

Which listing status should you use?



CVR MLS Cheat Sheet - Rev. 04.2020

Active

The property is actively being shown to buyers.

- Listing must be Active in MLS within three (3) days of sellers ratification of Listing Agreement or one (1) business day of Public Marketing, whichever comes first
- Currently subject to a Listing Agreement
- Available for showings
- Seeking agreements of sale to present to the Seller
- Listing on the market but written offer has not been accepted

Closed: Sold or Leased

Used for both Sale and Rental Listings

- Listing must be marked "closed" within seven (7) days of closing date upon successful closing taking place
- Title has been transferred from Seller to Buyer
- Possession of a property has been transferred from a lessor to a lessee
- Agreement of sale has been fulfilled or the lease agreement has been executed

Coming Soon

The property will be available to be shown within a 21 day period from the date entered in the MLS.

- Listing must be in Coming Soon status within three (3) days of sellers' ratification of Listing Agreement or one (1) business day of Public Marketing, whichever comes first
- Currently subject to a Listing Agreement and entered in Matrix
- No Purchase Agreement is currently in effect
- Listing has not yet been on the market but will be soon
- Not available for showing
- Listings are limited to 21 days for the coming soon status

Expired

The contract for the listing has expired and has not been renewed.

- Listing Agreement has passed its expiration date
- Participant has not secured permission from Seller on or before that date to extend the term of the listing

Leased Purchase Pending

The property is currently under a lease contract.

- Portion of lease payment or rent is applied to the purchase price of the leased asset or property

Pending

The property is currently under contract and pending settlement.

- Listing must be put into pending status within five (5) days of fully ratified Purchase Agreement
- Purchase Agreement is in effect
- Settlement has not yet taken place

Released

The Listing Agreement between Seller and Agent has been terminated or released.

- Listing is no longer subject to an active Listing Agreement
- Listing is not available for showing

Temp Withdrawn

The property has been taken off the market for a set period of time.

- Temporarily suspend the marketing of the property
- Not available for showings
- Listing Agreement between the Participant and the Seller remains in effect