

# Temporarily Off Market Status vs. Withdrawn Cancelled Status

Has the seller instructed you to remove their property from the MLS for an indefinite period? Here's a tip sheet to help you understand the differences between Temporarily Off Market and Withdrawn/Cancelled statuses in BAREIS MLS.

## Temporarily Off Market

- Temp Off Market Status (WT) indicates there is a binding agreement between the listing broker and the seller and the listing may not be solicited by other brokers/agents.
- Days on Market (DOM) and Cumulative Days on Market (CDOM) counts are paused for the WT period. The counter will resume when the listing is returned to Active or Contingent status.
- You may indicate in the Confidential/Showing Instructions whether the seller will consider offers or allow showings during the WT period.
- No exclusion is required for the WT period.
- There is no time limit on how long a listing remains in WT status.
- A listing in WT status will expire on its regular expiration date.

## Withdrawn/Cancelled

- Withdrawn/Cancelled Status (W/C) indicates the listing contract is no longer in effect; therefore, the seller may be solicited by other brokers/agents.
- A property that has been W/C must remain out of the MLS for at least 10 days. After 10 days, the property can be entered with a new MLS# and the DOM count will start at zero. A new listing agreement is required before creating a new listing for the property in the MLS.
- A property that has been W/C for at least 90 days can be entered with a new MLS# and the DOM and CDOM counts will reset to zero. A new listing agreement is required before creating a new listing for the property in the MLS.
- If the seller signs a new listing agreement and the property is withheld from the MLS for more than 3 business days, an exclusion form is required.
- A W/C listing can be marked as Sold by BAREIS Staff if the seller accepts an offer after the status of the listing was changed from Active to W/C. (A Listing Change Form with the sale details may be emailed to [dataentry@norcalmls.com](mailto:dataentry@norcalmls.com))

Please contact BAREIS MLS® for more information - [rules@norcalmls.com](mailto:rules@norcalmls.com) or 707-575-8000.