

Cumulative Days on Market (CDOM)

RULES THAT PROMPT THE MLS SYTEM TO AUTOMATICALLY CALCULATE CDOM

STATUS: Expired

RULE: **New Listing Office**

Listing Expired with previous office less than 90 days ago
***CDOM** created by adding DOM from previous listing
Listing entered with new MLS #

RULE: Listing expired with previous office **more than 90 days** ago
Listing will be entered with a new MLS # and DOM starts
No CDOM

RULE: **Same Listing Office**

Listing Expired with previous office less than 90 days ago
Listing must be put Back on Market (BOM) keeping the same
MLS # with DOM continuing
No CDOM

RULE: Listing expired with previous office **more than 90 days** ago
Listing will be entered with a new MLS # and DOM starts
No CDOM

STATUS: Withdrawn

NOTE: Definition of **Withdrawn**. Withdrawal of Listing Prior to Expiration: Listings of property may be withdrawn from the Multiple Listing Service by the listing broker before the expiration date of the listing agreement, provided notice is filed with the Service, including a copy of the agreement between the seller and the listing broker which authorizes the withdrawal. If the property sells while the listing agreement is intact, even though the property was withdrawn from MLS, there may be compensation owed the listing broker in accordance with the listing agreement.

Sellers do not have the unilateral right to require an MLS to withdraw a listing without the listing broker's concurrence. However, when a seller(s) can document that his exclusive relationship with the listing broker has been terminated, the Multiple Listing Service may remove the listing at the request of the seller. A listing in MLS cannot be withdrawn for the purpose of withholding the comparable information from MLS.

RULE: **New Listing Office**

Listing was Withdrawn less than 90 days ago
***CDOM** is created by adding DOM from previous listing
Listing must be entered with a new MLS #

RULE: Listing was Withdrawn **more than 90 days ago**
Listing will be entered with new MLS # and DOM will start; No CDOM

RULE: **Same Listing Office**
Listing was Withdrawn **less than 90 days ago**
Listing must be put Back on Market (BOM) keeping the same
MLS# and DOM continues; No CDOM

RULE: Listing was Withdrawn **more than 90 days ago**
Listing will be entered with new MLS # and DOM will start; No CDOM

STATUS: Cancelled

NOTE: Definition of CANCELLED. A listing agreement can be cancelled upon mutual agreement between the seller and listing broker. A cancelled listing agreement means the relationship between the seller and listing broker has been terminated and the seller is free to list with another broker with no compensation due the previous broker.

RULE: **New Listing Office**
Listing was cancelled **less than 90 days ago**
***CDOM** is creating by adding DOM from previous listing
Listing is entered with a new MLS#

RULE: Listing was cancelled **more than 90 days ago**
Listing will be entered with a new MLS # and DOM will start
No CDOM

RULE: **Same Listing Office**
Listing was cancelled **less than 90 days ago**
Listing must be put Back on Market (BOM) keeping the same MLS # and
DOM continues: No CDOM

RULE: Listing was cancelled **more than 90 days ago**
Listing will be entered with new MLS# and DOM will start
No CDOM

STATUS: Pending or Contingent (Back On Market from Pending or Contingent status)

NOTE: Definition of **Pending****

A contract for the purchase has been executed between a buyer and seller where ALL contingencies have been removed awaits closing subject to (pending) mutually terms and conditions including but not limited to financing and other terms specified in the contract.

Definition of **Contingent***

A contract for the purchase has been executed between a buyer and seller but remains contingent upon one or more stipulations such as: first right of refusal or items remaining negotiable including, but not limited to property inspections or repairs. Contingencies are marketed on public web sites.

RULE: **Same Listing Office**

If the original Expiration Date **is more 90 days past**, the listing should be put Back on Market, and allow the system to “Expire” the listing (typically overnight). The listing agent can then enter a new listing with a new MLS# and no CDOM.

If the original Expiration Date **is less than 90 days past**, the listing agent will put the listing BOM and extend the listing (same MLS# and DOM) continues.

If the original Expiration Date has not passed, then the listing agent will put the listing Back on Market as active.

RULE: **New Listing Office**

New listing offices **cannot edit/enter a listing that is currently under the status of Pending or Contingent.** Once the Pending or Contingent listing has moved to an off market status (Expired/Cancelled/Withdrawn) the Back on Market rules for that status will apply.