



MLS LISTING STATUSES

WHAT DOES EACH STATUS MEAN?

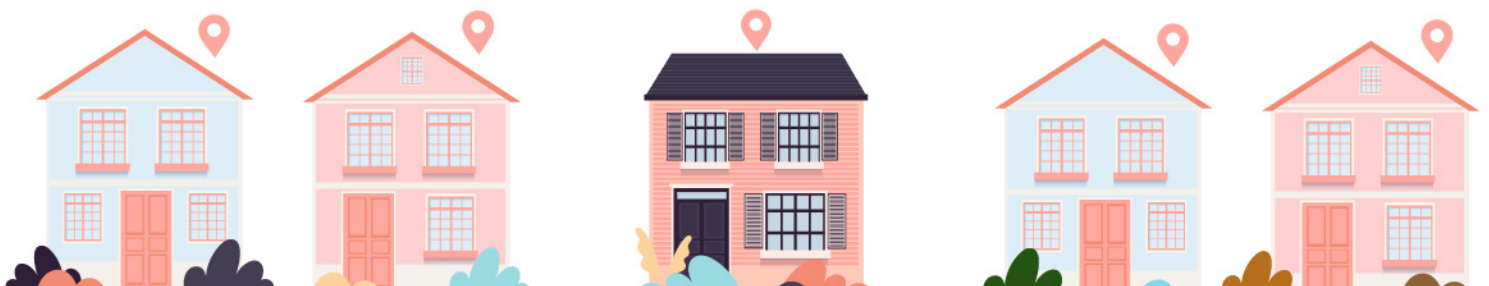
NOTE: As per the CDAR MLS Rules and Regulations, all listing status changes **MUST** be entered into the MLS within 2 days of the change.

ACTIVE: A valid listing contract exists and no offer (with or without contingencies) has been accepted. This status is an On-Market status, and DIM (Days in MLS) counts.

ACTIVE UNDER CONTRACT: Offer has been accepted and either the Seller requests that the listing remain in an On-Market status and is willing to show the property and accept back-up offers, or the sale is subject to contingencies. (For a C.A.R. FAQ on contingencies, [click here](#).) This is an On-Market Status, and DIM (Days in MLS) counts.

COMING SOON: A valid listing contract exists is in effect, but the Seller has instructed the Listing Broker not to show the property to any potential buyers for a period of time. Property may not be in this status for more than 21 days. The property is not available for showings, consistent with MLS Rules - Section 9.3. This is an On-Market Status, and DIM (Days in MLS) does not count.

HOLD: A valid listing contract is in effect. However, because of various reasons (such as repairs, illness, guests, etc.) the Seller has requested that temporarily there be no showings. This is an Off-Market status, and DIM (Days in MLS) does not count.





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WITHDRAWN: A valid listing contract is in effect. However, the property is no longer being marketed. This is an Off-Market status and DIM (Days in MLS) does not count.

PENDING: The Seller has accepted an offer and is not soliciting further offers through the MLS. This is an Off-Market status and DIM (Days in MLS) does not count. (Please note that any incidental remaining marketing is not a violation of MLS Rules - Section 7.5.) **All listings **MUST** go into Pending status before they can be put into the Closed status.**

CANCELED: The listing agreement has been canceled in writing. This is an Off-Market status and DIM (Days in MLS) does not count.

EXPIRED: The listing agreement has expired. The time frame of the existing listing contract has run out. This is an Off-Market status and DIM (Days in MLS) does not count.

CLOSED: Escrow has closed. This is an Off-Market status and DIM (Days in MLS) does not count.

LEASED: The property has been leased. This is an Off-Market status and DIM (Days in MLS) does not count.

Full details and information can also be found in our MLS Rules and Regulations. If you have any questions, please contact the CDAR office at 760-346-5637 for assistance.

