



LISTING STATUSES EXPLAINED

COMING SOON - NO SHOWINGS

Allows agents who will be publicly marketing a property to list the property in the MLS while it is being prepared for showing or sale. The ban on showings includes showing it to other agents in your brokerage, or a private, virtual showing.

ACTIVE

Property is in the MLS, being marketed and usually shown. Any limitations on showings should be noted in Agent Remarks or Showing Instructions.

ACTIVE - WITH KICK OUT

Property has an accepted offer with a kick-out clause. This should be noted as either Home Sale Contingency, Probate, or Third Party Approval. This status is an Active status. Properties in this status must be shown and will be distributed as Active with a disclosure that there is a kick-out and the kick-out reason. These listings will continue to calculate Days on Market and will Expire on the listed Expiration Date. Status change needs to be made in the MLS within twenty-four (24) hours of the accepted offer.

PENDING - CONTINUE TO SHOW

Property has an accepted offer with no kick-out, but the seller and agent would like to continue to show the property. This status is Pending; therefore, the Days on Market will no longer calculate and the property will not Expire on the listed Expiration Date. Status change needs to be made in the MLS within twenty-four (24) hours of the accepted offer.

PENDING

Property has an accepted offer with no kick-out, and the seller and agent have decided to no longer show the property. This status is Pending; therefore, the Days on Market will no longer calculate and the property will not Expire on the listed Expiration Date. Status change needs to be made in the MLS within twenty-four (24) hours of the accepted offer.

TEMP. OFF MARKET

Property is being taken off the market temporarily, but a valid listing agreement still exists. Property will no longer calculate Days on Market but will Expire on the listed Expiration Date. Status Change in the MLS should be made within twenty-four (24) hours of signed withdrawal.

CANCELLED

Property is being removed from the market due to the listing agreement ending prior to the original Expiration Date. Status change in the MLS must be made by the broker or their authorized representative within twenty-four (24) hours of signed authorization.

EXPIRED

Property has reached its contract expiration. Listings will automatically expire on their listed Expiration Date.

CLOSED

Property has had its closing. Status change in MLS should be made within seventy-two (72) hours of property closing.