

# realMLS Data Conversion

October 2023



# Alignment with RESO Standards

▶ RESO's mission is to create and promote the adoption and **utilization of standards** that **drive efficiency** throughout the real estate industry.

▶ RESO alignment allows for searching **across different MLS's** in the **Coast 2 Coast MLS Data Share**.

The RESO logo features the word "RESO" in a bold, blue, sans-serif font with a trademark symbol (TM) to the upper right. Above the text is a solid green vertical rectangle. Below the text is a large, stylized graphic element consisting of four overlapping, rounded shapes that form a cross-like pattern. The top-left and bottom-right shapes are blue, while the top-right and bottom-left shapes are orange. The overlapping areas create a central white circle and various shades of blue and orange.

RESO™

# Data Dictionary 1.7 Report

FBS  
Spark API

Data Elements

- All
- RESO
- Local
- IDX

Filter  
All

Resources	Fields	Lookups
5	2,001	2,244

## Details ?



- Property (1,916)**
- Member (40)
- Office (32)
- OpenHouse (7)
- Lookup (6)

- Resource Summary**
- Fields
- ListingKey
- BathroomsFull
- PoolPrivateYN
- CoListAgentDesignation
- InternetConsumerCommentYN
- CoListOfficeKey
- CoBuyerAgentMobilePhone
- BuyerAgentDesignation
- InternetAutomatedValuationDisplay...
- CoBuyerAgentKey

### RESO Resource: Property

Data Availability Payload Statistics

<b>Fields</b> RESO: 15% Industry Average: 51%	<b>Local: 85%</b> Industry Average: 49%
<b>Lookups</b> RESO: 13% Industry Average: 13%	<b>Local: 87%</b> Industry Average: 87%

*Raw numbers and variances between advertisements and availability are not grades. Some providers support more data elements than are utilized in a given market. Customers should consult with their providers as to what these numbers mean for their business needs.*

## Examples **REMOVED** Fields:

### "Regions"

- Each Region contains certain MLS Areas
- Region 1 = MLS Areas 011, 012, 013, 014, 015
- Saved Searches will be converted from Regions to MLS Areas

"Floor Plugs" underutilized.

"Tenant Pays Phone" and "Tenant Pays Long Distance" - OLD

### "Dining"

- No longer separate details such as "Separate Dining Room"
- Moved to "Room" detail
- Any details removed will be appended to Public Remarks section.

## Examples **NEW** Fields:

### "Patio and Porch Features"

- Covered, Screened, etc.

### "Views"

- Ocean View, Golf Course View, etc.

### "Tax Year" and "Tax Annual Amount"

- Pulling in from MMT

### "Direction Faces"

- The direction the front of the property faces

## Example **CHANGED** Fields:

"Navigable to Ocean Y/N" will now be located under "Waterfront Features" as the option Navigable Water

"Contingent" Status will be converted to "Active Under Contract" Status.

"Duplex", "Triplex", & "Quadruplex" are no longer Residential and will be moved to "Residential Income".

## Customizations Being Converted and Moved Over

Listings and Comparables

Saved Searches

Contacts

Customer Portals

Subscriptions

Subscription(s) Opt In Report

Saved Closing Cost Estimates

Custom email templates

Custom Dashboards

Saved CMAs (up to 3 years, PDF format only)

My Profile

## Customizations That Will Need to be Recreated by Member

Custom Map Overlays

Custom Quick Search Templates

Custom Reports

Custom Sorts

Custom Views

Customized Contact Lists

Daily Hot Sheet Settings

Default Map Setting

General Preferences

General Settings

Hot Sheet Settings

Incomplete Listings

Listing Collections

My Exports

My Market

My Market Area

My Sent Email History

Presentations



# realMLS Data Conversion

## Data Conversion Look-Up Tool

Show  entries

Search:

Search Field by Name	Change Type	New Location if Applicable	New Name if Applicable
Additional Equipment	Field Removed. Data moved to another Field		

Showing 1 to 1 of 807 entries

[Previous](#) [Next](#)

### Timeline

[Watch the Data Conversion Timeline Video](#)

**12/4/2023** – Data Conversion first available. NO new listings or changes to the new database.

**12/4/2023- 12/18/2023** – Agents explore the new Listing Data

**12/18/2023** – Data Conversion goes LIVE with listing entry/input and data changes allowed.

**12/18/2023 – 1/31/2024** – Legacy MLS Database still available, but NO listing entry/input or data changes allowed.

### Learn More

[Schedule Data Conversion Office Visit](#)

[Attend a Data Conversion Training](#)

[View all FAQs](#)

[Watch Intro to Data Conversion Video](#)

[View NEW Input Forms & Conversion Details](#)

# Timeline

---

[Watch the Data Conversion Timeline Video](#)

**12/4/2023** – Data Conversion first available. NO new listings or changes to the new database.

**12/4/2023- 12/18/2023** – Agents explore the new Listing Data

**12/18/2023** – Data Conversion goes LIVE with listing entry/input and data changes allowed.

**12/18/2023 – 1/31/2024** – Legacy MLS Database still available, but NO listing entry/input or data changes allowed.

**1/31/2024** – Legacy MLS Database turned off.

**3/31/2024** – Daytona Beach Joins!

## Frequently Asked Questions

- ▶ [When will the Data conversion take place?](#)
- ▶ [What is the RESO Data Dictionary and why are we using this?](#)
- ▶ [How will the conversion affect existing listings?](#)
- ▶ [What is the difference between a Field Name and a Detail?](#)
- ▶ [Will my incomplete listings also be converted?](#)
- ▶ [I am adding a listing but I'm not sure where to find the new name for an original field I was using.](#)
- ▶ [How can I see what has been converted?](#)
- ▶ [Will my saved searches be impacted?](#)
- ▶ [Will my subscriptions be impacted?](#)
- ▶ [Will my Custom Views be impacted?](#)
- ▶ [Will CMAs be impacted?](#)
- ▶ [How can I prepare to manage my Saved Searches and Subscriptions before I have access to the data conversions?](#)
- ▶ [Why is Regions being removed?](#)
- ▶ [Approx. Parcel Size has been removed; how do I search for this information now?](#)
- ▶ [Are Room Types going to be searchable?](#)
- ▶ [Where can I find the new name for an original field I was using?](#)

## Documents

### **New Input Forms**

- [New! Residential Input Form](#)
- [New! Residential Lease Input Form](#)
- [New! Residential Investment Input Forms](#)
- [New! Commercial For Sale Input Form](#)
- [New! Commercial For Lease Input Form](#)
- [New! Land Input Form](#)

### **Conversion Details**

- [Residential New Fields with Definitions](#)
- [Residential Conversion](#)
- [Residential Income New Fields with Definitions](#)
- [Residential Income Conversion](#)
- [Land New Fields with Definitions](#)
- [Land Conversion](#)
- [Residential Lease New Fields with Definitions](#)
- [Residential Lease Conversion](#)



# First Look! Search tool!

## Data Conversion Look-Up Tool

Show  entries

Search:

Search Field by Name	Change Type	New Location if Applicable	New Name if Applicable
Additional Equipment	Field Removed. Data moved to another Field		

Showing 1 to 1 of 809 entries

[◀ Previous](#) [Next ▶](#)

## **New Input Forms**

**New!** Residential Input Form

**New!** Residential Lease Input Form

**New!** Residential Investment Input Forms

**New!** Commercial For Sale Input Form

**New!** Commercial For Lease Input Form

**New!** Land Input Form

General Information

Listing Member Co-listing Member

Address Information

Street Number Street Direction Prefix Street Name Street Suffix Street Direction Suffix Unit Number Parcel Number

County

City State Country Postal Code

Contract Information

List Price Listing Contract Date Start Showing Date Expiration Date

Property Sub Type Property Attached YN Accessory Dwelling Unit YN Listing Agreement

Listing Service Buyer Brokerage Compensation Buyer Brokerage Compensation Type Transaction Broker Compensation

Transaction Broker Compensation Type Non-Representative Compensation Non-Representative Compensation Type Dual Or Variable Rate Commission YN

Comp Sale YN Owner Name Owner Phone Occupant Type

Unit Type

Location, Tax, and Legal

Subdivision Name MLS Area Major Elementary School Middle School

High School Tax Annual Amount Tax Year

Tax Legal Description

Zoning Description

Directions

General Property Information

Bedrooms Total Bathrooms Full Bathrooms Half Living Area

Living Area Source Building Area Total New Construction YN Estimated Completion Date

Year Built Garage YN Garage Spaces Carport YN

Carport Spaces Lot Size Acres Lot Size Dimensions Association YN

Association Fee Association Fee Frequency Association Name Association Phone

Association Fee 2 Association Fee 2 Frequency CDD Fee YN CDD Fee Amount

Waterfront YN Water Frontage Feet Furnished Stories Total

Stories Entry Level Direction Faces Senior Community YN

Accessibility Features YN

Remarks and Miscellaneous

Public Remarks

Accessibility Features

Accessible Approach with Ramp Accessible Bedroom Accessible Central Living Area Accessible Closets Accessible Common Area Accessible Doors Accessible Electrical and Environmental Controls Accessible Elevator Installed Accessible Entrance Accessible for Hearing-Impairment Accessible Full Bath Accessible Hallway(s) Accessible Kitchen Accessible Kitchen Appliances Accessible Stairway Accessible Washer/Dryer Adaptable Bathroom Walls Adaptable For Elevator Ceiling Track Central Living Area Common Area Customized Wheelchair Accessible Electronic Environmental Controls Exterior Wheelchair Lift Grip-Accessible Features Reinforced Floors Safe Emergency Egress from Home Smart Technology Stair Lift Standby Generator Therapeutic Whirlpool Visitable Visitor Bathroom Walker-Accessible Stairs

Accessory Dwelling Information

Other Dwelling Type ADU Attached YN Bathrooms Bedrooms Square Footage

Appliances

Convection Oven Dishwasher Disposal Double Oven Dryer Electric Cooktop Electric Oven Electric Range Electric Water Heater ENERGY STAR Qualified Dishwasher ENERGY STAR Qualified Dryer ENERGY STAR Qualified Freezer ENERGY STAR Qualified Refrigerator ENERGY STAR Qualified Washer Gas Cooktop Gas Oven Gas Range Gas Water Heater Ice Maker Induction Cooktop Instant Hot Water Microwave Plumbed For Ice Maker Refrigerator Solar Hot Water Tankless Water Heater Trash Compactor Washer Washer/Dryer Stacked Water Softener Owned Water Softener Rented Wine Cooler None Other

Architectural Style

A-Frame Contemporary Craftsman Flat Log Multi-Generational Ranch Stilt Victorian Other A-Frame Condolet Cottage Dome Historic Mid Century Modern Patio Home Spanish Traditional Villa

Association Amenities

Airport/Runway Barbecue Basketball Court Beach Access Boat Dock Boat Launch Boat Slip Cable TV Car Wash Area Children's Pool Clubhouse Dog Park Elevator(s) Fitness Center Gated Golf Course Jogging Path Laundry Maintenance Grounds Management - Developer Management - Full Time Management - Live In Management - Off Site Management - Part Time Management - On Site Marina Park Pickleball Playground Racquetball RV/Boat Storage Sauna Security Shuffleboard Court Service Elevator(s) Stable(s) Spal/Hot Tub Tennis Court(s) Storage Trash Water None Other

Association Fee Includes

Cable TV Insurance Internet Maintenance Grounds Maintenance Structure Pest Control Security Sewer Trash Water

Body Type

Double Wide Single Wide Triple Wide

Construction Materials

Aluminum Siding Block Brick Veneer Composition Siding Concrete Fiber Cement Frame Log Shell Dash Stone Stone Veneer Stucco Vinyl Siding Wood Siding Other

Cooling: 1 to 11 req'd

Attic Fan Central Air Electric Multi Units Separate Meters Split System Varies by Unit Wall/Window Unit(s) Zoned None Other

Current Use: 1 to 27 req'd

Agricultural Commercial Dairy Farm Horses Hunting Investment Manufactured Home Marina Medical/Dental Mixed Use Office Ranch Residential Single Family Unimproved

Electric

100 Amp Service 150 Amp Service 200+ Amp Service 220 Volts 220 Volts in Garage 220 Volts in Workshop 440 Volts Energy Storage Device Fuses Undergound Whole House Generator

Exterior Features

Balcony Boat Lift Boat Ramp - Private Boat Slip Boatyard Dock Dock Windows Fire Pit Outdoor Kitchen Outdoor Shower Storm Shutters Tennis Court(s) Other

Fencing

Back Yard Block Brick Chain Link Cross Fenced Fenced Invisible Privacy Vinyl Wood Wrought Iron Other

Fireplace Features

Double Sided Electric Free Standing Gas Outside Wood Burning Other Fireplaces Total:

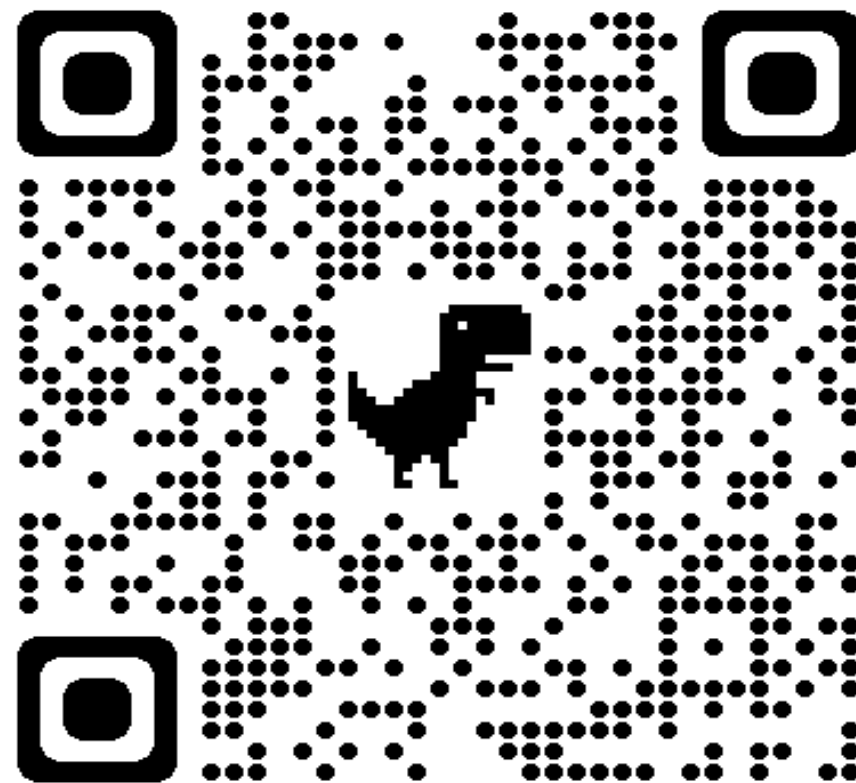
Flooring

Carpet Concrete Laminate Marble Stone Terrazzo Tile Vinyl Other





# DATA CONVERSION

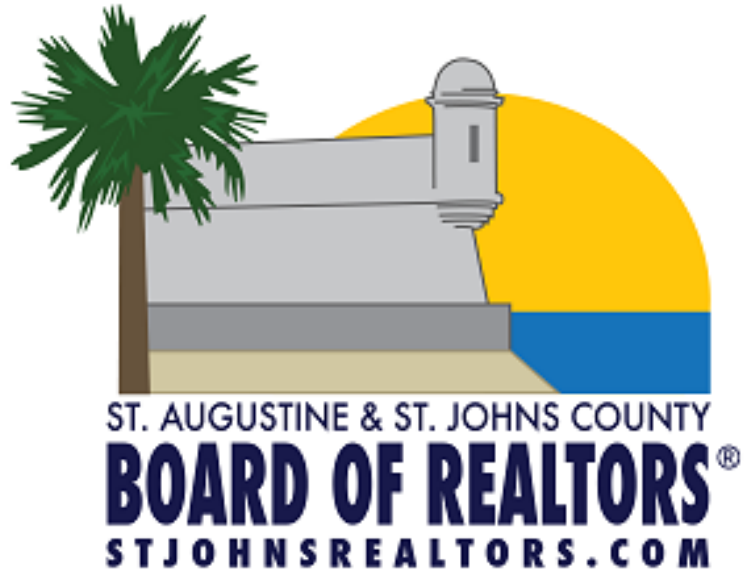


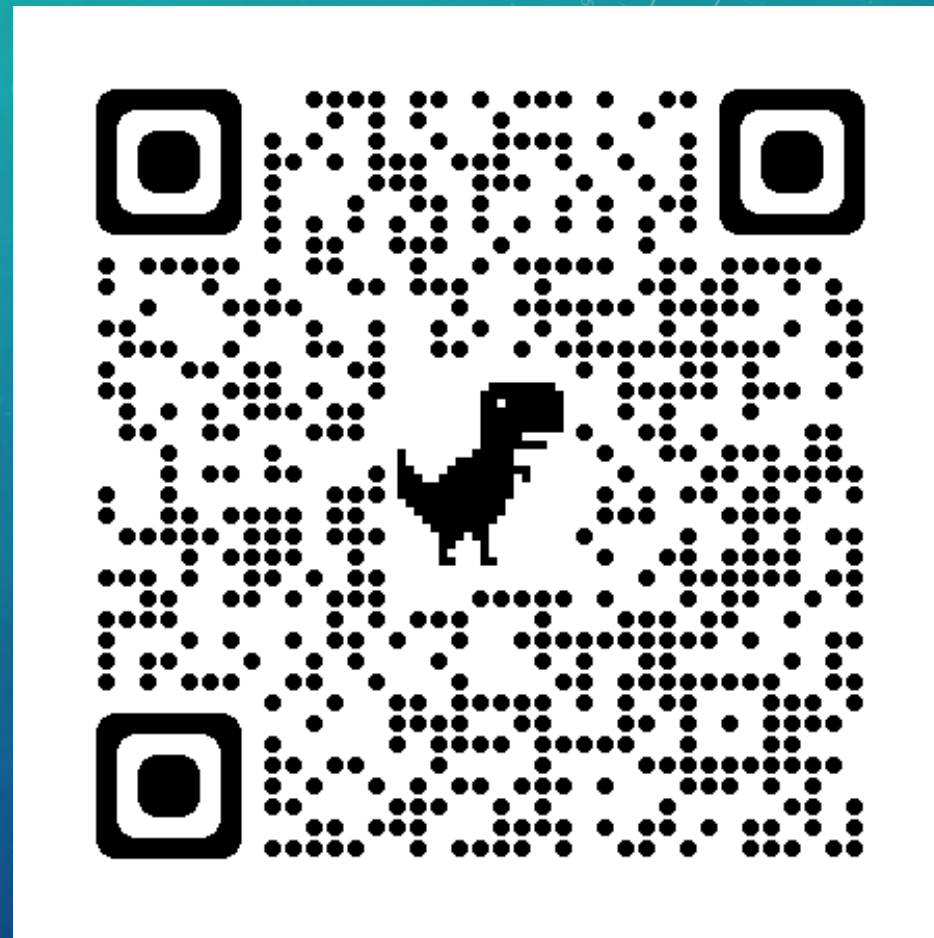
[www.realMLS.com/data-conversion](http://www.realMLS.com/data-conversion)

# Coast 2 Coast

MLS Datashare







[www.Coast2CoastMLSDataShare.com](http://www.Coast2CoastMLSDataShare.com)





# Thank You!

realMLS

Support@realMLS.com

[www.realMLS.com](http://www.realMLS.com)