WHAT IS CHANGING?

Unlock MLS is updating its Cumulative Days on Market (CDOM) policy. CDOM will reset after a property has been off the market for 30 days, instead of the current 90 days.
Note: a Flex listing can be used during the reset period and it will count towards the 30 days needed to reset CDOM.

WHAT IS CDOM?

Cumulative Days on Market (CDOM) measures the total time a property has been actively marketed in the MLS across multiple listing numbers. Every listing has an ADOM and a CDOM count. ADOM tracks the specific Listing ID; CDOM tracks between Listing IDs.

WHAT IS THE DIFFERENCE BETWEEN ADOM AND CDOM?

ADOM tracks the days associated with a specific listing ID.
CDOM carries the market time forward across multiple listings of the same property until the reset requirements are met.

HOW LONG MUST A PROPERTY BE OFF THE MARKET BEFORE CDOM RESETS?

A property must remain off market (Withdrawn or Expired) for at least 30 consecutive days before CDOM resets to zero on a new listing. The new listing can also begin as Flex and count towards the 30 day CDOM reset period.

CAN I USE A FLEX LISTING DURING THE 30-DAY PERIOD?

Yes. Flex listings may still be used during the 30-day reset period. To reset CDOM when using Flex, ensure the Flex Deactivate Date (the day the listing leaves Flex) is greater than 30 days from the previous listing's off market date.

WHAT HAPPENS IF A PROPERTY IS RELISTED WITHIN 30 DAYS?

The CDOM count will continue to carry forward. Relisting a property before the 30-day period has been completed will not reset CDOM.

WHY WAS THIS CHANGE MADE?

The Compliance Committee and staff determined that the previous 90-day reset period was longer than necessary and did not reflect current market conditions. The new 30-day period better balances transparency for buyers with fairness for sellers.