



Cumulative Days on Market

Cumulative Days on Market (CDOM), is available on the various displays and reports in MLS systems. The purpose is to give a more complete picture of the property's time on market. Details about CDOM are:

- CDOM reflects the total days on market for that address with the current owner based on listings Active during the past 12 months, including periods on market before a Cancellation or Expiration (independent of how many different MLS numbers or Listing Agents/Offices it has had). If the property entered Closed or Comp Sold status during that period (thereby changing owners), the market time before that sale would not count toward CDOM. A property can have more than 365 days CDOM if there was any Active period during the past 12 months that goes back beyond the one-year point.
- If a property moves to Closed status, CDOM starts over the next time it is listed.
- Time in TNAS or Pending Statuses or Withheld from the MLS listings does not count toward CDOM.
- New Construction listings will not include in its CDOM, days spent in the Lots & Land property type or the "To-Be-Built/Floor Plan," "Under Construction/Spec Home" or "Model" Construction Statuses.
- CDOM does not appear on any listing in the Lots & Land property type.
- In the MLS systems, the Listing History tab may be clicked to open a view with the history of the property's status and price changes.
- The regular Days on Market (DOM) figure still appears on the displays/reports and measures only the Days on Market for that MLS number.
- CDOM is available in the Broker Reciprocity data feeds for display on agent/broker participant websites.

Questions/Help

If you have any questions, contact the Help Desk at help@northstarmls.com or 651-251-5456 (1-877-251-5455).