



**TUOLUMNE COUNTY  
ASSOCIATION of REALTORS®**

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**On-Market Statuses**

**Active (A):** A valid listing contract exists and no offer (with or without contingencies) has been accepted. This is an On-Market status.

**Pending Contingency 72 hour cancellation (PC-72):** Offer accepted with contingency. *Upon written notification by seller*, buyer has 72 hours (or whatever time frame contract states) to release the contingency. If buyer fails to release contingency seller may cancel contract. This is an On-Market status.

**Active Under Contract (U):** Offer accepted and either 1) Seller requests that property remain in an On-Market status and is looking for back-up offers, or 2) the sale is subject to court or other third-party approval. This is an On-Market status.

**Active – Pending Contingency – REO (APCREO):** REO Listing. The seller has accepted an offer but the lender has not approved it and the seller wishes to continue receiving offers. This is an On-Market status.

**Off-Market Statuses**

**Pending Contingency (PC):** The Seller has accepted an offer, but the finalized sale is contingent upon criteria that must be met. These criteria or contingencies, typically fall under three major categories: appraisal, home inspection and mortgage approval. This is an Off-Market Status.

**Pending (P):** The Seller has accepted an offer and is not soliciting further offers through the MLS. This is an Off-Market status.

**Pending Contingency Short Sale (PCSS):** Short Sale Listing. The seller has accepted an offer but the lender has not approved it. This is an Off-Market status.

**Hold (H):** A valid listing contract is in effect, however, because of various reasons such as repairs, illness, guests, etc., the Seller has requested that temporarily there be no showings. This is an Off-Market status.

**Withdrawn (W):** A valid listing contract is in effect, however the property is no longer being marketed.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

**Canceled (C):** The listing agreement has been canceled in writing. This is an Off-Market status.

**Sold (S):** Escrow has closed. This is an Off-Market status.

**Sold Off MLS (O):** Property was sold outside of the MLS and is being entered for comparable purposes only.

**Expired (X):** The listing agreement has expired. The time frame of the existing listing contract has run out. This is an Off-Market status.

**Rented (L):** The property has been leased or rented. This is an Off-Market status.