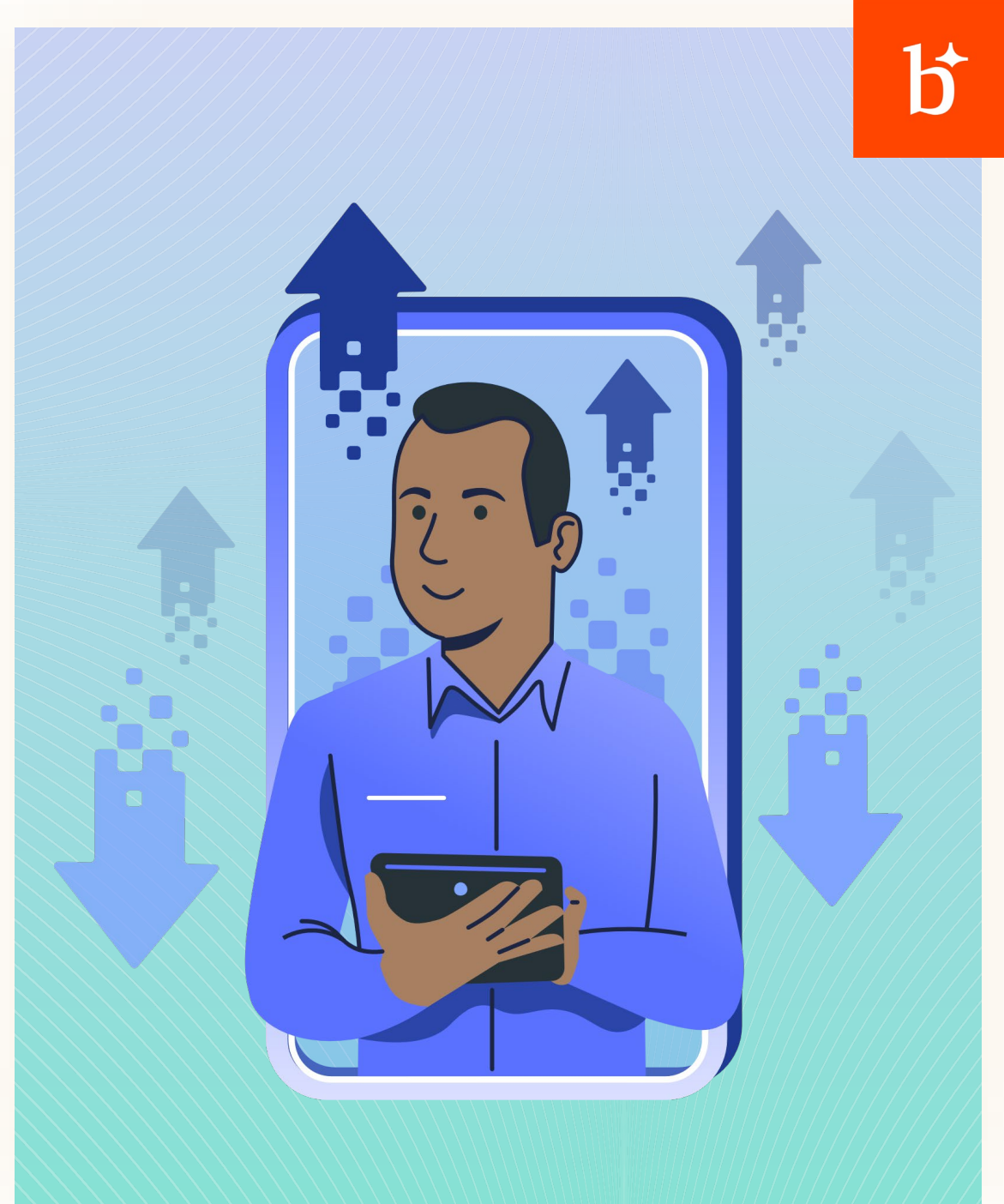


Bright MLS Updates


May 2025



Agenda

Bright Updates for your office

Here is what we plan to cover today!

- 
- Recent System Improvements
 - Nestfully Mobile
 - Bright Market Reports
 - Listing Flexibility Options
 - MLS Subscription benefits
 - Future updates from Bright!


Recent System Improvements

For Appraisers: Age column added to the 1004MC Market Conditions Detail Report

To access this report:

- 1) Search for comparable listings and select the properties you want to show on your report.
- 2) Click **Print** at the bottom of the screen.
- 3) Scroll to the bottom of the printable report options and choose **1004MC Market Conditions Detail**.
- 4) Click **Email PDF** or **Print to PDF** to generate the report.

Tim Campbell
Bright MLS
Office Ph: (301) 838-7101
Ph:



Fannie Mae 1004MC Statistics Detail

Prepared By: Tim Campbell Listings as of 02/18/25 at 11:37 am

Property Type is 'Residential' County is 'Montgomery, MD' Status is one of 'Coming Soon', 'Active' Structure Type is 'Detached'

Residential Sale

Active

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
MDMC216512f	224 Elizabeth Ave	782	\$480	9,500	71	02/03/2025	2	\$375,000	\$375,000
MDMC214403f	26901 Clarksburg Rd	624	\$601	65,340	82	08/16/2024	187	\$495,000	\$375,000
MDMC216204f	24320 Woodfield School Rd	832	\$511	45,302	68	01/12/2025	38	\$425,000	\$425,000

Coming Soon

MLS #	Address	AbvGrdFinSF	\$/SqFt	Lot SqFt	Age	List Date	DOM	Orig Price	List Price
MDMC216280f	3001 Hardy Ave	936	\$508	8,896	70	02/13/2025	0		\$475,500

Inventory Analysis	Prior 7-12 Months (02/19/2024-08/18/2024)	Prior 4-6 Months (08/19/2024-11/18/2024)	Current - 3 Months (11/19/2024-02/18/2025)
Total # of Comparable Sales (Settled)	0	0	0
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00
Total # of Comparable Active Listings	1	1	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00

Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$0
Median Comparable Sales DOM	0	0	0
Median Comparable List Price (Listings Only)	\$375,000	\$375,000	\$375,000
Median Comparable Listings DOM (Listings Only)	187	187	38
Median Sale Price / Median List Price %	0.00%	0.00%	0.00%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.



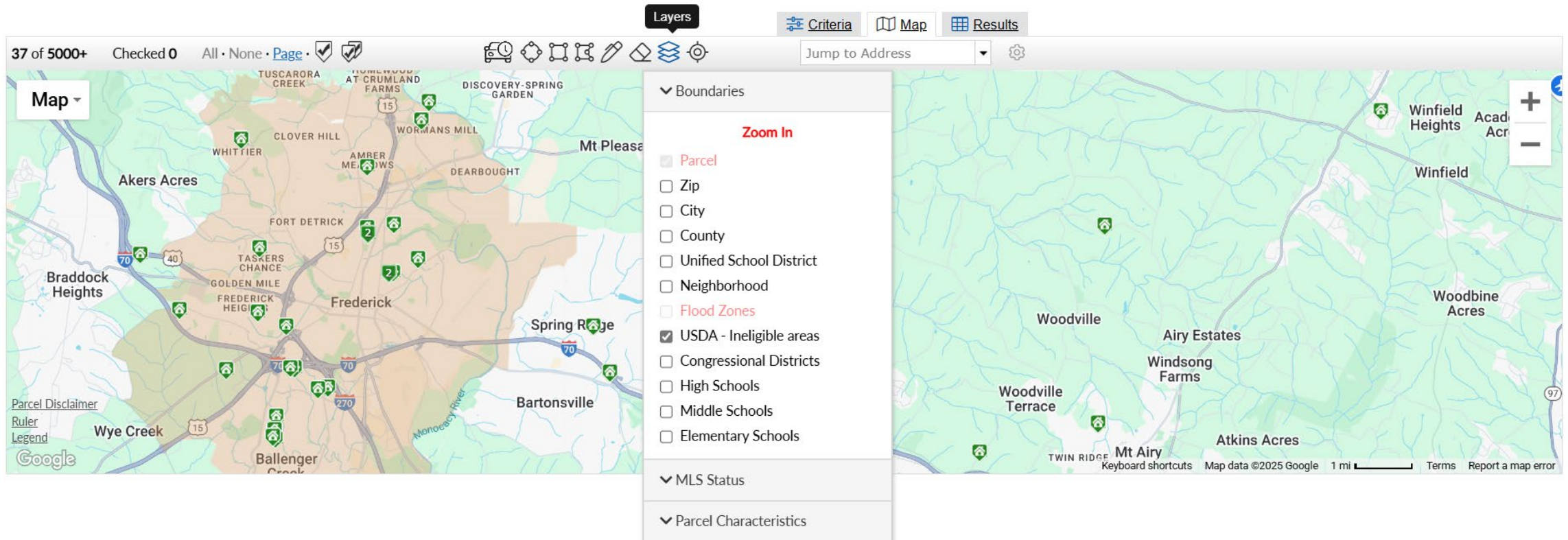
Public Records Address Search now allows up to 10 addresses

Address or Geographic Area


Str #/Range	Dir Prefix	Street Name	Dir Suffix	Unit #
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	
	▼		▼	

More

A new USDA - Ineligible areas layer has been added to Bright's Map Search



Updates to Listing Management for viewing and editing recently closed listings



[PRODUCTS](#) [NEWS](#) [SUPPORT](#)

[Search](#) [Clients](#) [Listings](#) [Financial](#) [Market](#) [Policies](#)

Manage Listings
2 Listings Shown

Sort by: Most Important First

☐ Try New Listing Experience

PRINT PROFILE SHEET

NEW LISTING

MORE SEARCH OPTIONS



5539 LANSDOWNE AVE
PHILADELPHIA, PA 19131

Residential - MLS# PAPH2005190
Expires 12/25/25

EDIT


COPY

MORE

Advertise this listing on social!

Your Business Name
Sponsored

Just listed! 1961 Nelson Avenue, Baltimore,
MD 21209



Promote with AdBuilder™

\$999,999

CLOSED

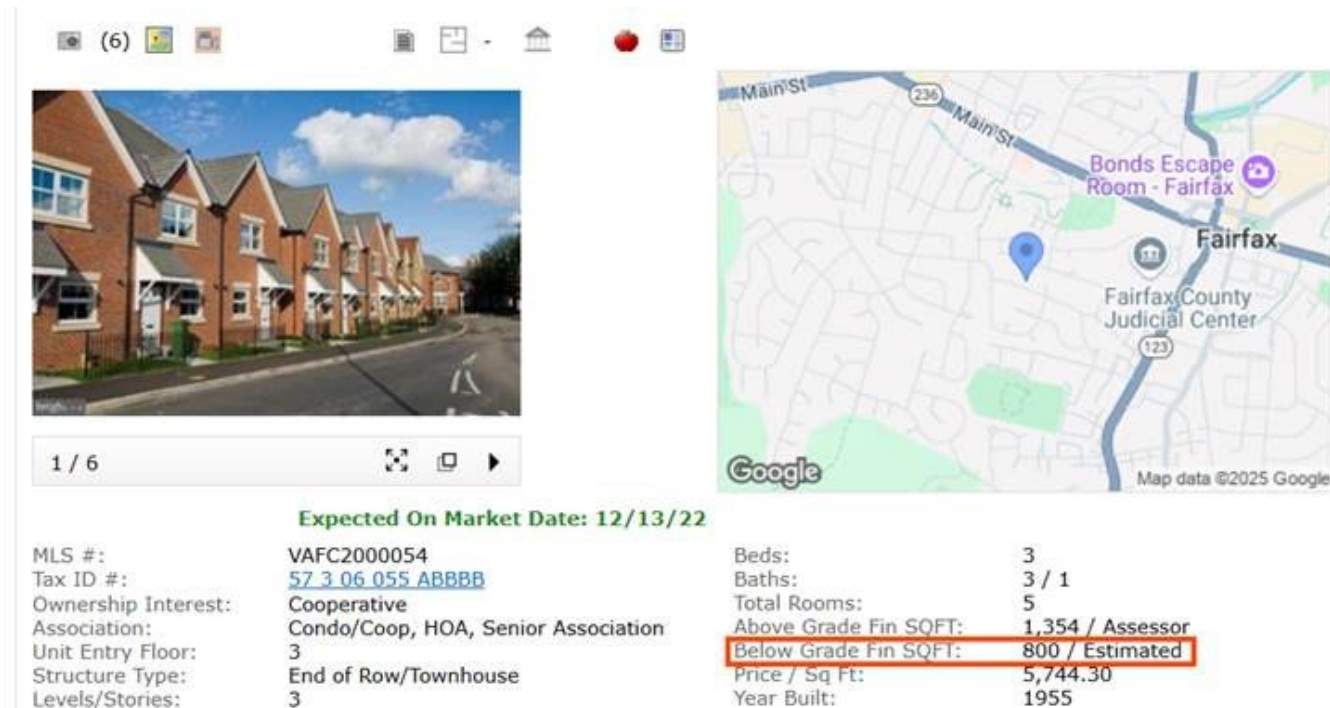
Edit Capabilities
10 days left



Below Grade Finished SQFT information is now included on Client reports and displays in Bright Search

Now available on the following Client reports:

- Client 360
- Client Thumbnail
- Client Full



The screenshot displays a property listing interface. On the left, a photo of a brick townhouse is shown. To its right is a map of the area, highlighting the property location near Main St and the Fairfax County Judicial Center. Below the photo and map, a table of property details is provided.

Expected On Market Date: 12/13/22	
MLS #:	VAFC2000054
Tax ID #:	57 3 06 055 ABBBB
Ownership Interest:	Cooperative
Association:	Condo/Coop, HOA, Senior Association
Unit Entry Floor:	3
Structure Type:	End of Row/Townhouse
Levels/Stories:	3
Beds:	3
Baths:	3 / 1
Total Rooms:	5
Above Grade Fin SQFT:	1,354 / Assessor
Below Grade Fin SQFT:	800 / Estimated
Price / Sq Ft:	5,744.30
Year Built:	1955



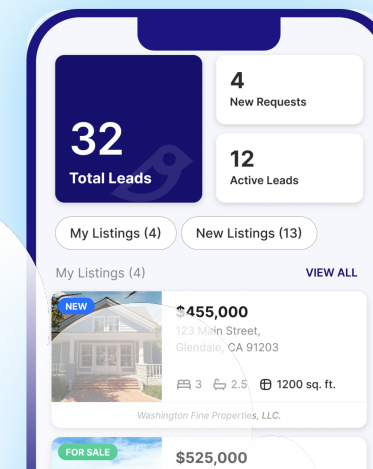
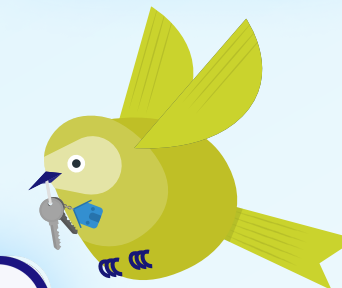
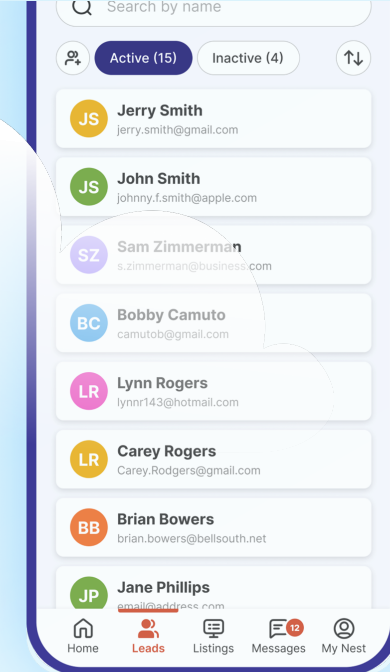
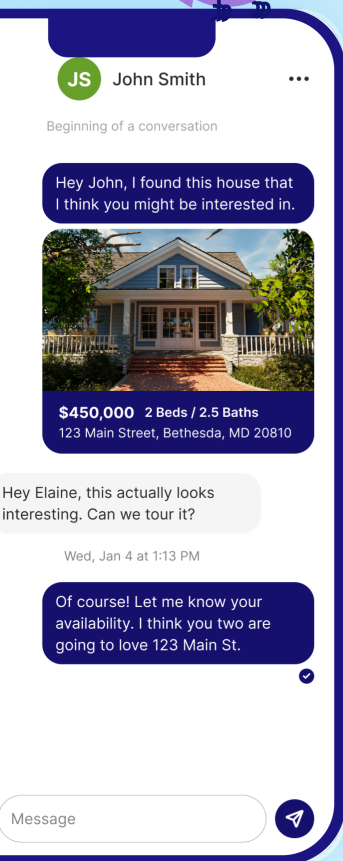
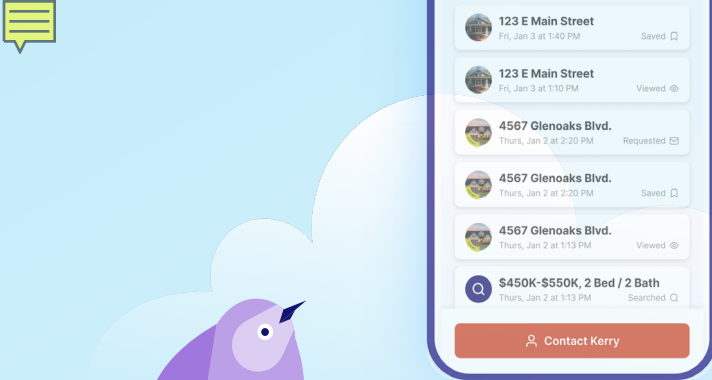
Nestfully®

Your clients. Your relationships.



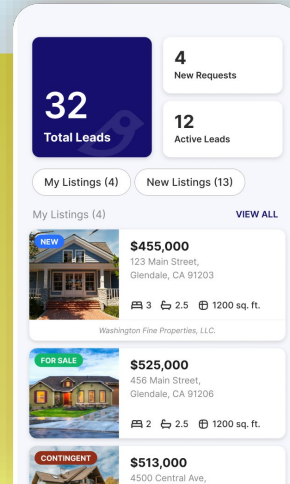
Cultivating relationships is a challenge. But it doesn't have to be.

Building and maintaining stronger relationships is at the very core of Nestfully, fostering agent-client collaboration throughout the home journey directly in the app.

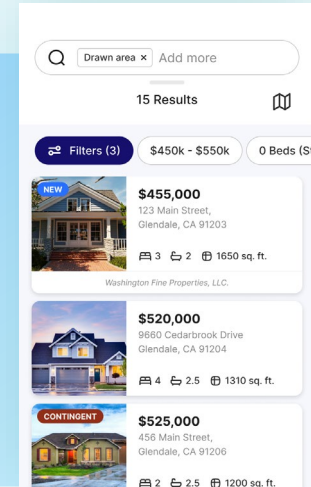


Nestfully empowers agents to:

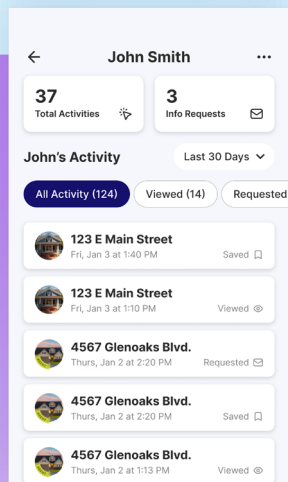
Manage buyers, sellers, and leads anytime, anywhere



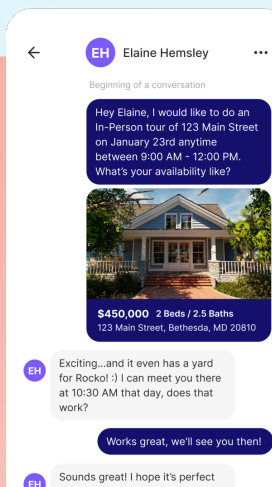
Search listings sourced directly from the MLS



Gain insights into client search activity and behavior



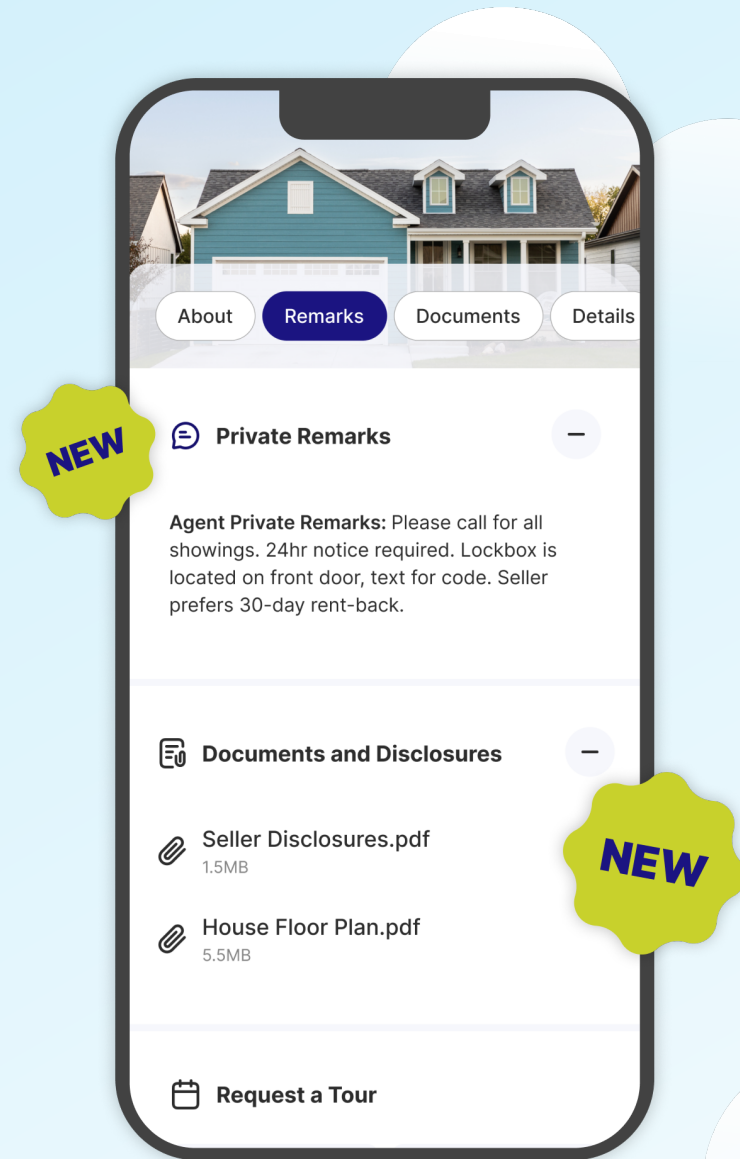
Share listings with clients and message each other



New Nestfully features are here!

Agent Remarks: Access important notes from the listing agent directly in the app

Listing Documents: Seamlessly view and share documents and disclosures with a single login



We're just getting started.

Nestfully's goal is to provide a faster, nimbler MLS experience.

More features and functionality are currently in the works:

- Add and edit listings right in the app
- Walk a property's boundary lines
- Choose from the most widely used CRM platforms to connect to the app
- Help your clients better understand homes in their market with an AVM and CMA experience



Want to win with Nestfully?

We can't wait for you to experience everything this app has to offer, so we're offering a little extra incentive: **your chance to win a gift box filled with premium, Nestfully-branded products.**

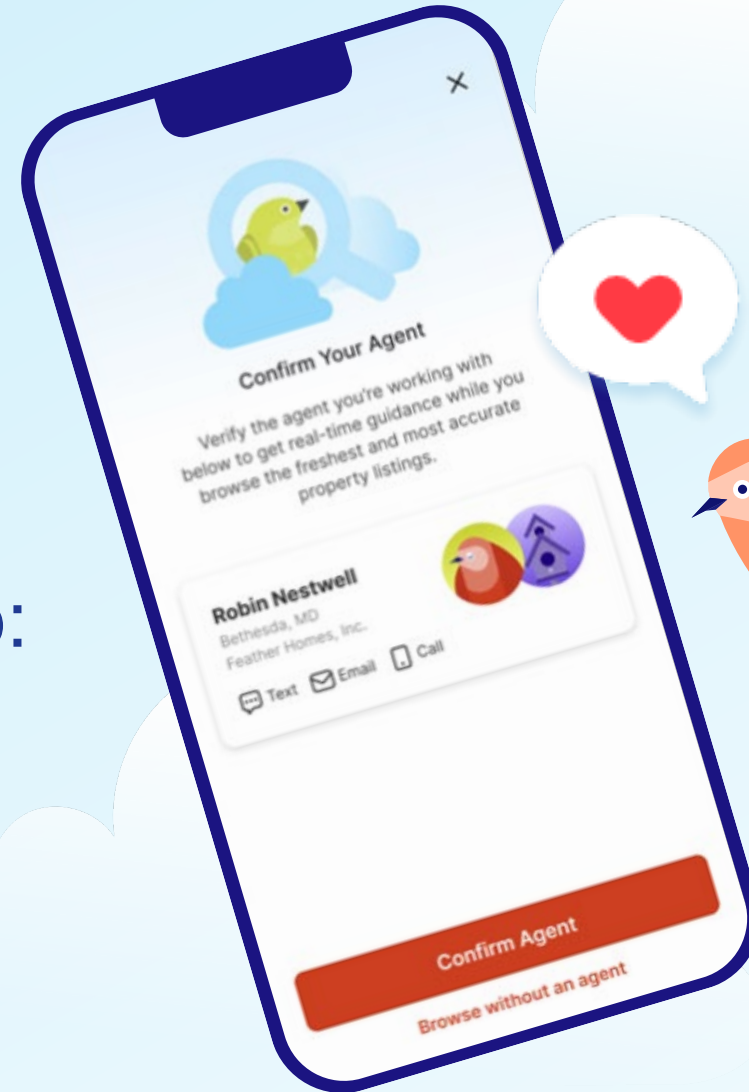
To be entered to win, **simply download and log in to your Nestfully app by May 31!**

Winners will be selected on June 2, 2025.



Want more info?

Join a Nestfully webinar! Sign up:
BrightMLS.com/education



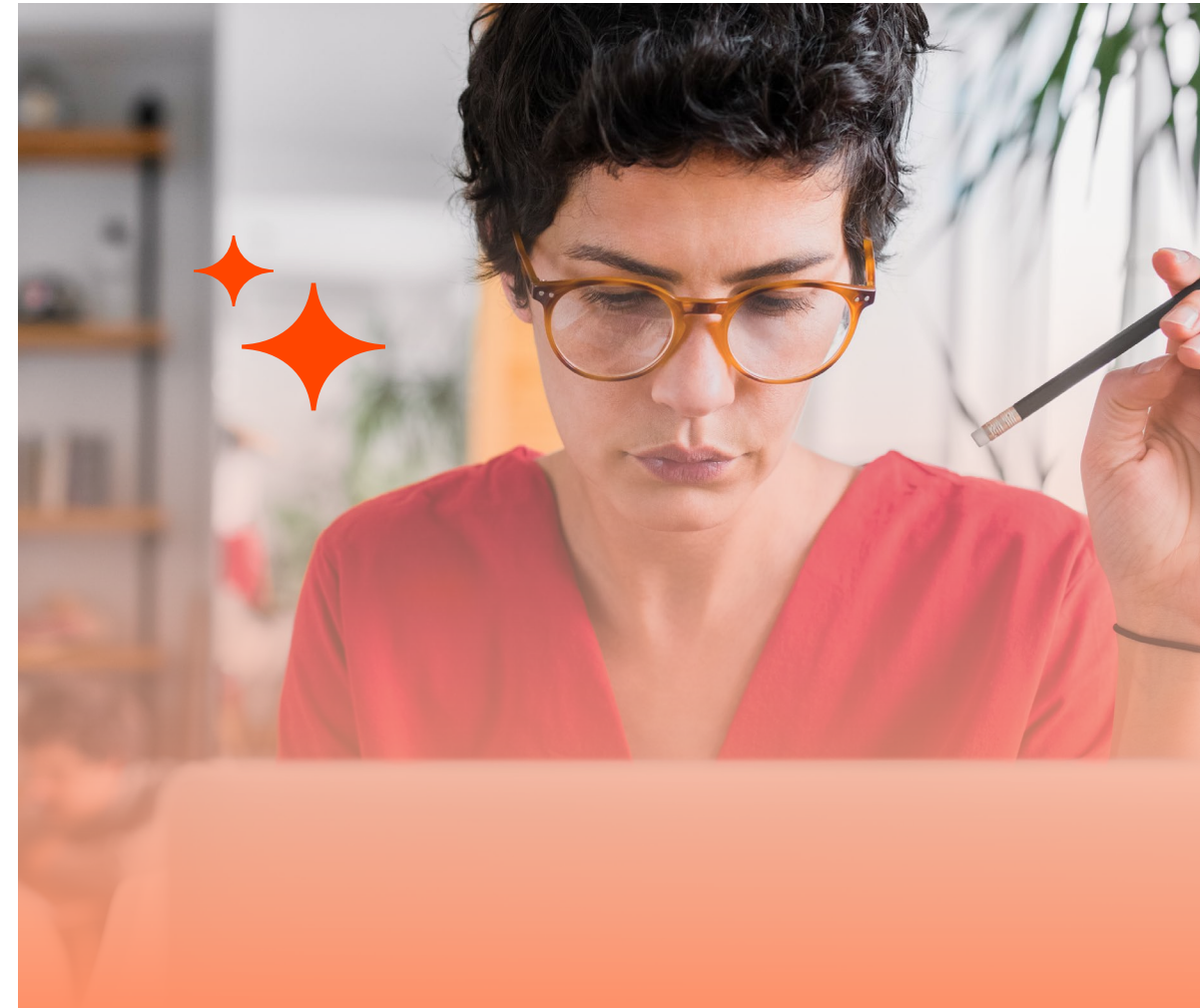
Listing Flexibility

A Note: NAR Update

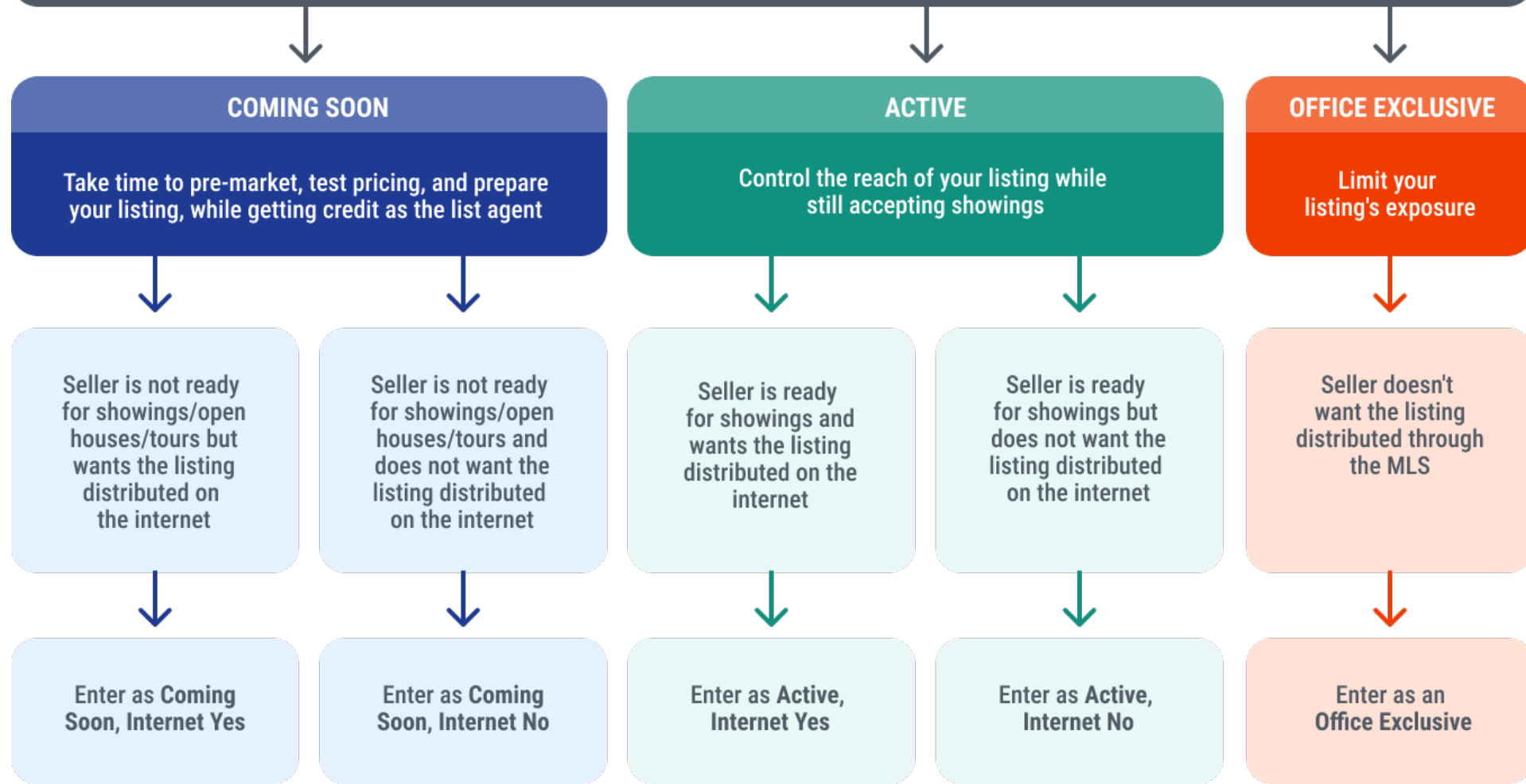
With the recent NAR announcement, you may be wondering how that will affect your options in Bright MLS.

The good news is **Bright subscribers already have access to flexible listing entry options in Listing Management.**

As with any industry update, we're evaluating additional options we can make available based on the new guidance.



Serve your sellers with Bright's flexible listing entry options



Want to dive deeper on office exclusives?

Scan to access our full agent guide!



Helping you navigate the current market

Bright Research

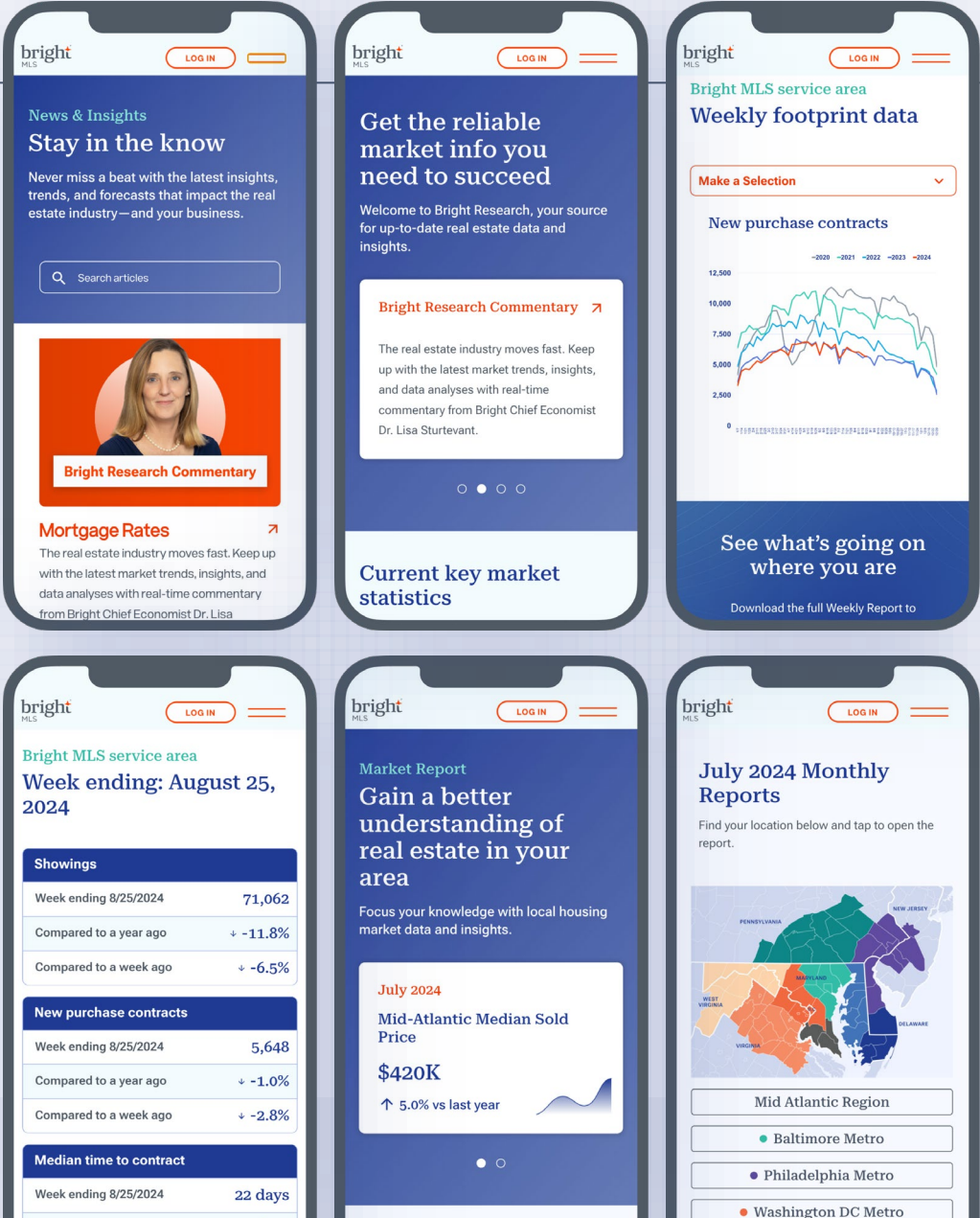


Bright Research Home

Access the latest research and show your value!

The go-to source for expert market research, industry insights, and in-depth real estate reports is now easier than ever to navigate. From weekly overviews to monthly market reports and more, Bright Research provides the information you need to showcase your market expertise with clients.

Explore the home of Bright Research at BrightMLS.com/Research.



Bright Research Resources

- Monthly Market Report: brightmls.com/marketreports
- Weekly Reports: brightmls.com/weeklystats
- Monthly Subscriber Insights: brightmls.com/marketsurvey
- Up-to-date Commentary: brightmls.com/researchcommentary
- **NEW!** Weekly D.C. Tracker: brightmls.com/dctracker
 - *Monitor the latest market activity in and around the nation's capital with our experts' week-by-week data breakdown.*



MLS Subscription Benefits

NOW AVAILABLE!

More data access through your Bright subscription

Bright has partnered with **BeachesMLS of South Florida**, **California Regional Multiple Listing Service (CRMLS)**, **MLS Now**, covering parts of Ohio and West Virginia, and **Northwest CRMLS**, which covers Washington state and parts of Oregon, to link out to their search systems.

- Access the new coverage areas with your Bright credentials—no additional login needed or fees required
- Get more exposure for your listings
- Grow your referral business with listing access in new regions
- Access MLS-exclusive information for listings your referral clients are interested in

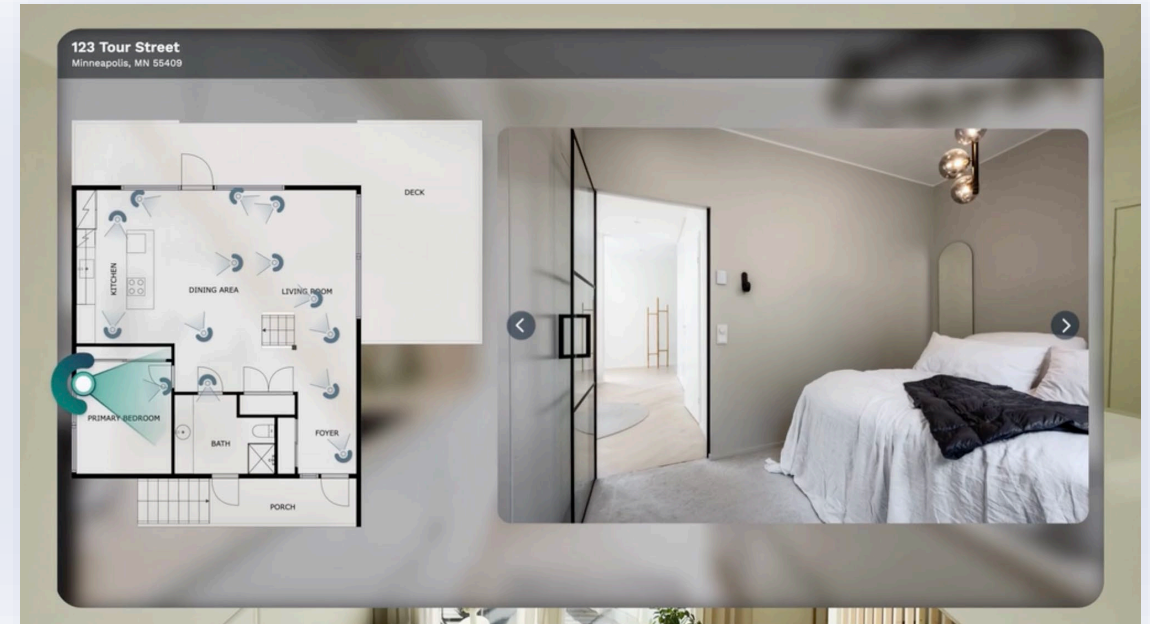


CubiCasa Introduces Interactive Tours

Easily transform your CubiCasa floor plan scans into **detailed virtual tours** with this new premium offering from your favorite floor plan solution.

- AI-powered premium product that uses your quick floor plan scans and photos to produce detailed virtual home tours
- CubiCasa Tour is available with the purchase of CubiCasa's Plus and Plus 3D packages.

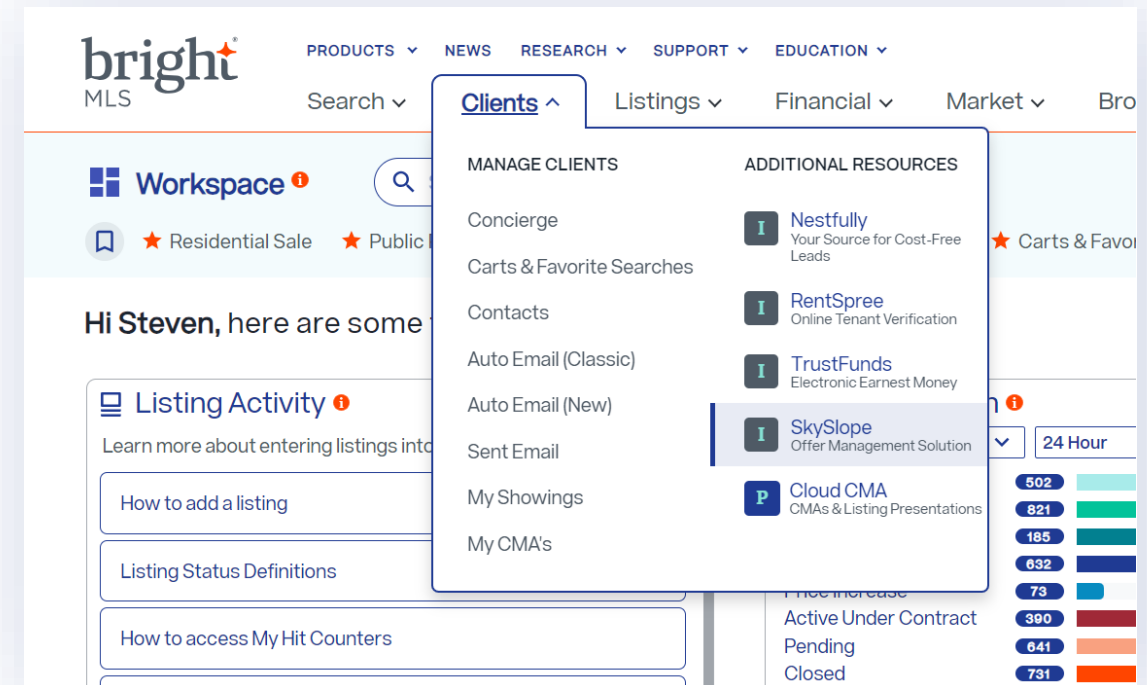
Learn more: BrightMLS.com/CubiCasaTour



Offer Management Through SkySlope

- This optional feature is an expansion of Bright's Offer Management link and is **included** with your Bright subscription.
- Collect offers in a neutral environment, allowing sellers to consider the merits of every offer.
- Integrated with Bright's Listing Management and Search and accessible from the Clients Menu, making SkySlope Offers easy to access.
- Available for Residential Sale, Multi-Family, Land & Farm property types.

Learn more: BrightMLS.com/SkySlope



Upcoming changes to Bright MLS

The Future is Bright!

Access more Virginia listings in Bright

Two new data-share agreements give Bright subscribers greater access to listings across a broader region of Virginia so you can better serve clients across city and county boundaries. These data shares will give Bright subscribers access to listings in the following MLS systems:

- **CVR MLS of Richmond** (data integration expected to be complete in mid-May)
- **Williamsburg MLS** (expected later this summer)

Additionally, your Virginia listings will benefit from additional exposure through these MLS systems.

CVR  MLS



IN BETA

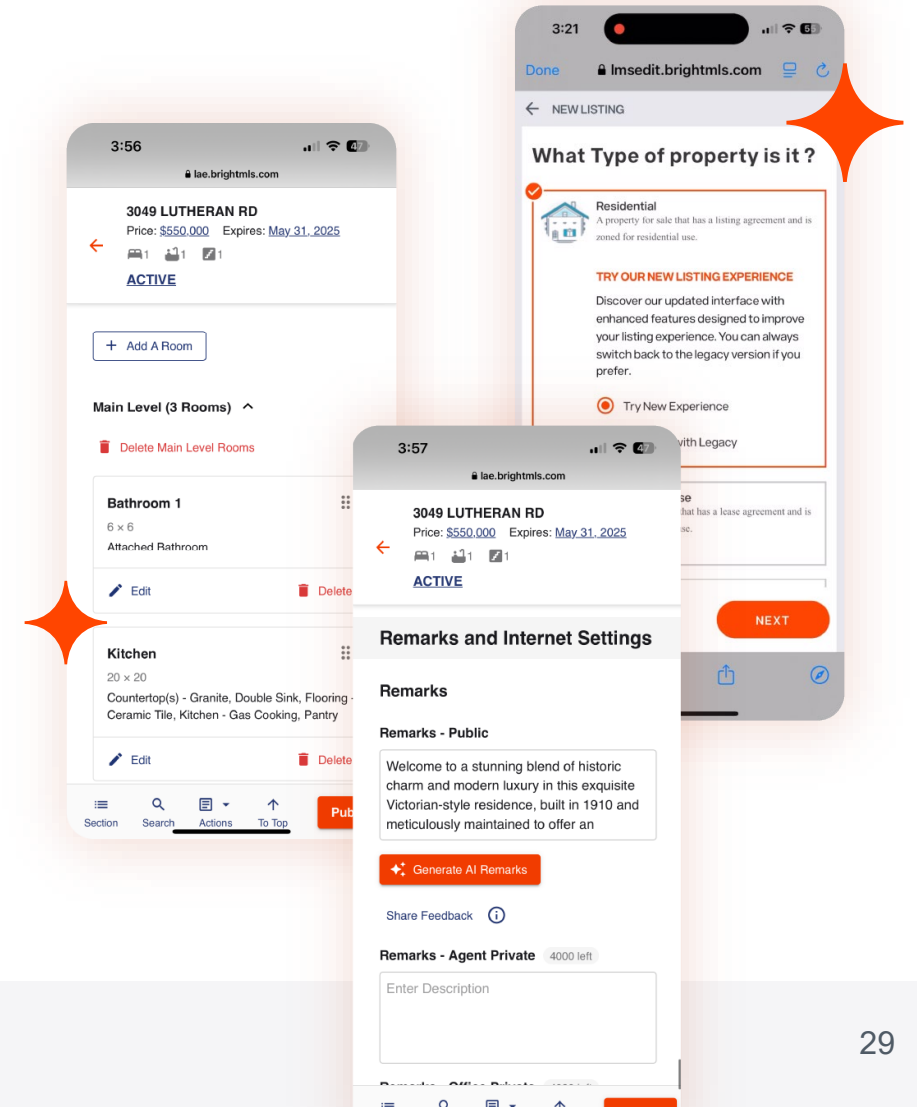
Experience better listing management

Our **next-level listing management platform** delivers a best-in-class user experience with:

- Responsive design, intuitive navigation
- Timesaving features including AI-assisted functionality
- Smart tools to create more accurate, complete, creative listings

Access the system from anywhere:

- Work seamlessly across mobile devices
- Spend less time on manual data entry
- Improve the accuracy and quality of your listings



Need extra support?

Schedule office hours to talk to a Bright Coach!



Scan to schedule!

**Thank you for being a
Bright subscriber!**