

realMLS Listing Status Quick Guide

Listing Status on MLS >>>>	Active	Coming Soon	Active Under Contract	Withdrawn	Seller's Waiver of MLS Benefits [for entire length of Listing Agreement]	Seller's Waiver of MLS Benefits [with Seller Approved MLS Entry Date]
Definition						
When must a listing be submitted to realMLS?	Within 3 days of obtaining all signatures of seller[s] OR on the "beginning" date in the listing agreement [listing start date], whichever occurs last.	Within 3 days of obtaining all signatures of seller[s] OR on the "beginning" date in the listing agreement [listing start date], whichever occurs last.	N/A However Status Change must be completed within 24 hours of an accepted Purchase & Sale agreement.	N/A However Status Change must be completed within 24 hours of an accepted Purchase & Sale agreement.	Within 1 business day of PUBLIC MARKETING¹ [Note: Seller Controlled Marketing Disclosure must be sent to listingwaiver@realmls.com within 24 hours of signature[s].]	Within 1 business day of PUBLIC MARKETING¹ [Note: Seller Controlled Marketing Disclosure must be sent to listingwaiver@realmls.com within 24 hours of signature[s].]
When is PUBLIC MARKETING¹ allowed?	Immediately upon entry into MLS.	Immediately upon entry into MLS.	Marketing may continue since the listing is still being shown & taking backup contracts.	PUBLIC MARKETING ¹ of a Withdrawn listing is NOT permitted.	PUBLIC MARKETING ¹ of a "Seller's Waiver of MLS Benefits" listing is NOT permitted. [Note: Listing must be submitted to MLS within 1 business day of PUBLIC MARKETING ¹ .]	PUBLIC MARKETING ¹ of a "Seller's Waiver of MLS Benefits" listing is NOT permitted. [Note: Listing must be submitted to MLS within 1 business day of PUBLIC MARKETING ¹ .]
When can a showing be scheduled?	Immediately upon the listing being submitted as Active in the MLS.	Showings are NOT permitted on Coming Soon. [Note: Scheduling future Showings, based on Start Showing Date field, is permitted.]	Immediately. Active Under Contract status stipulates that the property is still being shown.	Showings are NOT permitted on Withdrawn listings. Must be Active to show.	"Seller's Waiver of MLS Benefits" listings are not available for showings by agents outside of Listing Office	"Seller's Waiver of MLS Benefits" listings are not available for showings by agents outside of Listing Office
By when must showings be allowed?	Immediately upon the listing being submitted as Active in the MLS.	Immediately upon the listing being changed from Coming Soon to Active [on the Start Showing Date].	Immediately. This status stipulates that the property is still being shown.	Immediately upon the listing being changed from Withdrawn to Active.	N/A if the seller chooses to waive entry into MLS for the entire term of the listing.	Immediately upon the listing being added on the Seller Approved MLS Entry Date.
Can the "Start Showing Date" or "Go Active Date" be adjusted?	N/A	Yes , at anytime while the listing is in Coming Soon [max 30 days]. [Note: Listing may be changed to Active at any time and will then be immediately available for showings.]	N/A NOTE: This status will Expire on the Expiration Date of the Listing Agreement since it is still being marketed as Active.	N/A	N/A [Note: Listing may not be added as a Coming Soon once the Seller's Waiver of MLS Benefits has been selected].	N/A [Note: Listing may not be added as a Coming Soon once the Seller's Waiver of MLS Benefits has been selected].
When is the listing sent to publicly viewable websites, including IDX?	Immediately upon the listing being submitted as Active in the MLS <u>AND</u> IDX plus any other distribution options selected under the Broker Distribution tab.	Never [Note: Only Active, Active Under Contract, Pending, & Sold listings with IDX selected under the Broker Distribution tab are sent to publicly viewable websites, including IDX sites].	Immediately	Never [Note: Only Active, Active Under Contract, Pending, & Sold listings with IDX selected under the Broker Distribution tab are sent to publicly viewable websites, including IDX sites].	Never , if the seller chooses to waive entry into MLS for the entire term of the listing.	Immediately upon the listing being submitted as Active in the MLS based on the Seller Approved MLS Entry Date.
Days on Market [DOM] Calculation	Days on Market [DOM] calculate from the LISTING DATE² and begin accumulating and start at 1 [one] upon the listing being submitted as Active.	Days on Market [DOM] do NOT accumulate while in Coming Soon. Once changed to Active, DOM begin accumulating and start at 1 [one].	Days On Market [DOM] continue to accumulate since this status stipulates the property must be available for showings.	Days on Market [DOM] do NOT accumulate while the listing is in Withdrawn. If changed back to Active, DOM begin accumulating again.	If Listing is later submitted to the MLS as Active, DOM calculate from original LISTING DATE² of listing contract.	Once listing is later submitted to the MLS as Active, DOM calculate from original LISTING DATE² of listing contract. Not from the Seller Approved MLS Entry Date.
Cummulative Days on Market [CDOM] Calculation	Cummulative Days on Market [CDOM] continue to accumulate until the property is off-market for 31 days.	Cummulative Days on Market [CDOM] do NOT accumulate while the listing is in Coming Soon.	Cummulative Days on Market [CDOM] continue to accumulate until the property is off-market for 31 days.	Cummulative Days on Market [CDOM] do NOT accumulate while the listing is in Withdrawn.	If Listing is later submitted to the MLS as Active, CDOM calculates from original LISTING DATE² of listing contract and will include any accumulated DOM from the listing having been Active during the previous 31 days.	Once Listing is submitted to the MLS as Active, CDOM calculates from original LISTING DATE² of listing contract and will include any accumulated DOM from the listing having been Active during the previous 31 days.
What agreement is required?	Listing Agreement - Exclusive Right to Sell or Exclusive Agency.	Listing Agreement - Exclusive Right to Sell or Exclusive Agency & Seller Controlled Marketing Disclosure.	Accepted Purchase & Sale.	Listing Agreement - Exclusive Right to Sell or Exclusive Agency and Modification to Listing Agreement.	Listing Agreement - Exclusive Right to Sell or Exclusive Agency and Seller Controlled Marketing Disclosure.	Listing Agreement - Exclusive Right to Sell or Exclusive Agency and Seller Controlled Marketing Disclosure.
Who is required to sign?	Seller[s] and Managing Broker or Listing Agent including Signature Dates.	Seller[s], Listing Agent and Managing Broker including Signature Dates.	Seller[s] and Managing Broker or Listing Agent including Signature Dates.	Seller[s], Listing Agent and Managing Broker including Signature Dates.	Seller[s], Listing Agent and Managing Broker including Signature Dates.	Seller[s], Listing Agent and Managing Broker including Signature Dates.

1 PUBLIC MARKETING includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays [including IDX and VOW], digital communications marketing [email blasts], multi-brokerage listing sharing networks, and applications available to the general public. Listing must be changed to "Active" status within one [1] business day of publicly marketing a "Waiver of Entry" listing.

2 LISTING DATE: MLS definition is the date on which seller[s] signature[s] are obtained OR on the "beginning" date in the listing agreement [listing start date], whichever occurs last.