

Listing Status

Active

On market through a valid listing agreement.

Excerpt from MLS Rules Section 1.5 Withdrawal of Listings Prior to Expiration: Listings not saleable must be withdrawn until property is saleable. The statement “no showings until further notice” is not acceptable. Listings which cannot be shown must be withdrawn unless the listing can be shown with an accepted contract which must be disclosed in confidential comments. When the listing has limited showing access, restrictions must be disclosed in confidential comments.

Pending W/Contingency

The listing has a contract between Buyer & Seller, but the contract has a contingency clause. Sellers will take back up contracts should the contingency not be met. This term is used with many types of contingency, such as financing, home inspections, Third Party Approval, etc.

Pending

The property is under contract and the status should be changed within 48 hours of an executed contract.

Expired

The listing agreement is over and the listing expires at midnight. You can solicit this type of listing.

Withdrawn

Listing has been withdrawn, but a contractual agreement is still in effect between the BROKER and the SELLER on the original listing. Therefore when a property is placed in this status, the DOM and CDOM keep accruing. This is an on-market status, and the property MAY NOT be solicited for re-listing. The listing will expire on the expiration date.

Terminate

Listing has been terminated. There is no contractual agreement in effect between the BROKER and SELLER anymore. Terminated is an off market status. DOM and CDOM do not accrue. Property can be solicited for re-listing.

Sold

Property has been sold. Listing should be updated to the SOLD status within 72 hours. (3 Business Days)

DOM Business Rules

- Starts calculating from the day the listing is entered into MLS
- Adds 1 every night after midnight for all listings that are active
- If a listing goes to W, PC, or P and then back to Active, the DOM continues calculating where it left off, not including the days the listing was in W, PC, or P status.

CDOM Business Rules

- Calculates every day while on-market (A, PC, P, W), regardless of status.
- If a listing is taken off market (T, X, CS, R) AND relisted within 30 days (regardless of who it is relisted with), CDOM keeps counting.
- Resets if a listing is relisted more than 30 days after previous listing in system.

Listing Changes

Any changes to the listing price or to the STATUS requires the Seller's signature and MUST be entered into the MLS within 48 hours after the change is received by the Broker.