



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. Listings will be disseminated to IDX and Portal sites while in this status; however, sites may not necessarily display these listings while in this status.

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 CONTINGENCY

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. You can hover over the  icon in the MLS to see the contingency on a property.

PENDING

Property has an accepted offer and is not being shown (even if there are outstanding contingencies). 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. 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 the MLS shall 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 the MLS should be made within 72 hours of the property closing.