

MLS Property Listing Status Definitions

The Bryan-College Station Regional Multiple Listing Service has defined the 12 listing status codes. They are listed below for your convenience.

ACT	Active	Used for all currently active listings. Agents must have valid listing agreement signed by the seller before entering a listing as active. Listings that have a signed purchase contract should <u>NOT</u> be classified as active.
CC	Contingency Contract	Used for listings that are under contract but are subject to a certain event occurring. Ex: The buyer's loan being approved. Are still available for showings, unless otherwise noted. Defaulted in searches with ACT status.
EA	Exclusive Agency	Used for listings that have an exclusive agency listing agreement.
OC	Option Contract	Used for listings that the seller and buyer have agreed to use the "Termination Option" period of the standard TREC contract.
OPS	Offer Pending Signature	Used for listings that have an offer are awaiting signatures, and are generally available for showing. Check with the listing agent regarding showings.
ICB	Under Contract, Accepting Backup	Used for listings currently under contract but are still available to show.
UC	Under Contract	Used for listings under contract and are no longer available for show.
TOM	Temporarily Off The Market	Used when a listing is temporarily taken off the market but a valid listing agreement still exists.
WD	Withdrawn	Used when the owner has requested to have the listing removed from the database.
TER	Terminated	Used when the listing agreement between the owner and listing agent is terminated prior to the listing expiration date.
EXP	Expired	Used when the ending date in the listing agreement has passed and there has not been an extension.
LSD	Leased	Used for the Rental properties only, when a valid contract is signed and executed.
SLD	Sold	Used when a property has funded and closed. All sales closed must be reported to the MLS. Sold status should <u>NOT</u> be used before the actual closing.