

Delayed Listing Status

A Delayed listing status indicates the property has an active listing agreement and the property is being prepared for sale but is not ready for showing.

- Listings in Delayed status **may not be shown** until the listing is in Active status. This restriction includes not only in-person showings but also Virtual Showings and Virtual Open Houses that are live-streamed (e.g., Facebook Live, Zoom, Google Meet, Face Time, etc.) This is different than a virtual tour; a virtual tour is part of your listing in the MLS as a pre-recorded slide show or video hosted online and available to watch any time.
- Listings in Delayed status must upload a completed and signed Delayed Listing Authorization Form at the time of listing input. Failure to do so will result in the listing being withdrawn by MLS staff until the form is submitted.
- A Delayed listing must identify an Availability Date in the designated field. The listing status will automatically become Active on that date. Showings may be scheduled for the Availability Date or after. If the property remains unavailable for showing when the Availability Date arrives, the status must be changed to TOM. The Availability Date cannot be modified.
- Delayed status is only available for new listings (no other status can change to Delayed Listing) and only for up to 21 days from listing entry. This status **does** accumulate DOM or CDOM.
- Delayed listings are available to NWWMLS participants (via the MLS system) and their customers through email and the customer portal. Delayed listings are distributed to broker and agent websites through Broker Reciprocity (IDX) and to third-party sites.
- Delayed listings must meet the field requirements for that property type. At least one compliant (Including Exterior Elevation for residential property types) photo is required within (3) business days of entering a Delayed listing. The Delayed listing includes an offer of compensation to cooperating brokers, and the time in Delayed status will display in the listing history.
- An open house can be added to the Delayed listing if the open house is scheduled for on or after the Availability Date.

A Delayed listing may not be shown until the listing is Active. Showing a property while in Delayed Status is a violation of this policy and will result in a automatic fine with the following fine structure;

1st offense \$1,000.00, 2nd offense \$2500.00, 3rd offense \$5,000.00.