

Article 04.15: Listing Manipulation

Last Updated: September 27, 2026

A. Listing must reflect the correct status at all times and may not be inactivated through a change of status and then be reactivated to cause the listing to appear as new. The only valid reasons for changing a listing number are the execution of a new listing agreement by a new office or the execution of a new listing agreement on a property by the same brokerage which is dated at least 30 days after expiration or withdrawal of the prior agreement. The system's CDOM (Cumulative Days on Market) will reset to zero after 60 days off the market. The penalty for non-compliance is outlined in the Automatic Fine Schedule, Level II (See Article 11/Section 4C).

B. Delayed Distribution Listings: The delayed listing period may not be extended. Re-entry of the same property as “delayed” by the same listing office is not permitted. The penalty for non-compliance is outlined in Article 11/Section 4.3 – Automatic Fine Schedule, Level II. Note: Should the property owner execute a listing agreement with another brokerage, the new listing would be eligible to be entered as “delayed”.
(Updated 08/2025)