




LISTING STATUSES EXPLAINED

ACTIVE

Property is in the MLS, being marketed and shown. All exclusive listing agreements taken in the mandatory listing area - Dukes 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.

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 a fully executed 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 MLS shall be made by the broker or their authorized representative within 24 hours of signed authorization.

EXPIRED

Property has reached its contract expiration or the relationship between the member and client has been severed prior to the contract expiration date.

Must update the expiration date to reflect date of relationship ending.

CLOSED

Property has had its closing.

Status change in MLS should be made within 72 hours of property closing.