

Q3 Matrix Enhancements

July 8, 2026



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Pending Listings Accepting Backups – Available for Search and Displays

What did we add?

Backups Requested Y/N becomes a visible search/display indicator for Pending listings where the seller is accepting backup offers.

What does it do?

Users can filter or identify Pending listings with Backups Requested = Yes and see clear result labels such as PND - AB / PND - Accepting Backups.

Why did we add this?

Helps agents quickly find Pending listings that may still consider backup offers and reduces confusion between standard Pending and Pending with backups.

Property Types Affected

RESI

RINC

COMS

COML

BUSO

LAND

Search + Results Examples

Search

Quick

Status - Date or Range
Select All Select None

☒ Active
☐ Pending
☐ Temporarily Off-Market
☐ Canceled (WDN-U)
☐ Withdrawn Conditional
☐ Sold
☐ Expired
☐ Leased

Backups Requested Y/N

Contract Status
Appraisal
Financing
Inspections
Kick Out Clause

Results

Previous	Next	1-22 of 22	Checked 0	All	None	Page	Display	Cross Property Sin	at 25	per page		
				ML #	Prop Type	Status	County	Legal Subdivision Name	Current Price	Address		
☐	☐	☐	☐	188440277	RESI	PND - AB	Pinellas	MEADOW LAWN	\$190,000	7201 10TH ST N		
☐	☐	☐	☐	Q6352469	RESI	PND - Accepting Backups	Orange	TANGELO PARK SEC 04	\$315,000	7127 POMELO DR		
☐	☐	☐	☐	V4945387	RESI	PND - OE	Volusia	DELTONA LAKES UNIT 74	\$190,000	2493 HOPE AVE		
☐	☐	☐	☐	Q6351944	RESI	PND - OE	Volusia	RIVINGTON PH 1A	\$325,000	734 COSTA LN		
☐	☐	☐	☐	188434975	RESI	PND - OE	Pasco	GOLDEN ACRES	\$350,000	10534 RABBIT DR		
☐	☐	☐	☐	Q6349967	RESI	PND - OE	Orange	WINTER PARK PINES	\$764,000	751 CORNWALL RD		
☐	☐	☐	☐	188434739	RESI	PND - OE	Pinellas	SUNSET POINTE AT COLLAN	\$3,250,000	800 COLLANY RD Unit#50		

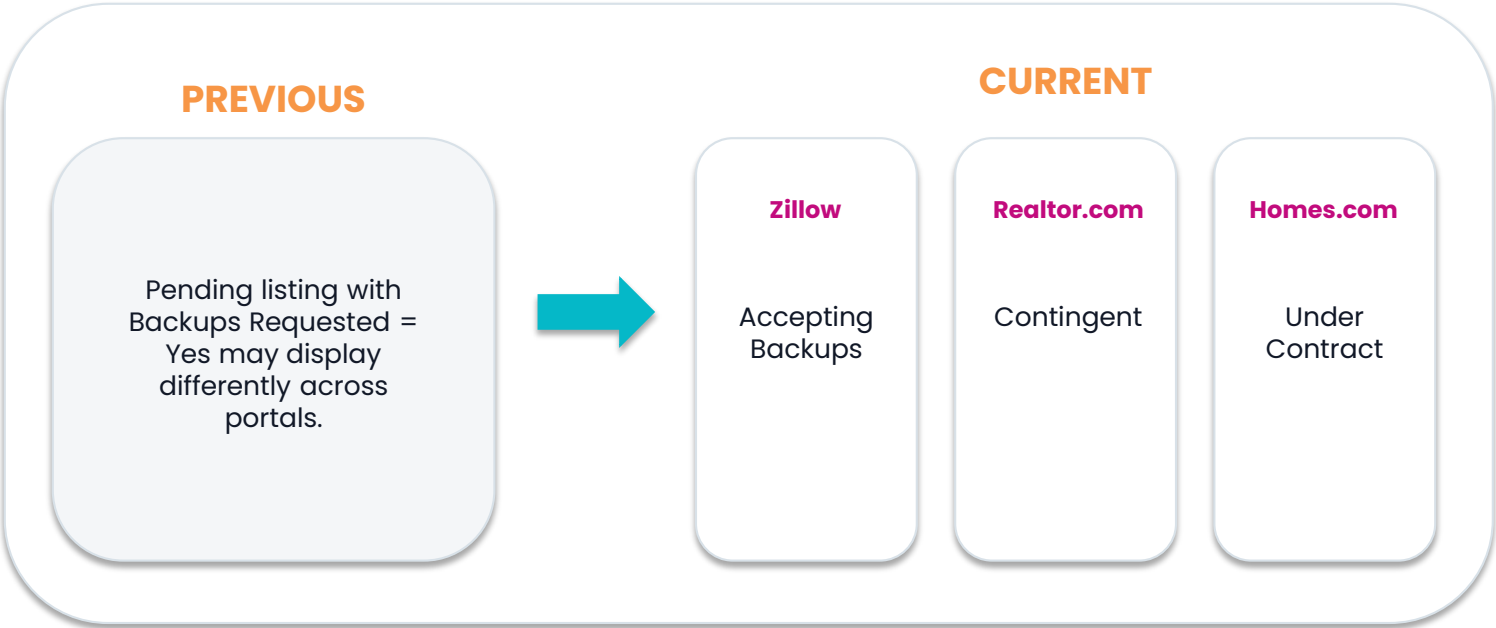
Portal Field Display for Pending Listings Accepting Backups

What did we change?
For public customer portals, Matrix Pending + Backups Requested = Yes will map to the closest available public-facing equivalent label.

What does it do?
Gives portal/vendor feeds a consistent interpretation of the accepting-backups scenario, even when the portal does not use Matrix terminology.

Why did we add this?
Reduces mismatched labels across consumer portals and makes the user experience more consistent outside of Matrix.

Property Types Affected
Internal mapping guidance only; not a new user-entered Matrix value.



Contingencies on Contract

What did we change?

The field **Contract Status** is now **set to Contingencies on Contract when a listing is placed into Pending status**. The available selections within the lookup has remained the same; only the field name has changed.

What does it do?

Contingencies on Contract allows listing agents to identify the contingency or contingencies associated with a pending contract, such as Financing, Inspection, Appraisal, Right of First Refusal, and other contract conditions.

Why did we add this?

The current label, **Contract Status**, can be interpreted as indicating the overall status of the contract. Since the field is actually used to capture contract contingencies, the new label more accurately reflects the purpose of the field, improves usability, and helps ensure more accurate data entry.

Property Types Affected

RESI

RINC

COMS

COML

BUSO

LAND

PREVIOUS

CURRENT

Contingencies on Contract Table

- Ensure that there is no limit on how many items can be selected on the “contract status” field, which allows listing agents to select all contingencies that apply.
- Relabel “**Contract Status**” field to “**Contingencies on Contract**”.
- Explore turning the “contract status” field into a table, similar to the Disclosure table, that includes the expiration date of any contingency.
- Add a column for “expiration date”.
- While only the contingencies should be listed on displays, and not the expiration dates, after the expiration date has passed, have that contingency drop off displays. [Is this possible.]
- For expiration date, we will not be able to backfill. However, if a listing is updated, an expiration date would need to be added prior to resubmitting into pending status.

Contingencies on Contract – Display

CURRENT

Realtor Information		
List Agent: [REDACTED]	List Agent ID: 2 [REDACTED]	List Agent Direct: [REDACTED]
List Agent E-mail: [REDACTED]	List Agent Fax: [REDACTED]	List Agent Cell: [REDACTED]
List Office: [REDACTED]		Call Center #: [REDACTED]
Original Price: \$22,222,222	List Office Fax: [REDACTED]	List Office ID: 7 [REDACTED]
On Market Date: 06/09/2026		List Office Phone: [REDACTED]
		LP/SqFt: \$4,569.65
		Expiration Date: 07/31/2026
		Delayed Distribution YN: No
		Delayed Dist. Date: [REDACTED]
Seller Representation: Single Agent w/ Consent to Transition	Listing Service Type: Full Service	
Occupant Type: Vacant		
Owner: [REDACTED]	Owner Phone: [REDACTED]	
Financing Avail: Cash, Conventional	Listing Type: Exclusive Right To Sell	
Contingencies On Contract: Kick Out Clause	Days to Cont: 0	Exp Clsg Date: 07/30/2026
Contingencies On Contract: Appraisal		
Contingencies On Contract: Pending 3rd Party Appro		
Contract: 06/09/2026		
Selling Agent: [REDACTED]	Sell Office: [REDACTED]	
Realtor Info: Floor Plan Available		
Confidential Info:		
Showing Instructions: Lockbox - SentiLock		
Showing Considerations: Under Construction		
Driving Directions: rytry		
Realtor Remarks:		

Property Types Affected

RESI

RINC

COMS

COML

BUSO

LAND

Road Frontage Feet – Vacant Land

What did we change?

Removed Front Footage from Vacant Land and added Road Frontage Feet to the Land and Tax tab under Lot Information.

What does it do?

Road Frontage Feet allows listing agents to enter the amount of road frontage associated with a parcel. A value of 0 may be entered for properties that do not have direct road frontage.

Why did we change this?

The term Road Frontage Feet more accurately describes the information being collected and aligns with industry terminology. This change also reduces confusion for properties that may not have measurable road frontage, while allowing those listings to be entered with a value of 0 when applicable.

Property Types Affected

LAND

PREVIOUS

Front Footage ?

Lot Size Acres ?

CURRENT

Road Frontage Feet ?

Lot Size Acres ?

Input behavior

- Field is required on Vacant Land
- Value of 0 is allowed for parcels with no road frontage
- Placement: Land and Tax tab, Lot Information

Lot Information

Flood Zone Code		Flood Zone Date		Flood Zone Panel		Road Frontage Feet	
Total Acreage		Lot Dimensions		Lot Size Square Footage		Lot Size Acres	

Market Report Disclaimer – Article 15

What did we update?

Market report disclosures for MLS-derived claims should include the period of time, the property type, and the geography used in the report.

What does it do?

Provides members with the disclosure language required under Article 15 of the Stellar MLS Rules & Regulations when using MLS-generated market reports, rankings, or market claims in advertisements, presentations, websites, or other public communications.

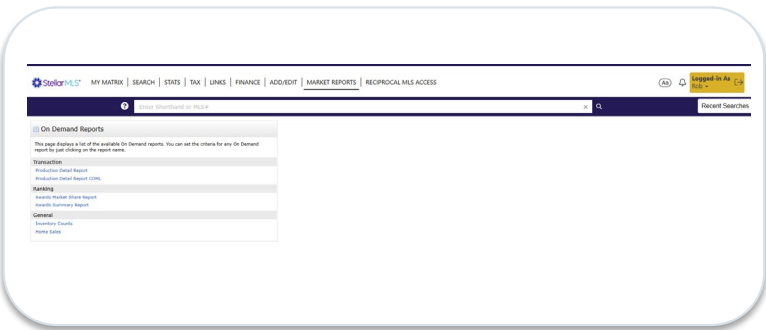
Why did we update this?

The Executive Committee approved a Rules & Regulations update to strengthen Article 15 and reduce the risk of misleading market claims. The disclosure helps ensure consumers understand the timeframe, property scope, and geographic area used when MLS-based statistics or rankings are presented.

Property Types Affected

Market reports / ranking reports. Not a property-type-specific input field change.

PREVIOUS



CURRENT

Market Report Disclosures – Article 15

...any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the association or its MLS must clearly demonstrate the period of time over which such claims are based, in addition to the property and geographic characteristics used in running the report.

"Based on information from Stellar MLS and sourced by {Broker Name/Office Name} for the period {date through date}, for {type of property used in search parameters} in {county/city/zip code or subdivision used in search parameters}."

Note: courtesy notices sent for 90 days prior to assessment of any penalties to allow for adjustments in broker/agent collateral and websites

Body	Date	Recommendation
MLS Advisory Council	11/12/2025	Approved Recommendation
Executive Committee	1/6/26	Approved Recommendation
Board of Directors	1/16/2026	Approved Recommendation

Stellar MLS

February 10, 2026

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Disclosure scope

When MLS-generated ranking data or market statistics are used in advertising or public-facing materials, the following information should be clearly identified: Date range of the data Property type used in the report. Geographic area used in the report (city, county, ZIP code, subdivision, etc.) Source of the information (Stellar MLS)

Market Report Disclaimer – Recommended Language

“Based on information from Stellar MLS and sourced by {Broker Name/Office Name} for the period {date through date}, for {type of property used in search parameters} in {county/city/zip code or subdivision used in search parameters}.”

What changed in the disclaimer?

It expands disclosure from timing-only context to include timeframe + property type + geographic search parameters.

Why does it matter?

A ranking claim is easier to understand when users know the exact market slice behind the report.

Proposed Rule Update

Current Rule	Proposed Changes	If Adopted..
Article 15.05 ...any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the association or its MLS must clearly demonstrate the period of time over which such claims are based, in addition to the property type and geographic characteristics used in running the report, and must include the following, or substantially similar, notice: Disclaimer: (NAR disclaimer and add source (agent/broker) must be disclosed in addition to the search criteria if published –to be fine-tuned upon decision). Note: NAR language only allows for Participants to distribute the information:	...any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the association or its MLS must clearly demonstrate the <u>period of time</u> over which such claims are based, <u>in addition to the property type and geographic characteristics used in running the report,</u> and must include the following, or substantially similar, notice: <u>See below for a sample disclaimer: "Based on information from Stellar MLS and sourced by {Broker Name/Office Name} for the period {date through date}, for {type of property used in search parameters} in {county/city/zip code or subdivision used in search parameters}."</u> Note: NAR language only allows for Participants to distribute the information:	...any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the association or its MLS must clearly demonstrate the <u>period of time</u> over which such claims are based, in addition to the property and geographic characteristics used in running the report. "Based on information from Stellar MLS and sourced by {Broker Name/Office Name} for the period {date through date}, for {type of property used in search parameters} in {county/city/zip code or subdivision used in search parameters}."

Reverse Prospect Visibility to Broker

What did we add?

Authorized brokers gain access to run Reverse Prospecting for their office's active listings.

What does it do?

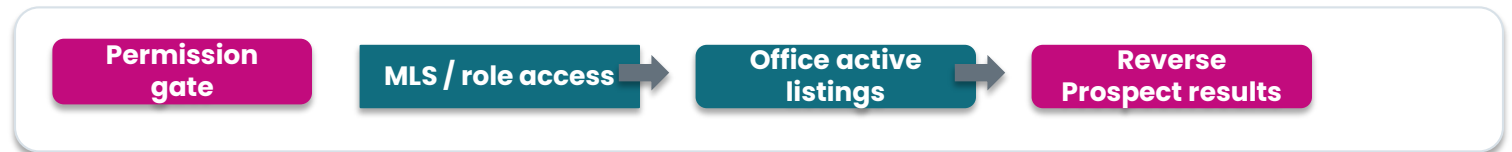
Allows brokers to view buyer and agent demand signals for active listings within their office by running Reverse Prospecting on those listings. This visibility was previously limited to the listing agent.

Why did we add this?

This enhancement was requested by brokers seeking greater visibility into listing activity across their office. Providing access to Reverse Prospecting results helps brokers monitor listing engagement, support agents with pricing and marketing strategies, and make more informed business decisions.

Property Types Affected

Broker permission / active listing access. Not a property-type-specific field change.



Family Room Requirement

What did we change?

Family Room was added as a valid room type to satisfy the existing Living Room / Great Room room requirement.

What does it do?

Allows a listing to pass room validation when a Family Room is present, even if a Living Room or Great Room is not selected.

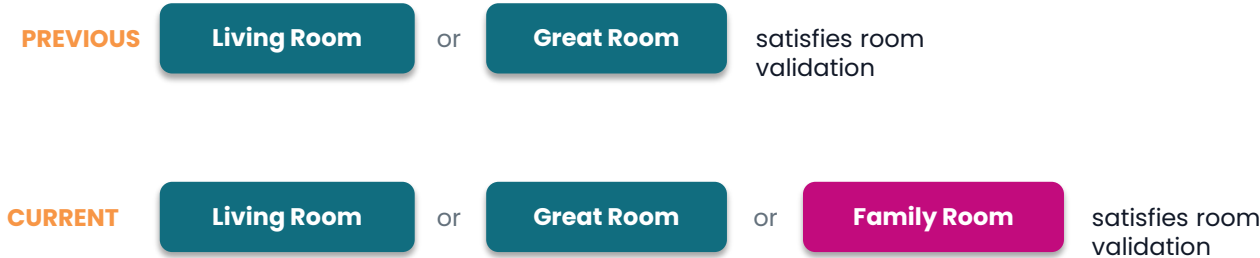
Why did we change this?

Many properties utilize a Family Room as the primary living space. This enhancement aligns the validation rule with common listing practices, reduces unnecessary data entry friction, and provides greater flexibility when accurately representing a property's layout.

Property Types Affected

- RESI
- RLSE

Room validation logic



Validation wording reference

“Debe tener al menos una sala de estar, una sala principal o una sala familiar.”

Rental Flood Zone Fields

What did we add?

Rental property type will include Flood Zone Code, Flood Zone Date, and Flood Zone Panel under the Land and Tax tab / Lot Information.

What does it do?

Flood Zone Code is required. The fields should auto-populate from Realist in the same way users experience them for Residential.

Why did we add this?

Improves Rental listing completeness and keeps flood-zone entry consistent with Residential listing input.

Property Types Affected

RLSE

PREVIOUS

Legal		
Tax ID	Year Built	
Legal Subdivision Name		
Lot Information		
Lot Dimensions	Lot Size Square Footage	Lot Size Acres

CURRENT

Legal		
Tax ID	Year Built	
U-07-32-19-1V5-000000-0	1925	
Legal Subdivision Name		
RUSKIN CITY MAP OF		
Lot Information		
Flood Zone Code	Flood Zone Date	Flood Zone Panel
AE	10/07/2021	12057C0656J
Lot Dimensions	Lot Size Square Footage	Lot Size Acres
	12150	0.28

Field Placement

Flood Zone Code		Required
Flood Zone Date		Optional/exposed
Flood Zone Panel		Optional/exposed