

Data Conversion FAQ'S

For the most updated FAQ's available please visit <https://www.realmmls.com/data-conversion/>

When will the Data conversion take place?

Members will have parallel access beginning December 4th, during which time they can access the new Data Share version while still having access to the legacy version.

The full conversion will take place on December 18th, after this date listing entry and data changes will no longer be allowed in the legacy version. The legacy version remains available until January 31, 2024, but will contain latent data as it will not be updated.

What is the RESO Data Dictionary and why are we using this?

The RESO (Real Estate Standards Organization) Data Dictionary is the real estate industry's universal language for data. RESO's mission is to create and promote the adoption and utilization of standards that drive efficiency throughout the real estate industry.

Using the RESO Standard to align the fields of all MLSs in the data share will ensure search functionality across the data share allowing users to conveniently search all participating MLSs data at the same time.

How will the conversion affect existing listings?

FBS has a data team that will map original data fields to their new RESO standardized data fields where it is applicable. If the original data field has been removed and there is no conversion option, then the field will be appended to the listing's public remarks.

How Do I Get Access to The New Database?/What's My Login Name to The New Database?

Beginning December 4, 2023, realMLS will be running the two databases concurrently but each will use a different login URL and login name.

Under the new database you will use the prefix real. before your current login name.

Example:

Current login name – bobsmith or 12345

New login name real.bobsmith or real.12345

Passwords have not changed; you will be able to use your existing password in both databases. If you do not know your password, please click on Forgot Password.

What is the difference between a Field Name and a Detail?

The Field Name is the header, such as Status, Appliances, and Parking Features. A Detail is the specific item such as Dryer, Washer, Additional Parking, etc. Changes will be made to both Field Names and Detail options.

Will my incomplete listings also be converted?

Incomplete listings will not be converted. Please submit all incomplete listings to either Active or Coming Soon status before the full conversion on December 18th

If your listing is not ready to add before that time, we encourage you to print out the input form of your legacy incomplete listing. You will be able to use the conversion tool to re-enter your listing into new MLS Data Share system.

How can I see what has been converted?

We have detailed conversion sheets available for your convenience! You may access the conversion sheets here to find a breakdown of what was converted, new field names and what has remained unchanged. We also provide a conversion search tool [HERE](#). Use this tool to search the original field name and determine if the field was affected. The tool allows you to search what a field has been converted to and where to find it on the new input sheet.

Will my saved searches be impacted?

Saved searches will be impacted and will require you to make certain changes to your search parameters. Beginning December 4th during the parallel access period, please review their saved searches for fields that will not be converted. Remember, some details will now be under different field names which will cause a break in searches using "and/or/not" search functions.

How can I prepare to manage my Saved Searches and Subscriptions before I have access to the data conversions?

We recommend cleaning out any outdated subscription emails and/or Saved Searches. Removing unused searches and subscriptions from your profile system will help in reviewing these items after the conversion easier.

Why is Regions being removed?

Please note, that the data conversion team at FBS will use the data in Regions and convert the data into their respective MLS Areas Major. Although you will not be able to select a Region you are still able to use the same geographic details, but instead selecting the areas in the MLS Area Major field. (e.g. Legacy Region 1 = MLS Areas 011, 012, 013, 014 and 015)

Approx. Parcel Size has been removed; how do I search for this information now?

Approx Parcel Size such as Less than .25 Acres, 1.1 to 2.5 acres, etc. are no longer going to be displayed in this format. The data instead is converted to Lot Size Acres as a text field. However, the original Approx Parcel size will still be searchable. Eventually this search will become outdated as agents will be using the new Lot Size Acres Field. We recommend that you use both fields for the time being if you are doing searches for listings in Closed or Expired status.

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Are room types going to be searchable?

Room Types will be searchable, this will be a new field you can now search by! However, the room dimensions and remarks of Room Types will not be searchable, this is no different than it is currently. These details will appear on your listing report, so we encourage you to add information in the Rooms tab when adding your listing.

I am adding a listing but I'm not sure where to find the new name for an original field I was using.

We have created a tool for your convenience! Use this tool to type the original field name and see what it has been converted to and where to find it on the input sheet.

What happened to Legal Name of Subdivision?

Legal name of Subdivision was converted to Tax Legal Description and is a text field where you may enter the legal description as written from the property record. You will use the field Subdivision to enter the Subdivision name of the property.

How do I put my listing in Contingent status?

Please see our step by step guide "Status Updates in the Data Conversion"

Why did my listing expire while it was Active Under Contract?

Active Under Contract is still an Active status, this means that when the listing reaches the expiration date it will expire. Under the conversion there is no longer a "Go into Pending on" field so there is no

way to automatically make the listing go into Pending. When the listing is no longer accepting back-up offers and showings you will change the status to Pending or Sold.

What is the difference between Expire, Cancel, and Withdrawn?

CANCELED is a NEW STATUS and means that the listing contract has been terminated prior to the Expiration Date.

EXPIRED means that the listing contract has reached its termination date and there is no longer a contract between the seller and listing agent.

WITHDRAWN means the listing has been temporarily withdrawn from the market, but a contract still exists between the seller and the listing agent.

Will I have access to the lockboxes of other MLSs?

Lockbox procedures will remain unchanged. If you require access to a lockbox within the MLS of one of our datashare partners, you will need to get in touch with their respective association. On the other hand, if an agent from a different MLS, not affiliated with realMLS, needs access to your lockbox, they should reach out to NEFAR.

What is the definition of the field "Direction Faces," who defines it, and is it mandatory?

Per the RESO dictionary, the compass direction that the main entrance to the building faces. This information would need to be determined by the listing agent. This will not be a required field.

Will I be able to search for data statistics per MLS?

You will only be able to run a production report on realMLS data

I am adding a property from the area of one of our datashare partners, but the subdivision is not available, do I still need to call realMLS to add the subdivision?

Yes. Our data is still kept in house so we would need to be notified of subdivisions that are needed for out of area listings.