

DESCRIPTION OF STATUS CODES

A – Active: A new listing that has been processed into the computer system or a 72-hour release clause, contingent, under contract, withdrawn, or an expired listing that has fallen out of current status and brought back to an active status. An active listing must be reported to the Multiple Listing Service within three (3) working days of signed contract.

R – 72 Hour Release Clause: A clause which allows offers to be presented and accepted by seller, which upon written notice, requires first offerers to remove all contingencies against the escrow within 72 hours or lose the first position to the second offer. A 72-hour release clause listing must be reported to the Multiple Listing Service within three (3) working days of signed contract.

C – Contingent: An open escrow that has contingency against the escrow that may be short-term or may go to the day the property closes escrow. A contingent listing must be reported to the Multiple Listing Service within three (3) working days of signed contract.

U – Under Contract: An open escrow that has no contingency against the escrow. An under contract listing must be reported to the Multiple Listing Service within three (3) working days of signed contract.

S – Sold: A contingent or under contract listing that has closed escrow. A sold listing must be reported to the Multiple Listing Service within three (3) working days after escrow has closed.

W – Withdrawn: Listed property may be withdrawn from the MLS by the listing broker before the expiration date of the listing agreement provided notice is filed with the MLS, including a certification signed by the Listing Broker that the owners have authorized the withdrawal in writing and the authorization is on file in the Broker's office. The Listing Broker must notify the MLS of a withdrawn property within three (3) working days of its receipt. Members are advised to use discretion when contacting the owner of a withdrawn listing. The owners may still have a written listing agreement with the Listing Broker.

X – Expired: A listing that has reached the ending date of the contract. Please use discretion if you contact the owner as the listing may be in the *Broker* process of being reinstated. **ONLY [REDACTED] CAN REINSTATE AN EXPIRED LISTING.** [REDACTED]