

SMART M L S

connectMLS™



Broker Slides

Monthly Updates

March 2024



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WELCOME TO ADD/EDIT

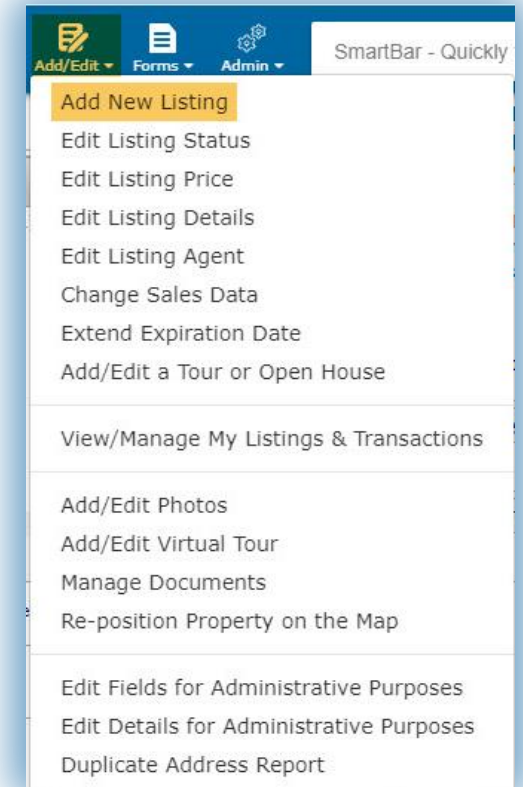
ADDING AND EDITING LISTING IS NOW LIVE FOR ALL MEMBERS

connectMLS™

Our Add/Edit system is now accessible from both connectMLS and Matrix (if you opted in). To access our new Add/Edit, simply log into connectMLS, and click on the Add/Edit icon on the toolbar.

Add/Edit Highlights:

- Add or manage a listing from any device – Phone, Ipad, laptop or desktop.
- Autosave capabilities between tabs allows for an easier workflow.
- Create property flyers for marketing instantly.
- Input only the information relevant to your listing with responsive fields.
- Manage administrative access or collaborate with ease with a co-list agent.



Listing Tips in Add/Edit

• Your Incomplete listings, now called drafts, are waiting for you in connectMLS. To [locate your drafts](#), follow these steps.

1. Locate the Add/Edit menu
2. Click "View Manage my Transactions"
3. Select "Drafts" from the upper left menu

• Listing numbers will now start with "24"

• You must add a separate entry (on the Rooms tab) for each bedroom in the listing, and one of them must be entered as a Primary Bedroom.

• Utilize the "Generate Listing Sheet", which populates all data entered during the listing input process and backfills the data input PDF. You can then upload the document to TransactionDesk and present it to your client.

[Click here](#) to watch a quick video on how to generate a listing sheet.

Add New Listing Cancel Back Continue

Step 1: Select a Property Type

Step 2: How do you want to enter Listing Data?

Select one of the options below: ?

Fill from Tax

Fill from Listing and Tax (Clone + Tax)

Manually enter all listing data (Parcel Number: 999999999)

Enter one or more of the following:

Owner Name: First Last

State: Connecticut

County: Select County

City: Select City

Address: St. # Pre. Street Name Suffix Post Unit #

Zip Code: 12345

Parcel Number:

Step 3: Click "Continue"

Cancel Back Continue

Managing Your Listings in connectMLS

Editing an Active Listing

If you have an active listing that needs to be updated, please follow the below steps to access the "edit a listing" menu.

1. Navigate to the Add/ Edit menu.
2. Click "View Manage My Listings & Transactions".
3. Locate the drop-down menus located on the upper left corner of your screen and select the appropriate status.
4. Locate the listing you wish to edit and click on the pencil icon.

[Click here](#) to get more detailed information on how to edit an active listing in connectMLS.

Edit Listing Status
Edit Listing Price
Change to Active (Offers Under Review) Y/N
Change to Active (Under Agreement) Y/N
Turn Hubbard On or Off
Edit Listing Details
Edit Listing Agent
Extend the Listing Expiration Date
Re-position Property on the Map
Add/Edit Photo
Add/Edit Virtual Tour
Add/Edit Tour or Open House
Manage Documents
Configure ShowingTime
Assign Supra KeyBox
Unassign Supra KeyBox
Change Transaction Milestones

Add/Edit Training and Education

Everything you need to master Adding and Managing Listings can be found here, including short video tutorials, knowledgebase articles, and a link to on-demand training.

Short Tutorial Videos:

[How to Add a Listing in connectMLS](#)

[How to Edit a Listing in connectMLS](#)

[How to Add Photos to Your Listing](#)

[How to Add Documents to Your Listing](#)

[How to Generate A Listing Sheet](#)

On -Demand Training:

[Adding and Managing Listings in connectMLS](#)

Written Articles With Step-by-Step Instructions:

[How to Add a Listing in connectMLS](#)

[Add/Edit Menu Overview](#)

[How to Add a Tour or Open House to Your Listing](#)

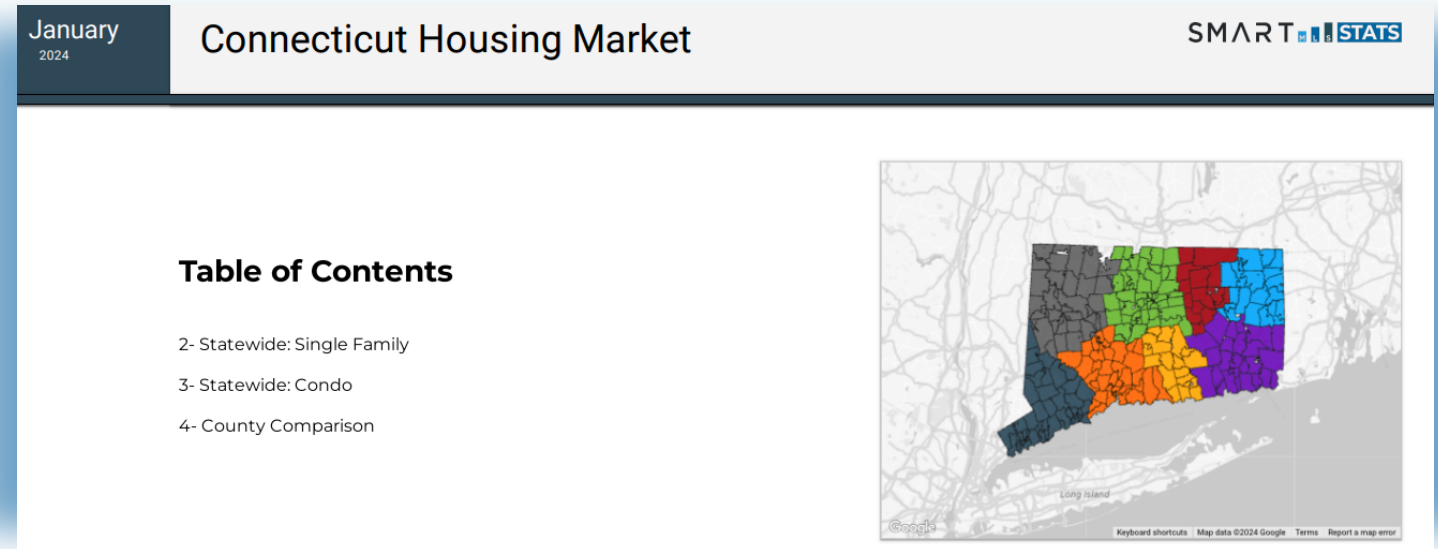
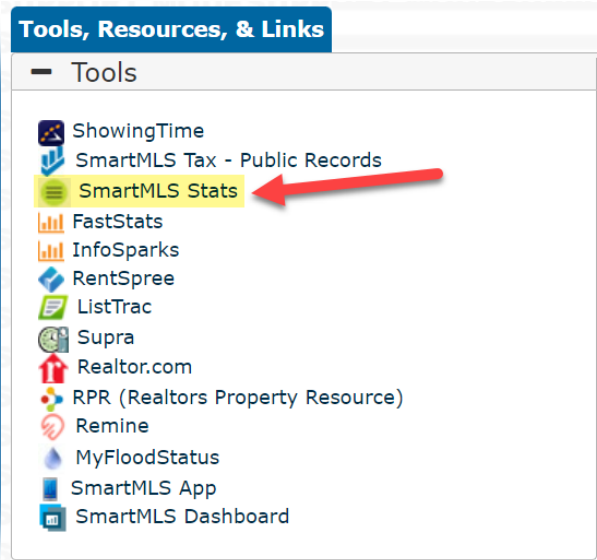
[How to Add Documents to Your Listing](#)

Live Training Schedule:

[SmartMLS Live Training Calendar](#)

[CLICK HERE](#) to access our entire library of Watch Now Webinars!

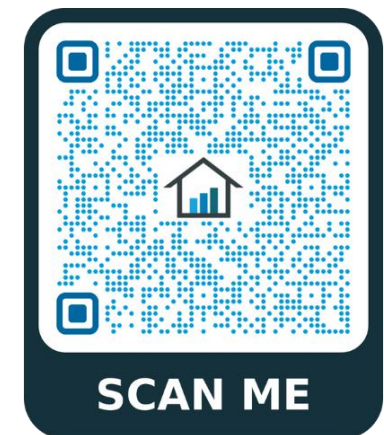
Our **NEW** SmartMLS Stats program provides annual and monthly analytical reports for a comprehensive understanding of the real estate industry in Connecticut.



To view the January 2024 Summary, including a comparison by county in one dynamic PDF printout, scan the QR code or [click here](#).

For more information on how you can generate insightful reports for your market, look at SmartMLS Stats [HERE](#).

Locate SmartMLS Stats under the “Tools, Resources, & Links” widget in connectMLS today!



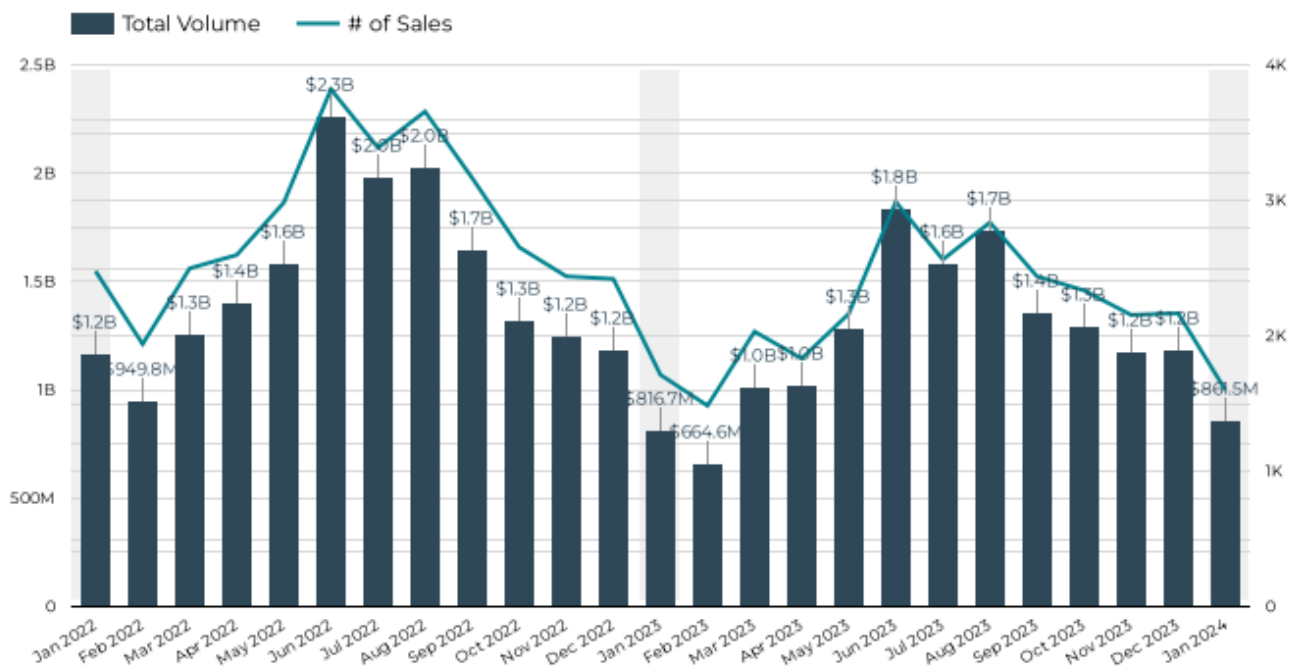


Market Activity

Use this data to track how total real estate activity across CT has changed over the past 3 years.

of Sales
1,599
↓ -6.5% from previous year

Total Volume
\$861.49M
↑ 5.5% from previous year

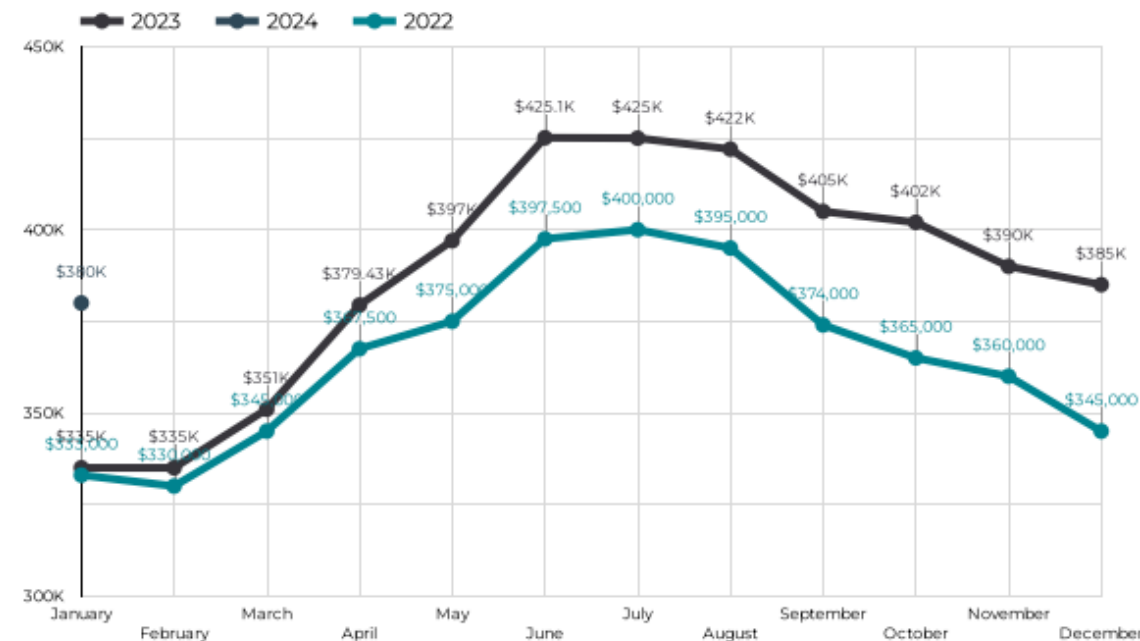


Market Pricing

This data will show the seasonality of pricing fluctuations as well as total appreciation over the last 3 years.

Median Sale
\$380,000
↑ \$45,000.00 from previous year

\$/sqft
\$244
↑ \$23.92 from previous year



Note – This is inclusive of Residential Homes for the entire state of Connecticut.

Data current as of February 5th, 2024. Scan the code to access the full report, or click [HERE](#).

FAIRFIELD HARTFORD NEWHAVEN NEWLONDON MIDDLESEX LITCHFIELD TOLLAND WINDHAM



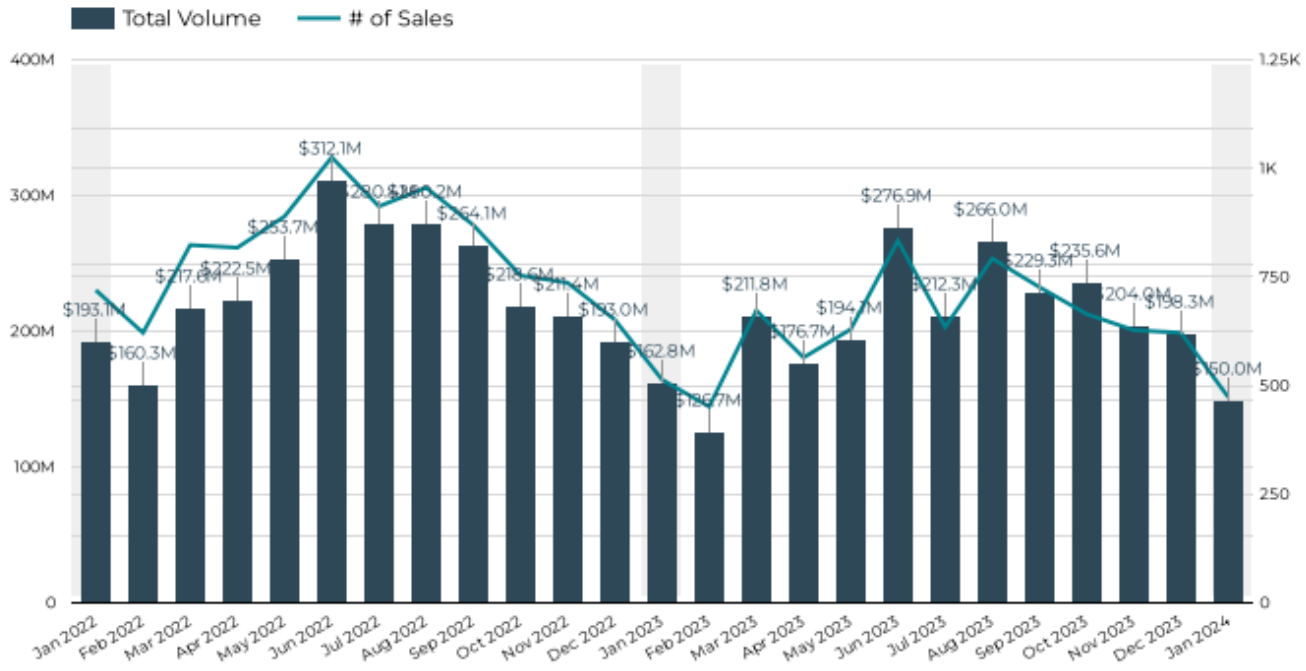
*by total sales volume

Market Activity

Use this data to track how total real estate activity across CT has changed over the past 3 years.

of Sales **473** -7.8% from previous year

Total Volume **\$149.98M** -7.9% from previous year

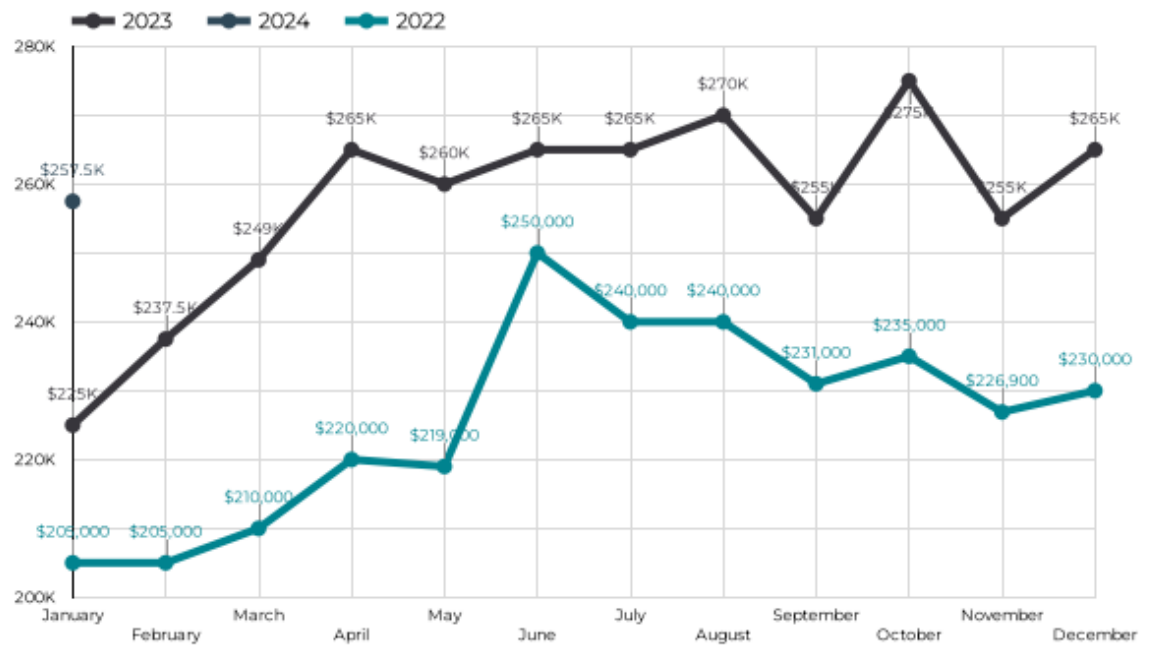


Market Pricing

This data will show the seasonality of pricing fluctuations as well as total appreciation over the last 3 years.

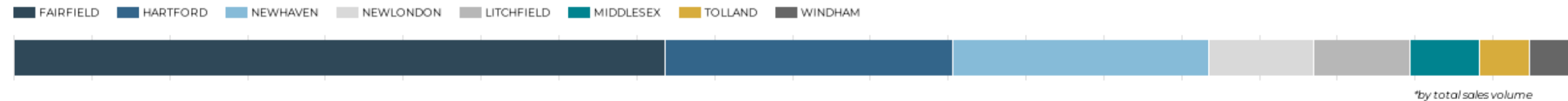
Median Sale **\$257,500** +\$32,500.00 from previous year

\$/sqft **\$234** +\$24.72 from previous year



Note - This is inclusive of Residential Homes for the entire state of Connecticut.

Data current as of February 5th, 2024. Scan the code to access the full report, or click [HERE](#).



Median Sale Price

Compare median sale price across all 8 CT counties for the month.

of Sales
2,072

↓ -6.8% from previous year

Median Sale
\$350,000

↑ 12% from previous year

Buyer Demand

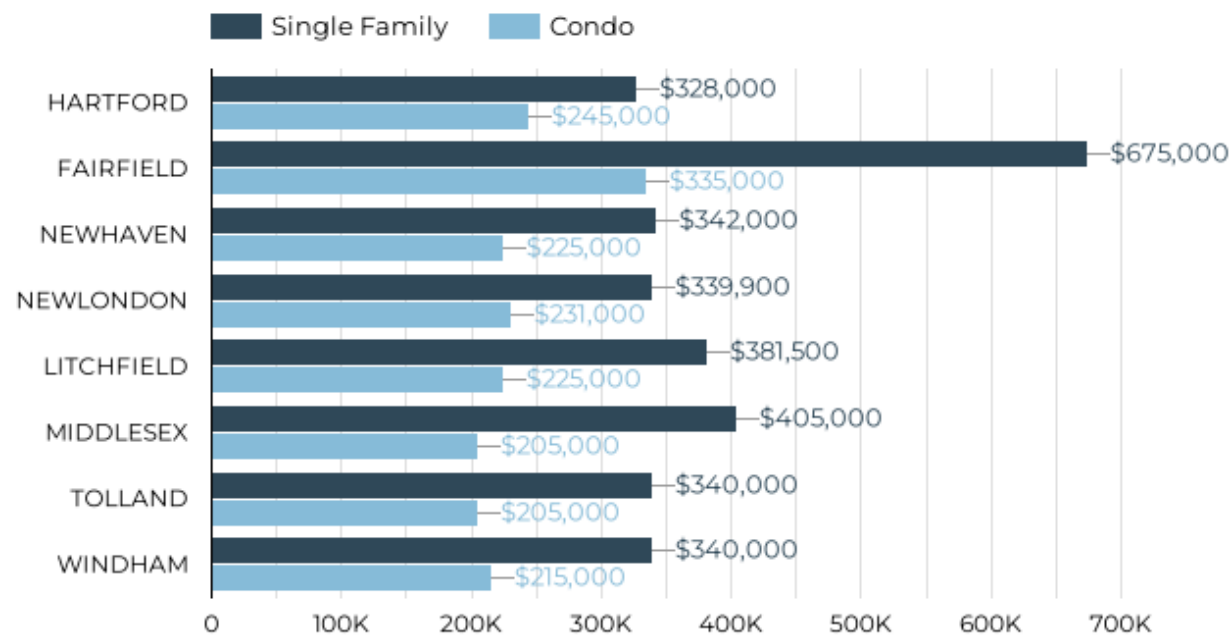
This infographic will show how counties compare last month in terms of overall buyer demand.

Average % Over Asking
1%

↑ 1.28% from previous year


Median Days On Market
22

↓ -4 from previous year



Need Help with Something Else?



- Access our 24/7 SmartDesk [HERE](#) for answers to common questions. You can also utilize our chat feature by clicking this icon  located on the bottom right corner of the SmartDesk screen.
- Contact SmartMLS with assistance on Compliance, Technical Support, or Membership Questions:
 - **203-750-6000**
 - **Support@Smartmls.com**
- Hours of Operation:
 - Monday- Thursday 8:30am-7:00pm
 - Friday – 8:30am – 6:00pm
 - Weekends – 9am – 3:00pm

