# Days On Market Calculations

Listings accrue Cumulative Days On Market (CDOM) and Agent Days On Market (ADOM) while in either Active, UCB, or CCBS status. When entering a new listing, DOM will begin at zero when more than 90 days have passed from the day the previous listing for that property was changed to Cancelled or Expired status.

Changing a property into Temporarily Off Market (TOM) status stops the CDOM and the ADOM from accumulating while it remains in TOM status. However, the number of days the listing is in TOM status does NOT contribute towards the 90 days a listing must be off-market (from a previous Cancelled or Expired listing of the same property) in order to reset the CDOM and ADOM to zero (0).

If the criteria for resetting CDOM has not been met and a new agent re-lists the property, ADOM will reset to zero, but the CDOM will be added to the new listing.

Let's say Joe Agent lists a property on October 1st. On this day the ADOM and CDOM begin counting at zero. On October 31st the property is canceled and both calculations pause counting at 30. On November 1st, the property is re-listed by a different Agent. The ADOM will re-set to 0, but the CDOM would show 30. If the SAME agent re-lists the property using this scenario, the ADOM and CDOM would both read 30.

Days on Market Calculations Policy was implemented on September 7, 2004 at the direction of the ARMLS Board of Directors.