

ABCS OF MATRIX STATUSES

We all love accurate data. The easiest way to keep listing data correct in REcolorado is to make status changes within three business days. Yes, it's part of REcolorado MLS Policy. But, more importantly, your fellow real estate professionals appreciate when updates are made as quickly as possible so they and their clients continue to receive accurate listing data. Keep this guide handy as you learn more about status changes in REcolorado.



I

INCOMPLETE

The listing has not been completely entered and is not published in the MLS. Only the listing agent, participant, managing broker, or office admins have access to these listings. Incomplete listings that have not been updated within 60 days will be automatically removed from the system. Please update or click submit again to reset this date.

CSN

COMING SOON

The listing is not on the market but will be soon. A listing contract has been executed. These listings will automatically move to Active status after seven days, but can be moved to Active by the listing broker before the Coming Soon period ends. No showings are allowed while a listing is in Coming Soon status. Yard signs must have a Coming Soon rider. Days in MLS (DIM) does not accumulate.

A

ACTIVE

The listing is on the MLS, it's available for showings, and an offer has not been accepted. Days in MLS (DIM) accrues.

P

PENDING

A listing where an offer has been accepted and the listing is no longer on the market. This occurs when there is a mutually executed contract (MEC), meaning both parties have signed. This does not mean when earnest money is received. Showings may continue if the seller is accepting back-up offers. Days in MLS (DIM) pauses while a listing is in Pending status.

C/L

CLOSED/LEASED

Closed: The property has gone through a closing; the purchase agreement has been fulfilled. Leased: The lease agreement has been executed and the property is no longer available.

W

WITHDRAWN

The listing has been withdrawn from the market, but a contract still exists between the seller and the listing agent. The listing agreement is still valid and the homeowner still wants the listing agent to sell the home, but the property is temporarily not available. This typically happens when a homeowner needs some extra time to get things in order before showings resume. Showings are not permitted, but marketing may continue (yard sign, flyers, social media, etc.) and Days in MLS (DIM) pauses. Because the listing agent still has an agreement with the seller, it's against REcolorado rules for another agent to contact the seller in an attempt to gain them as a client.

X

EXPIRED/CANCELLED

The listing contract has expired or has been terminated by mutual agreement between seller and listing agent. Once a broker has confirmed there is not another listing at this address in Coming Soon, Active, Pending, or Withdrawn status, brokers may reach out to the seller.

MATRIX STATUS GUIDE

I **CSN** **A** **P** **W** **C/L** **X**
INCOMPLETE **COMING SOON** **ACTIVE** **PENDING** **WITHDRAWN** **CLOSED/LEASED** **EXPIRED**

LISTING AGREEMENT

Under a valid listing agreement. Brokers may not solicit sellers.



VISIBLE TO BROKERS

Available to all subscribers in REcolorado Matrix and Matrix mobile.



EDITABLE

Editable by listing broker, staff, or managing broker.



MARKETING

Yard signs, flyers, internet marketing, social media, etc.



SHOWINGS

Brokers may host open houses and showings for the property.



VISIBLE IN THE CLIENT PORTAL

Listings are included in Auto Emails and Client Portals.



New Listing, Price Change Status Change Status Change to Active - Back on Market

DIM

Accumulates days in MLS.



SYNDICATION

Displays on syndication websites.



IDX

Displays on IDX websites.



RECOLORADO APP

Visible to brokers and consumers in the REcolorado app.



Brokers only

Brokers only

DATA EXCHANGE

Shared with IRES through the data integration partnership.

