

THE MLS IS THE PLACE TO START

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Sample of Content:

There is no better place to start than the MLS Desert Area for the person looking to buy home or land. And on web sites such as www.SebastianGibsonProperties.com, the Palm Springs MLS is available for free to be used by prospective buyers or sellers.

Content:

There is no better place to start than the [MLS Desert Area](#) for the person looking to buy home or land. And on web sites such as www.SebastianGibsonProperties.com, the [Palm Springs MLS](#) is available for free to be used by prospective buyers or sellers.

With the MLS a buyer or seller of property in the area covered by a multiple listing service can search for homes, land, commercial property, property to lease or even investment property such as apartment houses and duplexes. Searches can be performed specifically for the type of property by the number of bedrooms or baths, the square footage, the price range, and by other factors.

Properties can also be searched for in specific cities, areas of cities or even by housing developments. Once properties are found, they can be seen by

pictures and sometimes by more extensive 360 degree videos taken inside or outside of the house or condo. The number of days the property has been on the market can be seen as can the history of the property which will show the price reductions, if any, made by the seller.

A good agent or Realtor can also research the developments a buyer is interested in to see which developments have the most properties for sale, which developments or buyers are most desperate to sell (based upon the descriptions of the seller's motivation and price history) and can also determine what reductions in the listing prices are, on average, being accepted by sellers in a certain area.

Agents and buyers who have more experience with using the MLS systems also know how to search for other factors by using the public marketing comments sections to search for those aspects of a property that are of special interest. When one is looking for land, it may be vitally important for the buyer to know if there are water wells on the property. The purchaser of commercial land or property may wish to know if there are any properties available with railroad sidings or spurs.

There are different MLS systems for different areas of the State. In addition, there are other similar type of systems available for agents and buyers to use to look for land, homes and other property throughout California. Unfortunately, not everyone lists their property on the MLS systems or on the statewide web sites and a thorough agent will need to check multiple MLS systems when looking for that hard to find property.

In addition, some real estate brokerages prefer to keep their listings to themselves and won't list their properties on any MLS system whatsoever. In the opinion of this Realtor, this does no favors to their clients and a savvy seller of property should ensure that the agent or Realtor he or she uses will list their property on at least one multiple listing service.

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About the Author:

Sebastian Gibson is both a realtor and a real estate lawyer in California of Sebastian Gibson Properties in Rancho Mirage, California dealing in [California Real Estate Property](http://www.sebastiangibsonproperties.com/), Palm Springs Desert Homes Land For Sale, Desert Area MLS and is the Senior Attorney with the [San Diego Personal Injury Lawyer](http://www.sebastiangibsonlaw.com/) Firm from San Diego, Los Angeles, Orange County, the Palm Springs Desert Area, SoCal