

Hold and Withdrawn Statuses in CRMLS

For members with Active Listings right now, those listings will continue to accumulate DOM/CDOM regardless of the Shelter in Place order that has been instated.

We would like to provide you with information on the **Hold** and **Withdrawn** statuses in CRMLS as it may be beneficial to communicate with your Seller and Broker about these options.

Below are the definitions of both statuses as stated in the CRMLS Rules & Regulations:

NEW - Hold (H): ~~A valid listing contract is in effect, but Seller has instructed Listing Broker in writing that no offers shall be presented to Seller. This instruction may be due to various reasons such as multiple quality offers already received, repairs, illness, guests, etc. This is an Off-Market status.~~

A valid listing contract exists, and no offer has been accepted. The Listing Broker is in possession of a seller written instruction to submit the listing as "Hold". This instruction may be due to various reasons such as multiple quality offers already received, repairs, illness, guests, etc. Marketing and Advertising as defined in Rule 7.9.1 is permitted. The property is not available for showings consistent with Rule 9.3. 30-day Hold limit has been lifted - This change allows a listing to go into Hold status for longer than 30 days. CRMLS users can now enter the Hold Activation Date to any time in the future. This goes into effect immediately and will remain in effect until further notice.

Withdrawn (W): A valid listing contract is in effect. However, the property is no longer being marketed. This is an Off-Market status.

Things to note prior to using these statuses-

- You must have a written instruction from your seller in order to use the statuses.
- If you are working with buyers and searching for listed properties, please include the both statuses along with the Active status when you're conducting your MLS searches for listed property for sale, to ensure you don't miss these properties which are trying to stop DOM/CDOM during the mandated Shelter in Place order.
- Before making your final decision, please consider all the implications in the Rule section above. Using either status will cause listings to stop appearing on 3rd party data websites such as Zillow and all other sites. It also won't appear when searching in MLS for "active" listings.

If you have more specific questions regarding statuses please feel free to reach out to CRMLS Compliance for clarification:

Email – Compliance@CRMLS.org
CRMLS Compliance Live Webchat – [Click Here to Access!](#)