

Duplicate Listings

Only one (1) active record is allowed in MLS for each Property Type that is for sale or lease. When two listings appear in the MLS with the same Real Estate Alternate Key number, Parcel ID Number and/or Legal Description the second of the two listings is known as a duplicate listing. The primary listing will **not** be shown in MLS as a duplicate (duplicate listing button select No). The secondary listing of the two listings will be shown as a duplicate listing in MLS (duplicate listing button select Yes). The secondary property/duplicate listing **will be** shown in MLS as a duplicate. The secondary property/ duplicate listing will not feed to the statistics and will not show as closed when the primary listing closes.

All primary and duplicate listings must be maintained concurrently. Duplicate listings are misleading, skew statistics and make Comparable Market Analyses (CMA) cumbersome and potentially misleading.

When the primary listing closes the Key West Association of Realtors (KWAR) staff must remove the duplicate. The Broker will be responsible for notifying KWAR staff when the primary listing closes and identifying the duplicate listing to be removed. The failure to notify the KWAR staff within 2 business days will result in an automatic fine as outlined in Attachment A, Multiple Listing Fines and Penalties.