



MLS Status Explanations

CS	Coming Soon - A Coming Soon listing is not an active listing but is available for agents to view in the MLS. A listing can be CS for up to 30 days, after that time it will automatically change to TOM and you will have up to 30 days to change to active. A listing can only be CS one time within a year unless there is a change in ownership/tenant. The list date must be the date of entry and DOM will re-calculate once made active. <i>The intended use of this status is to provide a vehicle for subscribers to notify other subscribers of properties that will be made fully available for showing and marketing after preparations have been completed. Showing any property in the Coming Soon status is prohibited.</i>
I	Incoming - Listing is not active, but waiting to become active.
A	Active - Property is available for sale (showings). Will expire on the original or amended expire date the agent has entered.
AC	Active-Contingent - Property has an offer on it but there is a contingency (i.e. financing, inspections) - still taking showings. Will expire on the original or amended expire date the agent has entered.
AOC	Active-Option Contract - Property has an offer on it that has an option period - still taking showings. Will expire on the original or amended expire date the agent has entered.
AKO	Active-Kick Out - Property has an offer contingent upon the sale of another property. Still taking showings. Will expire on the original or amended expire date the agent has entered.
P	Pending - Property has an offer (contract with contingencies, kick-outs or options, please see above) - no more showings. Pending listings do expire, but they will stay pending until closed. Expired dates must be extended to include the pending period. If NO SHOWINGS AND NO OFFERS are being further accepted, but agent is awaiting documents from lender/banks, they may place listing in this status.
X	Expired
S	Sold
L	Leased
W	Withdrawn - No longer available for showings. It is NOT available to be re-listed with another broker (under a "conditional release"). Listing still belongs to Original Broker. DOM will NOT continue to accumulate.
C	Cancelled - Unconditional release - free to be relisted in MLS.
T	Temporarily Off Market - Owner has a reason they would not like to show the property for a period of time but they are still under a listing agreement. Temporarily off market is used for various reasons (i.e. remodeling, owner illness, vacations, etc.). DOM will not accumulate - Use only for short periods. May remain in this status up to 30 days. Will expire on the original or amended expire date the agent has entered.

Note: CDOM (Cumulative Days on Market) - is a combination of any previous listing's DOM plus the current Listing's DOM. If a Listing is Cancelled, Expired: the CDOM computations will reset to "zero" after 30 days. The CDOM field reflects the Archive Search and Results function.