



LISTING STATUSES EXPLAINED

COMING SOON - NO SHOWINGS

This status is an option for agents to use if they will be publicly marketing a property as a coming soon listing and prior to any showings. Coming Soon listings must be submitted and entered into the MLS within forty-eight (48) hours or within one (1) business day of public marketing, whichever is sooner, using the Coming Soon-No Showings or Active status.

ACTIVE

Property is in the MLS, being marketed and shown. All exclusive listing agreements taken in the mandatory listing area - Barnstable, Dukes, Nantucket counties and the town of Wareham in Plymouth County - must be submitted to the MLS within 48 hours of all necessary signatures, even if the marketing in the MLS is delayed or declined altogether.

CONTINGENT - SHOWINGS ALLOWED

Property has a fully executed offer, but the member and client will continue to market and show the property due to a contingency which has not been met.

Status change in the MLS should be made within 24 hours of the fully executed offer. Property is considered a subset of Active and will continue to calculate Days on Market and will Expire on the listed Expiration Date. You can hover over the **C** icon in the MLS to see the contingency on a property.

CONTINGENT - NO SHOWINGS

Property has a fully executed offer with a contingency, but the member and client will no longer show the property.

Status change in the MLS should be made within 24 hours of the fully executed offer. Property is considered a subset of Pending and will no longer calculate Days on Market and will not Expire. You can hover over the **P** icon in the MLS to see the contingency on a property.

PENDING

Property has a fully executed offer, with no viable contingencies, and is no longer being shown. Status change in the MLS should be made within 24 hours of a fully executed offer or P&S, whichever comes first.

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 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 MLS must be made by the broker or their authorized representative within 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 72 hours of property closing.