

MARIS

LISTING STATUSES

Active. For properties that are offered for sale and have no accepted contract.

Active Under Contract. For properties that have an accepted contract and the seller has instructed their agent to keep marketing and showing the property in an effort to obtain a backup offer.

- **With Kick-out.** For properties that have an accepted contract with a contingency that may allow the seller to terminate the current contract in favor of a backup contract.
- **Without Kick-out.** For properties that have an accepted contract and the seller has instructed the listing broker to keep marketing the property in effort to secure a backup contract, regardless of their ability to terminate the current contract.

Pending. For properties that have an accepted contract and the seller has instructed their agent to cease marketing and/or showing the property. This property may still have normal contractual conditions (i.e. inspections, financing, etc.).

Closed. For properties that have sold/leased. For the purposes of updating MLS status, 'closed' references the legal transfer of property and is not dependent on broker compensation being received.

Hold. For properties that are not being marketed for a period but are still subject to a brokerage agreement.

Withdrawn. For properties withdrawn from the system prior to expiration, but still subject to some listing broker rights. Listings will remain in this status until they move to the expired status.

Expired. For properties for which the listing period has expired.

Cancelled. For properties that have been withdrawn from the MLS and the listing agreement has been terminated. These listings will not expire.