



NEW MEXICO ASSOCIATION OF REALTORS® — 2025
ADDENDUM NO. _____
GREATER ALBUQUERQUE ASSOCIATION OF REALTORS®
BROKERAGE/OFFICE EXCLUSIVE



! *This Addendum and the Listing Agreement must be emailed to compliance@swmls.com upon full execution.*

This Addendum is a part of the Listing Agreement ("Agreement") dated _____, 20____
between _____
and _____
("Listing Brokerage") relating to the following Property:

Address (Street, City, State, Zip Code) _____

Legal Description

or see metes & bounds description attached as Exhibit _____, _____ County(ies), New Mexico.

1. Exclusive Listing Option. Seller elects to list the Property as a Brokerage or Office Exclusive as indicated below. Under this option, the listing will be filed with the Multiple Listing Service ("MLS"), but will NOT be available for viewing by other MLS Participants and Subscribers, or publicly marketed through the MLS to public facing websites. Further, the listing may not be publicly marketed in any manner, including, but not limited to, yard signs, flyers, social media, digital marketing, brokerage websites, or multi-brokerage listing sharing networks.

2. Seller's Election of Listing Scope. Seller chooses one of the following options (*initial one*):

_____ **Exclusive Listing with Brokerage.** The Property will be marketed **only** within the Listing Brokerage.

_____ **Exclusive Listing with Office (for multi-office brokerages only)** . The Property will be marketed **only** within the following specific Listing Brokerage office. This means that if the Listing Brokerage has multiple offices, the listing will not be advertised to or available for viewing by other Listing Brokerage offices. **Location of Office:** _____

3. Entry of Sold Data. Benefits of Including Sold Data in the MLS:

- **Accurate Market Comparisons (CMAs):** Sold data provides the foundation for creating Comparative Market Analyses, giving brokers the ability to help buyers and sellers price homes realistically.
- **Appraisal Support:** Appraisers rely on closed sale data to determine property values. Having this information in the MLS ensures faster, more accurate valuations.
- **Market Transparency:** Sold data creates a clear picture of what is actually happening in the marketplace. This improves consumer trust and confidence in REALTORS®.
- **Better Negotiations:** Brokers can use historical sold data to guide clients in making strong offers and understanding when a listing price is above/below market value.
- **Trend Analysis:** MLSs aggregate sold data to identify pricing trends, days on market, absorption rates, and neighborhood-specific statistics, which is critical for strategic decisions.
- **Brokerage and Broker Performance Tracking:** Brokers can track office productivity, a broker's sales history, and market share more effectively.
- **Public Policy and Advocacy:** Associations and MLSs use aggregate sold data to demonstrate real housing trends when speaking with policymakers or the media.
- **Client Trust and Professionalism:** Having reliable, up-to-date sold data distinguishes REALTORS® from consumer sites that may show incomplete or outdated sales info.

Initial One:

_____ Listing Brokerage may share sold data, including sales price, with the MLS for statistical and market data purposes. If shared with the MLS, the sold data will **not** be disseminated to public facing websites.

_____ Listing Brokerage may **NOT** share sold data with the MLS.

4. Seller Acknowledgement. Seller understands the benefits of entering the listing into the MLS and allowing for other public marketing of the Property. By election in this Addendum, Seller hereby waives these benefits.

SELLER(S)

Seller Signature Printed Name Date Time

Seller Signature Printed Name Date Time

LISTING BROKER

Broker Signature Printed Name Date Time