

# ***Under Contract***

While a house is listed on the market, there are several status possibilities:

## **Active —**

- This means that the house is on the market and is being shown. Offers welcomed!

## **Active Under Contract —**

- This means that the house is under contract, within the inspection period.
- The contract could fall apart for any reason during this period.
- The house is sometimes still available for showings, depending on the strength of the contract.

## **Pending —**

- This means that the house is under contract; the contract may be contingent on certain conditions being met, including inspection and financing.
- The contract could fall apart, but it is less likely than during the inspection period.

## **Sold —**

- The contract on the house closed; the house ownership has changed hands.
- Sale price and date will be in the MLS and eventually in the tax records, for most properties.

## **Expired —**

- The listing agreement between the Seller and the Broker has expired.
- There is most likely a “Protection Period” built in such that the listing Broker will still represent the Seller and/or receive compensation for the sale if interested parties come forth during this period.
- A lot of agents hunt expired listings trying to pick up the listing.

## **Withdrawn —**

- The Sellers and the Broker have agreed to withdraw the listing voluntarily.
- There may be an event in the Seller’s life or there could be a mutual agreement that the Broker and Seller cannot work together.

## **Temp Off Market —**

- The listing is still active and the house is still on the market.
- The listing has been removed temporarily.
- It most likely will return to the market within 90 days.