



### MLS Status Glossary

Speed Bar Shortcut	Status	Definition
A	Active	<ul style="list-style-type: none"> <li>Property is available for sale and must be available for showings.</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
AC	Active Contingent	<ul style="list-style-type: none"> <li>Property has an offer but there is a contingency (i.e. financing, inspections) property remains available for showings and seller will accept any backup offers.</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
AKO	Active Kick Out	<ul style="list-style-type: none"> <li>Property has an offer contingent upon the sale of another property.</li> <li>Still available for showings and backup offers.</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
AOC	Active Option Contract	<ul style="list-style-type: none"> <li>Property has an offer that has an option period. Still available for showings and backup offers.</li> <li>During this time, the buyer has the unrestricted right to terminate the contract for any reason without risking their earnest money deposit.</li> <li>Status must be updated once the Active Option Period expires.</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
P	Pending	<ul style="list-style-type: none"> <li>Property has an offer (contract with no contingencies, kick outs, or options).</li> <li>The seller requests no further showings and does not want to accept any backup offers.</li> <li>Pending listings do not expire and will stay pending until closed.</li> </ul>
W	Withdrawn	<ul style="list-style-type: none"> <li>Property is no longer available for showings.</li> <li>Under conditional release, the property cannot be re-listed with another broker.</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
H	Hold	<ul style="list-style-type: none"> <li>Owner has a reason they would not like to show the property for a period of time but are still under a listing agreement</li> <li>TOM used for various reasons such as remodeling, owner illness etc.</li> <li>Temporary status should not be used in place of Cancelled or Withdrawn status.</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
C	Cancelled	<ul style="list-style-type: none"> <li>Based on the terms agreed between the seller and the listing broker in the "Termination of Listing" the property is no longer available for showings. (unconditional release). The seller is free to re-list their property with another broker.</li> </ul>
CS	Coming Soon	<ul style="list-style-type: none"> <li>This will enable agents to give sellers maximum exposure to buyer's agents while the property is being made market ready.</li> <li>You will be able to enter limited listing data to alert other participants that a property will be available for showings at a later date. Cannot be listed again within a year.</li> <li>Once you move it from CS to Active, you cannot move it back to CS.</li> <li>Listing may be in this status for up to 30 days but may be changed to active at any time within that period</li> <li>CS status will automatically be placed in TOM status after 30 days</li> <li>Will expire on the original expiration date the agent entered.</li> </ul>
I	Incoming	<ul style="list-style-type: none"> <li>Will get a MLS Number, but will not be available for everybody to see (Worksheet)</li> </ul>
L	Leased	<ul style="list-style-type: none"> <li>Leased signed. No more showings.</li> </ul>
C	Closed	<ul style="list-style-type: none"> <li>Sold/Closed</li> </ul>
X	Expired	<ul style="list-style-type: none"> <li>Listing period ended.</li> </ul>

