

## DOM ( Days On Market ) Calculations In [Matrix](#)

The corrected DOM calculation method went into production the week of July 13th. The new calculation will not only fix the DOM calculation going forward for Solds to consider the Contract date, but will also implement a method to subtract days when a property is taken off the market, and later becomes active once again. This was the original concept approved when DOM was implemented, but the complex calculation was not available to us in the old Tempo. For Matrix, this is their standard method of DOM Calculation.

- DOM continues to calculate for any listing in an ACTIVE status - A, AO, AC, AK.
- DOM stops counting when a listing is CAN, TOM, WD, EXP.
- TOM, WD, that are reactivated will count DOM from original active date, but will now subtract any days during the "off market" time.
- Pending listings will calculate DOM from list date to "Contract Date".
- Pending listings that return to active, will subtract any days during the "off market" time.
- Sold listings will calculate DOM from list date to "Contract Date".

Existing active listings were recalculated on Tuesday, July 14th and will use the new calculations going forward. Listings changed to Sold on or after Wednesday, July 15 will use the new calculation. Existing Pending listings will be recalculated when Status is changed.

### Status Definitions:

A	Active – Property is available for sale (showings). <i>Will expire on the original or amended expire date the agent has entered.</i>
AC	Active-Contingent – Property has an offer on it but there is a contingency (i.e. sale of a home, inspections) – still taking showings and considering Offers. <i>Will expire on the original or amended expire date the agent has entered. (short sales should be placed here)</i>
AO	Active-Option Contract – Property has an offer on it that has an option period – still taking showings and considering Offers. <i>Will expire on the original or amended expire date the agent has entered.</i>
AK	Active-Kick Out – Property has an offer contingent upon the sale of another property. <i>Will expire on the original or amended expire date the agent has entered. – still taking showings and considering other Offers.</i>
PND	Pending – Property has an offer (contract with contingencies, kick-outs or options please see above) – no more showings. <b>Pending listings do expire, but they will stay pending until closed. Expired dates must be extended to include the Pending period. If NO SHOWINGS AND NO OFFERS are being further accepted, but agent is awaiting documents from lender/banks, they may place listing in this status.</b>
EXP	Expired
SLD	Sold
LSD	Leased
WD \ WTH	Withdrawn – No longer available for showings. It is NOT available to be re-listed with another broker (under a "conditional release"). Listing still belongs to Original Broker. DOM will accumulate. <b>Cannot be re-listed</b>
CAN	Cancelled – <b>Unconditional release</b> – free to be re-listed in MLS.
TOM	Temp Off Market –Owner has a reason they would not like to show the property for a period of time but they are still under a listing agreement. Temporarily off market used for various reasons (i.e. remodeling, owner illness, vacations, etc.). <b>DOM will continue to accumulate – Use only for short periods.</b> <i>Will expire on the original or amended expire date the agent has entered.</i>
WS	Withdrawn Sub Listing – Under the sub-divided listing function, you can have a main listing with several sub listings....withdrawn sub listing would mean the sub listing is no longer available on its own.

**Note: CDOM** (Cumulative Days on Market) – is a combination of any previous listing's DOM plus the current Listing's DOM. If a Listing is Cancelled, Expired, Sold; the CDOM computations will reset to "zero" after 30 days. The CDOM field reflects the property History Search and Results function. Re-list on day "31" to use the reset feature. CDOM will **ALWAYS** be visible to all members by reviewing the Property History.

The DOM/CDOM **ARE NOT** public displayed fields and are not included in data feeds to other sites.

**Note: Purge Policy** – Sold listings are kept in the system indefinitely. Expired and Cancelled listings are purged (eliminated) at 36 months.