

Listing Status is used to define the current state of the listing. It is important to remember that you must update your listing status within 48 hours of the change. For your convenience below are the CARETS Standardized Rules and Regulations of the definition of listing statuses.

Status	Definition
Active (A)	A valid listing contract exists and no offer (with or without contingencies) has been accepted. This is an On-Market status.
Backup (B)	Offer accepted and either 1) Seller requests that property remain in an On-Market status and is looking for back-up offers, or 2) the sale is subject to court or other third party approval. This is an On-Market status.
Pending (P)	The Seller has accepted an offer and is not soliciting offers through the MLS. This is an Off-Market status.
Hold (H)	A valid listing contract is in effect; however, because of various reasons such as repairs, illness, guests, etc., the Seller has requested that temporarily there be no showings. This is an Off-Market status.
Withdrawn (W)	A valid listing contract is in effect, however the property is no longer being marketed. This is an Off-Market status.
Cancel (K)	The listing agreement has been canceled. This is an Off-Market status.
Sold (S)	Escrow has closed. This is an Off-Market status.
Leased (L)	The property has been leased. This is an Off-Market status.
Expired (X)	The listing agreement has expired. The time frame of the existing listing contract has run out. This is an Off-Market status.