for the perfect house. You can scan the map to see where the largest number of houses for sale is located and also grouping by price range.

Home buyers can filter their map-based search even further to see only property listings with particular price tags, size, and number of rooms in the location of their choice. A map-based MLS offers many advantages to home buyers. In addition to speed and reliability, local mls listings maps

are free to use, and saves the home buyer and their realtor a lot of time and effort.

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