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MLS Status Definitions

Updated: January 2016

Active: This is an on market status. This means that the property is available for sale. This status is an indicator to other agents that a seller/broker relationship has been established and this property may not be marketed by other agents to obtain the listing. Entering a duplicate listing while one exists in the system with an Active status is a fineable offense.

***Coming Soon:** This is an off market status. This status indicates that the broker and the seller are preparing the property for sale and for marketing as Active status. This status is not intended to give the listing broker an advantage in finding a buyer for the property to the detriment of cooperating brokers or to circumvent the selling of property on an open market. 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. While the property is in Coming Soon status, the seller and the listing broker may not promote or advertise the property in any manner other than as "Coming Soon". Properties in this status may not be shown. This status is for short term use preparatory to Active status, 21 days or less, and must have a listing agreement and seller approval.

Pending: This is an on market status. This means that the property is currently under contract pending settlement or closing. Entering a duplicate listing while one exists in the system with a Pending status is a fineable offense.

- **Third Party Approval:** When this contingency is present on a Pending listing it indicates that a contract has been accepted by the sellers, however, a third party must also accept the contract in order for the sale to proceed.
- **72 Hour Kick Out:** When this contingency is present on a Pending listing it indicates that a contract has been accepted by the sellers, however, the buyers have a contingency – usually to sell a home. Sellers may engage the kick out if another acceptable offer is presented.

Closed: This is a permanent off market status. This indicates that the property has gone to settlement or closing and is no longer available for sale. Once a property has reached Closed status, it may once again be marketed by agents in an attempt to obtain the listing. Entering a duplicate listing while one exists in the system with a Closed status is not a fineable offense.

Withdrawn: This is a temporary off market status. That means that this status will only remain until it is either brought back to an Active status **or** the listing reaches its Expiration Date at which time the system will automatically change the status of the listing to Expired. This status is best used when your seller has to remove their property from the active market for a brief period of time. Examples would be if the seller has family coming to visit for an extended stay and does not want to be inconvenienced with showings; or if the property needs some improvements and the seller would like to make these improvements without the property being shown. This status is an indicator to other agents that the seller/broker relationship has not been severed and this property may not be marketed by other agents

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to obtain the listing. Entering a duplicate listing while one exists in the system with a Withdrawn status is a fineable offense.

Expired: This is a permanent off market status. This indicates that the sellers listing contract has met its expiration date. A property with this status can be brought back to an Active status within 60 days of its Expiration date. Entering a duplicate listing while one exists in the system with a Closed status is not a fineable offense.

Cancelled: This is a permanent off market status. This indicates that the property is no longer available for sale and that the seller/broker relationship has been severed. This property may be marketed by other agents in an attempt to obtain the listing. Entering a duplicate listing while one exists in the system with a Closed status is not a fineable offense.