

# Which listing status should you use in Bright?



This status cheat sheet has you covered!

Don't forget - all status changes must be reported within three (3) business days.

## Active

The property is actively being shown to buyers.

- Currently subject to a listing contract and entered in Bright.
- Available showings (new construction may not qualify), AND
- Seeking agreements of sale to present to the Seller; AND
- The listing is on the market and a written offer has not been accepted.

## Active Under Contract

The property is under contract however it is still available for showings.

- A written offer has been accepted.
- The seller has directed the listing agent to:
  - continue to show the property AND
  - accept backup offers.

## Canceled

The contract for the listing has been canceled.

- Both the listing broker and the seller have agreed to terminate the listing agreement prior to its original listing expiration date.
- The listing is no longer being marketed by the listing broker.

## Closed

Used for both Sale and Rental Listings.

- A successful closing has taken place, AND
- Title has been transferred from seller to buyer OR
- Possession of a property has been transferred from a lessor to a lessee.
- The agreement of sale has been fulfilled or the lease agreement has been executed.

## Coming Soon

The property will be available to be shown within a 21 day period from the date entered in the MLS.

- Currently subject to a listing contract and entered in Bright.
- No agreement of sale is currently in effect.
- This listing has not yet been on the market but will be on the market soon.
- Seller directed to:
  - market (or pre-market) the property.
  - but not to set appointments for showings during a current, specified time-period.
- Listings are limited to 21 days for the coming soon status.

## Expired

The contract for the listing has expired and has not been renewed.

- The listing contract has passed its expiration date, AND
- The participant has not secured permission from the seller on or before that date to extend the term of the listing.

## Temporarily Off Market

The property has been taken off the market for a set period of time.

- Temporarily suspend the marketing of the property, AND
- Not set appointments for showings.
- The listing contract between the participant and the seller remains in effect.
- The listing is expected to come back on market.

## Pending

The property is currently under contract and pending settlement.

- An agreement of sale is in effect, AND
- The settlement has not yet taken place, AND
- Showing appointments are not being accepted.
- The listing is no longer on the market.

## Withdrawn

The property has been taken off the market.

- The listing has been withdrawn from the market.
- A contract still exists between the seller and the listing broker.
- There is no intention to bring the listing back on the market, or the seller has directed the listing agent not to market the property for an extended time period.