



Cumulative Days on Market

Cumulative Days on Market (CDOM), is available on the Property and Customer Full Displays and Reports on NorthstarMLS™ Matrix and through the client portal. 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 Sold or Comp Sold status during that period (thereby changing owners), the market time prior to that sale would not count towards 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 Sold status, CDOM starts over the next time it is listed.
- Time in TNAS or Pending Status, or withheld from the MLS, does not count towards 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.
- On NorthstarMLS Matrix, the Listing History link may be clicked to open a pop-up window with the history of the property's status and price changes. This link is available in Matrix only.
- The regular Days on Market figure still appears on the displays/reports and still 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.

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