



Copilot, you are somehow confused. The headline is: "Competition 'evisceration': SCOTUS asked to forever end Realtors' 'optional' rules" and https://www.thecentersquare.com/national/article_29186d21-9317-58a1-9def-969808be2103.html is the linked article. Same question: Copilot, new topic, not directly manufactured housing related (although it may have implications for the manufactured home industry) this time for the Patch. Is there any relevant news updates on the topic linked here https://www.thecentersquare.com/national/article_29186d21-9317-58a1-9def-969808be2103.html since that report was published? If so, provide the highlights and link the source(s).



Yes, there are relevant updates since the *Center Square* article titled **"Competition 'evisceration': SCOTUS asked to forever end Realtors' 'optional' rules"** was published. Here's a concise summary:

 Supreme Court to Consider REX's Antitrust Appeal Against NAR and Zillow

 What's New

- As of **October 15, 2025**, the U.S. Supreme Court is reviewing whether to accept an appeal from **Real Estate Exchange (REX)**, which alleges that the **National Association of Realtors (NAR)** and **Zillow** conspired to suppress competition.
- The case centers on NAR's now-defunct "optional" rule that allowed platforms like Zillow to **bury listings** from non-traditional brokers like REX.
- REX claims this rule violated **antitrust laws** and led to its business collapse.

◆ Industry Shakeup

- NAR quietly ended the "optional" rule earlier this year, but critics argue the damage was already done.
- The lawsuit seeks to revive claims that could expose NAR and Zillow to **billions in liability**.

◆ Broader Legal Context

- This case follows a series of antitrust challenges against NAR, including DOJ investigations and private lawsuits targeting its **commission structures** and **listing policies**.

🔗 Sources

- [MSN Coverage](#)
- [Yahoo Finance Summary](#)

Let me know if you'd like a breakdown of how this could impact manufactured housing brokers or listing platforms.



Copilot, useful. Okay, what potential insights do you see in this, if any, that may have a direct or indirect impact on manufactured housing? Explain your response and support it with plain text hyperlinks.



Absolutely, Tony. The Supreme Court case challenging the National Association of Realtors' (NAR) "optional" rules—particularly those affecting listing visibility and commission structures—could have **direct and indirect implications for manufactured housing**, especially in how homes are marketed, sold, and regulated. Here's a breakdown:

🧠 Key Insight: Antitrust Scrutiny of Real Estate Gatekeeping

The case brought by REX Real Estate Exchange accuses NAR and Zillow of **suppressing competition** by burying non-MLS listings. If SCOTUS sides with REX or allows the case to proceed, it could:

- **Disrupt centralized listing control** (MLS systems)
- **Open pathways for alternative platforms** to gain visibility

- **Challenge entrenched commission structures**

 [Center Square article](#)

 Manufactured Housing Implications

1. Listing Visibility and Access

- Manufactured homes are often excluded or marginalized on mainstream MLS platforms.
- A ruling that weakens NAR's control could **empower independent listing services** or **MH-specific platforms** to gain traction.
- This could improve visibility for **for-sale-by-owner (FSBO)** listings and **non-traditional brokerages** serving manufactured home communities.

2. Commission Reform

- Manufactured home sales often involve **non-standard commission models** or **in-house sales teams**.
- If the case leads to broader reform of commission practices, it could:
 - Lower transaction costs for buyers and sellers
 - Increase transparency in manufactured home sales
 - Pressure vertically integrated firms to disclose pricing and fees more clearly

3. Antitrust Precedent

- The case builds on growing scrutiny of **real estate consolidation and anti-competitive practices**.
- Manufactured housing—already under fire for consolidation and alleged price manipulation—could be next in line for similar legal challenges.
- This aligns with existing concerns raised in MHPProNews and MHLivingNews about **market rigging and gatekeeping**.

 [Antitrust Lawsuit Against MHI Members](#)

 Strategic Takeaway

If SCOTUS curtails NAR's power or opens the door to alternative listing models, it could:

- **Democratize access** to housing markets

- **Reduce barriers** for manufactured home sellers and buyers
- **Expose parallel antitrust vulnerabilities** in MH industry practices

This case is a bellwether for broader reform—and manufactured housing stakeholders should be watching closely.

Let me know if you'd like a visual timeline or infographic to illustrate the crossover between this case and MH industry dynamics.