



MEMBER GUIDE

Using the Flexmls MCP Server

An AI Guide for CHS Regional MLS members. Beginning July 27, members have access to the Flexmls Model Context Protocol (MCP) server from FBS Data — a secure, read-only connection between your AI assistant and live MLS data. This guide covers the basics, getting useful answers, example prompts, and responsible use.

AVAILABLE

Beginning July 27, 2026

ANNOUNCEMENT

chsmls.com/post/flexmlsmcp

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WARNING! AI-generated results may be inaccurate, incomplete, outdated, misleading, or unsuitable for your use. MLS does not review, verify, endorse, or guarantee AI-generated results.

I understand that I use AI-generated results at my own risk and am responsible for reviewing them before I use, share, submit, publish, or approve action based on them.

What is an AI assistant, in plain terms?

It's software you talk to in normal sentences — no special search syntax, no forms to fill out. You type what you want in plain English, and it responds the same way. When it's connected to your MLS data through the Flexmls MCP server, it can also go pull real, live listing and market information to answer you — not just give a generic answer.

What is a "token"?

Tokens are the small chunks of text an AI reads and writes in — roughly word-sized, sometimes smaller. You don't need to count them yourself; it's just useful to know that this is what's behind the scenes when people mention "limits."

What is a "context window" and why does it matter to me?

It's the amount of conversation the assistant can actively "remember" at once — your messages, its answers, and any data it pulled up, all together. If a conversation runs very long, the earliest parts can start to drop out of its memory. Practical takeaway: if you're deep into a long session and it seems to forget something from way earlier, that's why — for a new topic, starting a fresh conversation keeps it sharp.

Can the AI get things wrong?

Yes, occasionally it can state something confidently that isn't accurate. For anything you'll actually use with a client — pricing data, days on market, a specific rule — ask it to pull the number from a live query rather than just answering from memory, and glance at the underlying numbers it shows you.

MCP is an open standard that allows AI assistants to connect securely to external data sources — a direct line between your AI assistant and the MLS. Once connected, your AI can retrieve real-time MLS data on your behalf, respond to natural language questions, and surface the information you need faster than traditional search workflows. This is not a chatbot or general AI tool, but a secure, read-only connection to CHS MLS data.

What can it help me do?

Things like:

- Searching active, pending, or sold listings for a client
- Pulling market stats for a listing presentation or CMA (days on market, price trends, inventory levels)
- Comparing a neighborhood's pricing over time
- Looking up MLS rules and policies (disclosure requirements, Coming Soon rules, photo deadlines, etc.)

What can't it do?

It can't create, edit, or publish a listing, and it's not a replacement for your Flexmls login when it's time to actually enter or manage a transaction. It's a research and information tool, not a transaction tool.

Is there an extra charge to connect the Flexmls MCP server?

Not from CHS MLS or FBS Data. It's just another way to access the MLS database through your existing membership. Whether there is a cost to you from your preferred AI tool would depend on your chosen membership level, how many prompts/tokens you use, and other factors solely up to you.

Before you can connect an AI tool, you'll enable the Flexmls MCP server once in your Flexmls AI Settings. It works with any AI assistant that supports an MCP connection, including Claude, ChatGPT, Microsoft Copilot Studio, and Gemini. For the full compatible-tool list and step-by-step setup instructions, see the [original announcement post](#).

The Flexmls MCP server retrieves live data directly from the MLS, but working with AI tools requires an informed and thoughtful approach. Before relying on any AI-generated output for business decisions, client communications, or market analysis, keep the following in mind.

Verify your results. AI assistants are powerful, but they are not infallible. Results returned through the MCP server should be cross-checked against Flexmls, particularly for time-sensitive or high-stakes information.

How you ask matters. Vague prompts can return incomplete or imprecise results. Being specific will produce more accurate and useful responses.

Understand the limitations. The MCP server provides read access to MLS data. It does not replace Flexmls, your professional judgment, or your obligation to provide clients with accurate information.

AI is a tool, not an expert. The AI assistant has no knowledge of your market, your clients, or the nuances of a specific transaction — the expertise and professional responsibility remain with you.

Consult your Broker-in-Charge. When in doubt, consult your BIC for guidance and any brokerage-level AI policies or best practices.

Be aware of SC laws regarding AI. See SCR's note for Section 40-57-820 for more detail.

CHS MLS encourages members to explore this technology with curiosity and appropriate caution. As AI tools continue to evolve, so will our guidance and resources.

Copy and adjust these with your own details:

Helping a buyer search

"Show me active listings in [neighborhood] between \$400,000 and \$500,000 with at least 3 bedrooms."

"What's come on the market in [ZIP code] in the last 2 weeks?"

Prepping for a listing appointment

"What have homes actually sold for in [neighborhood] in the last 6 months, compared to what's currently listed?"

"What's the average days on market for homes like [address] right now?"

Understanding a local market

"How does pricing in [neighborhood A] compare to [neighborhood B] this year?"

"Is inventory going up or down in [ZIP code] over the last few months?"

Tracking price reductions

"Show me every active listing in [ZIP code] that's had a price reduction in the last 14 days, sorted by biggest percentage cut first."

"Which of my active listings have been on the market 45+ days without a reduction?"

"On average, how many times do homes in [neighborhood] get reduced before they go under contract?"

Double-checking an answer

"Can you show me exactly how many listings that's based on, so I can confirm the number?"

Be specific

"Show me listings in Charleston" is broad. "Show me active listings in [neighborhood] under \$450,000 with a garage" gets you something usable right away.

Give it a real reference point when it matters

If you're asking about a specific property, address, or MLS number, include it directly rather than describing it loosely.

Ask one thing at a time for multi-part questions

You'll usually get sharper answers asking a market comparison, a rules question, and a listing search one at a time rather than all in one message.

Ask it to show its work on anything client-facing

Before you repeat a number to a seller or buyer, ask "how many listings is that based on?" It takes one extra sentence and catches most mistakes.

Phrase rules questions like you're asking a person

"What's the rule about X" tends to work better than citing a specific numbered section of the rulebook.

Push back if something looks off

If a stat seems surprising, say so — asking it to double-check often catches an error on the first try.

Start fresh for a new topic

Especially for a new client or new property, starting a new conversation keeps answers focused and avoids the memory limits mentioned earlier.

Building a recurring daily price-reduction report

Some Claude apps (Claude Cowork, for example) let you save a prompt as a recurring scheduled task — it runs automatically on a cadence you set and delivers the result without asking again. Availability depends on your Claude app and plan.

```
"Every morning at 7am, pull every listing in [the ZIP codes I farm] that had a price reduction in the last 24 hours. Sort by percentage reduction, and give me a short list with address, old price, new price, days on market, and listing agent."
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- Check the first several runs closely before trusting it to run unattended.
- Keep the output as a draft, not an auto-send — review it yourself each morning.

Chaining the Flexmls MCP server with another connected tool (example: Canva)

Ask your AI assistant to use two connected tools in one request — it pulls the real data first, then hands the result to the design tool to build something visual. You'll typically be asked to confirm before anything is published or posted.

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"Pull this month's median sale price and average days-on-market for [neighborhood], then create a simple Canva graphic summarizing those two numbers that I can post to Instagram."
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Layering multiple market questions into one workflow

Ask for a fuller picture in stages rather than a single number — each step can be checked before building on it:

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"First, show me the price reduction trend in [neighborhood] over the last 90 days. Then compare that to [neighborhood B]."
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I filtered my search, but got way more results than expected — why?

Some search filters can get silently ignored if they're not written in a format the system recognizes. Ask "how many total results is that, before and after my filter?" — if the number didn't drop, try rewording what you're filtering by.

It gave me a market stat but I'm not sure it's accurate — what should I do?

Ask it to pull the number again from a live query and show you the underlying data or count behind it, rather than trusting a recalled figure.

I asked about a specific numbered rule/section and got nothing helpful — why?

Try rephrasing it as a plain question about the actual rule rather than citing a section number — rules search tends to work much better that way.

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