

MLS STATUS DEFINITIONS

Active (ACT) – A property available for purchase and must be available for showings.

New (NEW) – A property is marked “New” the first three days on MLS. After three days the listing status changes to “Active.”

Back on Market (BOM) – A property that has expired, been withdrawn, or fallen out of contract and is again available. It will be marked BOM for three days and then change to “Active.”

Price Change (PC) – any change to the listing price.

Coming Soon (CMS) – will become Active/New automatically after 14-days. Used when the home owners need time to make improvements, complete maintenance.

Contingent (Finance (CFIN) / Sale (CS) / Multiple (CM) / Short Sale (CSS) / Other (CON)) – An offer has been accepted and is contingent on fulfilling specific criteria within the purchase agreement. The listing is still on market. The seller generally will accept back-up offers. Once the contingency is satisfied, the listing will need to be changed “Pending” status.

Pending (PND) – An offer has been accepted. The seller is not accepting additional offers, and the property is not on market.

Office Exclusive – When a seller directs the listing agent not to disseminate the property in the MLS. The listing cannot be publicly marketed or shown outside the brokerage. The IMLS Status Disclosure Form must be executed and uploaded to the MLS.

Sold (SLD) – Ownership has transferred, the deal is complete, and the property is no longer on the market.

Unpublished Sold (UPSOLD) –To be used with an Office Exclusive listing once Ownership has transferred, and the deal is complete.

Expired (EXP) – Automatic status change when the listing agreement has run out on the property and is not renewed by the agent prior to the date.

Withdrawn

Temporarily Off Market (TOM) – When a listing becomes unavailable for showing during the listing term of the contract. Status must be changed back to Active on the date that it can be shown again.

Cancelled (CAN) – When the listing agreement between the agent and seller is terminated before the expiration date. The property is no longer on the market.