
LISTING STATUSES EXPLAINED

COURTESY OF METRO MLS

Active

Active refers to when a listing is available for showing and the seller is accepting offers. The seller has potentially received offers but has not accepted one yet.

Delayed

Delayed is a listing type that requires a seller's consent. It allows the REALTOR® to enter the listing into the MLS for up to 21 days without being shown. Marketing of the property can be done when it is in Delayed status. However, no showings of any kind, such as agent previews, broker opens or public showings, are allowed until the listing moves to Active status. A listing must be entered in as Delayed from the start.

Active with Offer

Active with Offer is when there is an accepted offer, but the seller is seeking backup offers in case the buyer falls through. The seller is still showing the property and taking secondary offers. Offers must be updated within 48 hours of acceptance. Days on Market will continue to accumulate when a listing is Active With Offer.

Pending

Pending indicates that the seller has an accepted offer and showings are no longer occurring. The property is in escrow, as both parties are working towards closing the deal. Days on Market do not accumulate when a listing is Pending. Secondary offers are not accepted. The pending date should reflect the Accepted Offer date.

Withdrawn

Withdrawn status allows for the seller to temporarily stop showings. Days on Market will include the withdrawn time once the listing goes back to Active status. The REALTOR® can market the property. But, no showings of any kind, such as agent previews, broker opens or public showings, are allowed until the listing moves to Active status.

