

Western Arizona REALTOR® Data Exchange – WARDEX
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To Whom It May Concern,

This letter is to serve as an explanation regarding the large number of expired listings that occurred as a result of data cleanup, much of it from the conversion of three MLS into one October 25, 2006. The following explanation is to address the concerns of appraisers and others who compiled data from the WARDEX MLS system and were not able to include these expired listings in their previous reports.

WARDEX did not encounter a breach of data integrity. The forced withdrawn/cancelled and expiration of listings in bulk were done to correct inaccuracies. These listings were not purged. They remain in the system today.

What transpired was this: there were many listings that agents placed in the “temporarily off the market status” and never went to the category of “expired”. Several subscribers went to re-list some of these properties and realized that the system would not take the listing as the tax parcel and address match insisted that the listing was already in the system. Upon further investigation some of these had been in this status of “temporarily off the market” for over 2 years. Behind the scene of our Innovia program it appeared that when the set up team came to do its work they set the status to expire 730 days, two years, after original expiration date, holding the listings in limbo as the listing agents forgot about them or assumed they expired naturally. This was obviously just a misunderstanding of how the system worked. This then required the previous listing agent to go in and take it from “temporarily off the market” to “active” or “withdraw/close”, whichever was applicable. We then instructed Marketlinx to set the “temporarily off the market” status to naturally expire which was done by changing an internal setting. In order to maintain the integrity of the system and allow these to be listed by another company it was necessary to clean up the status. Once we changed the setting all listings expired together. It was not possible to do so a few at a time.

We realize that this caused some concern but the members were notified via the Board News on the Innovia site when we experienced the mass expirations and this message remained on the board for six weeks. We also had no way of going back and expiring these listings on the exact date they truly expired.

The “temp” status and “pending” status suspend the expiration date of those listings. There is now a 45 day limit to how long a listing can remain in the “temp” status. After 45 days if the listing is still remaining in the “temp” status, it will be withdrawn/cancelled.

We appreciate your participation in WARDEX and sincerely hope we have answered all your concerns.

Cheryl Westwood, President 2008
WARDEX, Western Arizona REALTOR® Data Exchange