

flexmls *Tip!*

Room Count Guidelines for flexmls

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What constitutes a room? Here's your official guide!

A room is defined as an improved, heated living space, with the exception of bathrooms and areas such as utility spaces. This definition excludes unheated areas such as porches, breezeways, and utility areas such as laundry rooms, mud rooms, foyers, and bathrooms.

Room

Generally, local custom determines the definition of a "room." According to Midwest Real Estate Data LLC, the following *are* considered to be a room.

- Kitchen
- Bedroom
- Living Room
- Dining Room
- Family Room
- Office
- Den

Not a Room

The following *are not* usually considered to be a room.

- Bathroom
- Laundry Room
- Unheated or Minimally Finished Sun Room
- Closet
- Storage Room
- Entryway

What about great rooms or open concept?

According to NationalAppraiserRoster.com, rooms do not have to be divided by walls as long as there is space for the designated function.