

NTREIS MLS STATUSES

As of April 2020

“Active” – Property is available for sale.

“Active Option” – Property is available for showings and back-up contracts. Property is under contract with an option. Once the option expires, the status must be changed.

“Active Contingent” – Property is available for showings and back-up contracts. Property is under contract with a contingency. Contingencies are not limited to Sale of Other Property; they can be almost anything. Typical contingencies include, sale of other property, lender approval required (as in a short sale), financing and inspections. It is appropriate to use this status until all contingencies have been met. This could potentially go right up until closing in the case of financing.

“Active Kick Out” – Property is available for showings and back-up contracts. Property is under contract with a Contingency for Sale of Other Property with a Kick Out Provision. It is appropriate to use this status until the contingency has been met.

“Pending” – Property is under contract with no more showings. While it is not a violation to use this status if there is a contract with a contingency or kick out, it will virtually eliminate the possibility of receiving any back-up offers. Typically, this status should only be used after all contingencies have been met and you are just waiting for closing. The Pending status is the only status that will survive the expiration date, but the expiration date must be extended during the entire time this listing is pending. If the expiration date is not extended, the listing agent will receive a Data Checker Violation notice.

“Temporarily Off the Market” – This status should be used when the owner does not want showings for a brief time during the listing. This could be due to repair or remodel, owner illness or other reasons. The expectation is that this is a temporary situation, and the listing will be returned to Active, or some other status, after a brief period. DOM and CDOM continue to accumulate while the property is in the TOM status. **Sign must be removed from the property and no further marketing until restored to Active.**

“Withdrawn” – Property is no longer available for showings and is effectively off the market. The listing still belongs to the listing broker until it expires. It is not available to be listed by another broker until it expires. This status is typically used when the seller decides not to sell the home, and the broker does not want to release the listing until it expires. DOM and CDOM continue to accumulate while the property is in the WTH status. **Sign must be removed from the property and no further marketing until restored to Active.**

“Withdrawn Sub-Listing” – Under the sub-divided listing function, you can have a main listing with several sub-listings. Individual sub-listings can be withdrawn. Withdrawn Sub-Listing would mean the sub-listing is no longer available. **Sign must be removed from the property and no further marketing until restored to Active.**

“Expired” – The status automatically changes to expired with the listing expires (based on the expiration data entered into MLS by the listing broker). DOM and CDOM stop counting when the listing has expired. **Sign must be removed from the property.**

“Cancelled” – The seller and listing broker agree to terminate the listing, and the listing is then cancelled in MLS. This is an UNCONDITIONAL RELEASE of the listing, and it can then be listed by another broker in the MLS. DOM and CDOM stop counting when the listing is cancelled. **Sign must be removed from the property.**

“Sold” – Property has been sold. DOM and CDOM stop counting when the listing is sold. All status changes must be made in the MLS within 3 days. **Sign must be removed from the property.**

“Coming Soon” – Property is in make ready stage and is not available for showings. NO SHOWINGS ARE ALLOWED WHILE COMING SOON.

Coming Soon listings must be added within 1 day of marketing the property to the public in any way and will not require as many fields as an Active listing and may remain in Coming Soon Status for up to 30 days. All required fields must be completed to make the listing "Active".

The Listing Date for CS must be the **date of entry** so that the Days on Market will not include days in this Status once the listing is changed to Active.

CS Listings that are not updated to an Active status within 14 days will automatically be changed to a Temporarily Off Market (TOM) Status, but the listing agent will receive a notification prior to that date as a reminder to change to Active.