



realMLS RESO Residential Listing Data

realMLS is excited to provide you with new and improved Listing Data that is in compliance with the RESO (Real Estate Standards Organization) Data Dictionary. This transition promises to provide a more efficient and better experience when working with Listing Data. The data will be more streamlined, up-to-date with industry terms and technology, and compliant with standardized naming formats—all while retaining essential local market nuances.

This document will provide details on each of the new fields that will now be part of the Residential Listing. There is also a second document that details the actual conversion of the data and how it was either moved, renamed, or removed.

What Does This Mean for You?

By committing and converting the listing data to RESO standards you will benefit by:

Time and Cost Savings: One of the primary advantages of realMLS's RESO conversion is the potential for substantial time and cost savings. The move to standardized data makes it quicker, easier, and more cost effective to implement your customized tools for IDX or Back office Platforms, etc.

Enhanced Search Capabilities: The realignment of the listing data to RESO standards will improve your ability to search across property types such as searching for both Residential and/or Rentals simultaneously. This enhanced searching capability enables you to better serve your clients and gain a more comprehensive view of the market.

Data Sharing: By adopting standardized data practices, realMLS can quickly and seamlessly share data with other MLSs in our market area and beyond.

Clear and Meaningful Data: You will find that the listing data is presented in an easy to find format and grouping. No more sifting through obscure titles for buried information. This helps your customers to read the listing information and for you to find their listings.

And the best part is you will not have to learn a whole new MLS system, just familiarize yourself with the new listing input sheets for data entry and searching.

The following page showcases a few examples of functions undergoing slight modifications and offers tips on navigating the updated data system.

Although there are no new features to master in Flexmls (i.e., no changes to Search, Add Listing, etc.), there are a few important items to note:

1. **The Add Listing program will be enhanced** for a more streamlined and cohesive data organization. Some data fields may not be displayed if they are irrelevant. For instance, if Waterfront YN is marked as 'N,' the Water Front Footage field will not appear as an option.
2. **Region is being retired.** The concept of Regions, and even Areas, is very dated since most users (both members and consumers) use maps to indicate a specific geographic location. Areas will remain the same.
3. It is **highly recommended that you search using the Maps.** You do not want to miss any information from the data share and using the maps ensures you the most accurate and best results.
4. **Check your Saved Searches.** Most of the items in the Saved Searches will automatically convert to the new RESO criteria. However, there is one data selection that could not be converted correctly and is being phased out. **“Parcel Size” with acreage expressed as a range is being replaced with “Lot Size Acres” which is looking for the exact acreage.** Parcel size will eventually become obsolete as more data is populated in Lot Size Acres and will subsequently be removed.
5. **Duplex, Triplex, and Quadraplex have been moved to Residential Income.** Be sure to double check any Residential Saved Searches to be sure the correct Property Sub Type is selected. Also, be sure to check this same data if that field is in any Residential Income Saved Searches as these are now the only three Property Sub Types available.

This is a summary to date of some of the more prominent changes you may notice while using the MLS system after the data is converted to RESO Standards. realMLS will continue to update any documentation should there be changes.

The following pages will detail all new data selection and their definitions and/or link to their RESO definition.

First, a list of all Residential Main Fields (fill in the blank) highlighting the new options.

Second, is a list of all Residential Details (the multi select check box fields) featuring new Details and links to their RESO definitions.

Residential Property Sub-Types

Single Family	
Condominium	
Townhouse	
Manufactured	
Mobile	
Ranch	
Farm	
Boat Slip	
RV Community	New
Time Share	
Stock Cooperative	
CondoTel	New

Residential Statuses

Active	
Active Under Contract	Formerly Contingent & First Right of Refusal
Pending	
Withdrawn	
Cancelled	New - one of the parties cancelled contract
Expired	
Coming Soon	
Closed	Formerly Sold

<u>Remarks</u>	<u>Field Name</u>	<u>Definition/Selections</u>
New	Accessory Dwelling Unit Y/N	The structure has an area within that has the characteristics of an independent apartment or dwelling. Will be asked for specifics on next Add Listing Screen for Details
	Living Area	
New	Living Area Source	Drop Down Options
		Appraiser
		Assessor
		Builder
		Estimated
		Other (AreaSource)
		Owner
		Plans
		Public Records
		Measured
		See Remarks
	Lot Size Dimensions	
	MLS Area Major	
	Association Fee Y/N	
	Association Fee	
	Association Fee Frequency	Drop Down Options
		Annual
	New	Semi Annual
		Quarterly
		Monthly
	New	Voluntary
New	Association Name	
New	Association Phone	
New	Association 2	
New	Association 2 Frequency	
	Bedrooms	
	Buyers Country Residence	
New	Call Seller Directly	
New	Carport YN	
New	# Carport Spaces	Only available if Carport YN=Y
	CDD Fee YN	
	CDD Fee	
New	Comp Sale YN	
	Transaction Broker Compensation	
	Transaction Broker Compensation Type	
	Buyer Brokerage Compensation	
	Buyer Brokerage Compensation Type	
	Non-Representative Compensation	
	Non-Representative Compensation Type	
	Concessions Y/N	
	Concession Amount	
New	Association Fee 2 Amount	
New	Association Fee 2 Frequency	
New	Contingent Date	

New	Contingent Reason	Drop Down Options
		3rd Party Approval
		Appraisal
		Financing
		Inspection
		Lender Approval
		No
		Other
		Waiting For Signatures
		Home Sale
	Directions	
New	Direction Faces	The compass direction that the main entrance to the building faces. For example, North, South, East, West, South-West, etc. It may also be known as the building exposure.
		Drop Down Options
		E
		N
		NE
		NW
		S
		SE
		SW
		W
	Dual Or Variable Compensation YN	
	Elementary School	
New	Enhanced Accessible YN	The Central Living Area is fully accessible for lifelong living by all residents, no matter their ability. A person in a wheel chair or with other disability is able to perform all personal and housekeeping tasks.
New	Entry Level	A numeric field that describes the level within the structure, SFR or a unit in a building, where the main entry to the dwelling is located. When a unit has one floor it is implicit that this is also the level of the unit itself.
New	Estimated Date of Completion	Only available if New Construction YN=Y
	Expiration Date	
	Full Baths	
New	Furnished	Drop Down List
		Furnished
		Negotiable
		Partially
		Unfurnished
New	Garage YN	
New	# Garage Spaces	Only available if Garage YN=Y
	Half Baths	
	High School	
	Legal Description	
	Listing Agreement	Drop Down Options
		Exclusive Right to Sell
		Exclusive Agency
	Listing Contract Date	

New	Listing Service	Drop Down Options
		Full Service
		Limited Service
		Entry Only
New	Lot Size Acres	
	Middle School	
	New Construction YN	
New	Occupant Type	Drop Down Options
		Owner
		Tenant
		Vacant
New	Owner Name	
New	Owner Phone	
	Price	
	Property Attached YN	
	Real Estate Parcel #	
	Remarks Private	Expanding to 500 Characters
	Remarks Public	Expanding to 1000 Characters
New	Senior Community Y/N	
	Closed Date	
	Closed Price	
	Closed Financing	Drop Down Options
		Assumption
		Cash
		Conventional
		Exchange
		FHA
		Private
		Renovation Loan
		Seller Finance
		VA
		USDA
		Other
	Start Showing Date	
	Status	
New	Stories	Converted from Detail # Stories for Unit/Dwelling
New	Stories Total	Total number of stories for building such as a condo building
	Subdivision	
New	Tax Year	
New	Tax Annual Amount	
New	Unit Type	Only available if Condominium
		Drop Down Options
		End Unit
		Exterior Unit
		Interior Unit
		Loft
		Penthouse
		Studio
	Waterfront Y/N	
New	Water Front Footage	Only available if Waterfront YN=Y
	Year Built	
New	Zoning Description	

A total list of All Residential Details after Converting to RESO

**** Green=NEW ****

Accessibility Features (Only appears if Enhanced Accessibility YN=Y)
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
Enhanced Accessible
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 Unit (Only appears if Asseccessory Dwelling Unit YN=Y)
Other
Dwelling Type:
ADU is 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
ENERGY STAR Qualified Water Heater
Freezer
Gas Cooktop
Gas Oven
Gas Range
Gas Water Heater
Ice Maker
Induction Cooktop
Instant Hot Water
Microwave
None
Plumbed For Ice Maker
Refrigerator
Solar Hot Water
Tankless Water Heater
Trash Compactor
Washer
Washer/Dryer Stacked
Water Softener
Water Softener Owned
Other
Wine Cooler

Association Amenities
Airport/Runway
Barbecue
Basketball Court
Beach Access
Boat Dock
Boat Slip
Cable TV
Car Wash Area
Clubhouse
Dog Park
Elevator(s)
Fitness Center
Gated
Golf Course
Jogging Path
Laundry
Maintenance Grounds
Maintenance Structure
Marina
None (AssociationAmenities)
Other (AssociationAmenities)
Park
Playground
Racquetball
RV/Boat Storage
Sauna
Security
Service Elevator(s)
Shuffleboard Court
Spa/Hot Tub
Stable(s)
Storage
Tennis Court(s)
Trash
Water
Pickleball
Boat Lunch
Pool-Childrens
Management - Developer
Management - Full Time
Management - Part Time
Management - Off Site
Management - On Site
Association Fee Includes
Cable TV (AssociationFeeIncludes)
Insurance (AssociationFeeIncludes)
Internet
Maintenance Grounds (AssociationFeeIncludes)
Maintenance Structure (AssociationFeeIncludes)
Other
Pest Control
Security (AssociationFeeIncludes)
Sewer
Trash (AssociationFeeIncludes)

Architectural Styles
Cottage
Craftsman
Condotel
Historic
Dome
Flat
Other
Patio Home
Contemporary
Traditional
Spanish
Ranch
Stilt
Log Home
A Frame
Multi Generational
Mid Century Modern
Victorian
Other-See Remarks

Body Type
Double Wide
Single Wide
Triple Wide

Construction Materials
Aluminum Siding
Block (ConstructionMaterials)
Brick Veneer
Concrete (ConstructionMaterials)
Fiber Cement
Frame
Log
Other (ConstructionMaterials)
Stone
Stone Veneer
Stucco
Vinyl Siding
Wood Siding
Composition Siding
Shell Dash

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

[Water \(AssociationFeelIncludes\)](#)

Current Use (cross searchable)
Agricultural
Commercial (CurrentUse)
Dairy
Farm (CurrentUse)
Horses
Hunting
Industrial (CurrentUse)
Investment
Livestock
Manufactured Home
Medical/Dental
Mini-Storage
Mixed Use
Multi-Family
Office (CurrentUse)
Orchard
Other (CurrentUse)
Ranch
Recreational
Residential (CurrentUse)
Retail (CurrentUse)
Single Family
Timber
Unimproved
Golf Course
Hotel/Motel
Marina

Electric
100 Amp Service
150 Amp Service
200+ Amp Service
220 Volts in Garage
220 Volts in Workshop
440 Volts
Fuses
Generator (Whole Home)
Underground

Exterior Features
Balcony
Boat Slip (ExteriorFeatures)
Courtyard
Dock
Fire Pit
Outdoor Kitchen
Outdoor Shower
Tennis Court(s) (ExteriorFeatures)
Boat Ramp - Private
Boat Lift
Storm Shutter
Impact Windows

Fencing
Back Yard
Block (Fencing)
Brick (Fencing)
Chain Link
Cross Fenced
Fenced
Full (Fencing)
Invisible
Other (Fencing)
Privacy
Vinyl
Wire
Wood
Wrought Iron

Fireplace Features
Double Sided
Electric (FireplaceFeatures)
Free Standing
Gas (FireplaceFeatures)
Wood Burning
Other (FireplaceFeatures)
Outside
Fireplaces Total:

Flooring
Carpet
Concrete (Flooring)
Laminate
Marble
Other (Flooring)
Stone (Flooring)
Terrazzo
Tile
Vinyl (Flooring)
Wood (Flooring)

GreenEnergyEfficient Lookups
Appliances (GreenEnergyEfficient)
Construction
Doors
Exposure/Shade
HVAC
Insulation
Lighting (GreenEnergyEfficient)
Roof
Thermostat
Water Heater (GreenEnergyEfficient)
Windows

GreenWaterConservation
Efficient Hot Water Distribution
Gray Water System (GreenWaterConservation)
Green Infrastructure

Green Building Verification Type
Certified Passive House
ENERGY STAR Certified Homes
ENERGY STAR Certified Homes 1
ENERGY STAR Certified Homes 2
ENERGY STAR Certified Homes 3
ENERGY STAR Certified Homes 4
ENERGY STAR Certified Homes 5
ENERGY STAR Certified Homes 6+
EnerPHit
FGBC Certified
Florida Friendly Yard Recognition
HERS Index Score
HERS Index Score 0
HERS Index Score 101+
HERS Index Score 1-29
HERS Index Score 30-65
Home Energy Upgrade Certificate of Energy Efficiency Improvements
Home Energy Upgrade Certificate of Energy Efficiency Performance
Home Performance with ENERGY STAR
LEED For Homes
LEED Home Gold
LEED Home Platinum
LEED Home Silver
LEED Neighborhood Development
Living Building Challenge
NAHB Certification
NGBS New Construction
NGBS Small Projects Remodel
NGBS Whole-Home Remodel
Other
WaterSense
Zero Energy Ready Home

Heating
Central
Electric (Heating)
Heat Pump (Heating)
Natural Gas
None (Heating)
Hot Water (Heating)
Propane (Heating)
Oil
Other (Heating)
Separate Meters (Heating)
Varies by Unit (Heating)
Zoned (Heating)

Low-Flow Fixtures
Water Recycling
Water-Smart Landscaping
Interior Features
Breakfast Bar
Built-in Features
Ceiling Fan(s) (InteriorOrRoomFeatures)
Central Vacuum
Eat-in Kitchen
Elevator
His and Hers Closets
In-Law Floorplan
Kitchen Island
Master Downstairs
Open Floorplan
Pantry (InteriorOrRoomFeatures)
Smart Home
Smart Thermostat
Solar Tube(s)
Vaulted Ceiling(s)
Walk-In Closet(s)
Wet Bar
Wine Cellar
Breakfast Nook
Butler Pantry
Entrance Foyer
Guest Suite
Jack and Jill Bath
Owner Bath Shower No Tub
Owner Bath Tub W/Shower
Owner BathTub Separate Shower
Skylights

Laundry Features
Electric Dryer Hookup
Gas Dryer Hookup
In Carport
In Garage
In Unit
Lower Level
Sink
Upper Level
Washer Hookup

Levels
Multi/Split
One
One and One Half
Three Or More
Two

Listing Terms
Assumable (ListingTerms)
Cash (ListingTerms)
Conventional (ListingTerms)
FHA (ListingTerms)
Lease Back
Lease Option
Lease Purchase
Owner May Carry
Other
Private Financing Available
USDA Loan
VA Loan

Lot Features
Agricultural (LotFeatures)
Corner Lot
Cul-De-Sac
Farm (LotFeatures)
Irregular Lot
On Golf Course
Sprinklers In Front
Sprinklers In Rear
Wooded
Zero Lot Line
Dead End Street
Historic Area
Cleared
Few Trees
Flag Lot
Greenbelt
Many Trees
Wetlands
Airport Community
Drainage Canal
Split Possible
Easement Access

Other Structures
Barn(s)
Boat House
Gazebo
Grain Storage
Greenhouse
Guest House
Other (OtherStructures)
Outdoor Kitchen (OtherStructures)
Shed(s)
Stable(s) (OtherStructures)
Tennis Court(s) (OtherStructures)
Workshop (OtherStructures)

Parking Features
Additional Parking
Assigned
Attached
Attached Carport
Carport
Circular Driveway
Community Structure
Covered
Detached
Detached Carport
Electric Vehicle Charging Station(s)
Garage (ParkingFeatures)
Garage Door Opener
Gated (ParkingFeatures)
Guest
Off Street
On Street
Other (ParkingFeatures)
RV Access/Parking
Secured
Unassigned
Shared Driveway
Parking Lot
Varies by Unit

Patio and Porch Features
Awning(s) (PatioAndPorchFeatures)
Covered (PatioAndPorchFeatures)
Deck (PatioAndPorchFeatures)
Front Porch
Glass Enclosed
Patio (PatioAndPorchFeatures)
Porch
Rear Porch
Screened
Side Porch
Terrace
Wrap Around

Pool Features
Above Ground
Electric Heat
Fenced (PoolFeatures)
Gas Heat
Heated
Indoor
In Ground
None (PoolFeatures)
Other (PoolFeatures)
Pool Cover
Pool Sweep
Salt Water

Possession
Close Of Escrow
Negotiable (Possession)
Other (Possession)
Subject To Tenant Rights

Power Production Type
Photovoltaics (Solar)
Wind (PowerProductionType)

Power Production Ownership
Seller Owned
Third-Party Owned

Property Condition
Fixer
To Be Built
Under Construction
Updated/Remodeled

Rental Restrictions
1 month
1 Week
1 Year
2 Months
2 Weeks
3 Days
3 Months
4 Months
5 Months
6 Months
7 Months
No Lease 1st Year
No Minimum
No Rentals Allowed
Other
Tenant Approval

Road Frontage
Alley
City Street
County Road
Easement
Freeway
Highway
Interstate
None (RoadFrontageType)
Other (RoadFrontageType)
Private Road
State Road
Unimproved (RoadFrontageType)

Screen Enclosure
Solar Heat
Waterfall (PoolFeatures)
Private (PoolFeatures)
Community (PoolFeatures)
Roof
Concrete (Roof)
Green Roof
Membrane
Metal (Roof)
Other (Roof)
Shingle
Tar/Gravel
Tile (Roof)
Wood (Roof)

Security Features
24 Hour Security
Carbon Monoxide Detector(s)
Closed Circuit Camera(s)
Entry Phone/Intercom
Fire Alarm
Fire Sprinkler System
Firewall(s)
Gated with Guard
Key Card Entry
Other (SecurityFeatures)
Secured Elevator
Secured Lobby
Security Gate
Security Lights
Security System Leased
Security System Owned
Smoke Detector(s)
Window Bars

Sewer
Aerobic Septic
Private Sewer
Public Sewer
Unknown
Septic Tank

Showing Considerations
Day Sleeper
Electricity not on
Inconsistent cell service
Limited Visibility from road
Minimal Exterior Lighting
Minimal Interior Lighting
No Exterior Light
No Heat
No Interior Light
Occupied
Pet(s) on Premises
Remote Location
Security System (ShowingRequirements)

Road Surface
Asphalt (RoadSurfaceType)
Concrete (RoadSurfaceType)
Dirt (RoadSurfaceType)
Gravel (RoadSurfaceType)
Paved (RoadSurfaceType)
Showing Requirements
24 Hour Notice
Appointment Only
Call Listing Agent (ShowingRequirements)
Call Listing Office (ShowingRequirements)
Call Owner
Combination Lock Box
Key In Office
Lockbox
No Sign
Restricted Hours
Showing Service
Video Surveillance
Audio Surveillance
Gated
Listing Agent must Accompany

Smart Home Features
Bulbs
Carbon Monoxide Detector(s)
Dishwasher
Entertainment
Irrigation
Lighting
Locks
Monitoring
Oven
Programmable Thermostat
Refrigerator
Safe
Security
Shade Control
Smoke Detector
Stove

Spa Features
Above Ground (SpaFeatures)
Bath (SpaFeatures)
Community (SpaFeatures)
Heated (SpaFeatures)
In Ground (SpaFeatures)
Private (SpaFeatures)

Special Listing Conditions
In Foreclosure
Probate Listing
Real Estate Owned
Short Sale
Standard
Third Party Approval
Owner Licensed RE

Vacant

Utilities
Cable Available
Cable Not Available
Cable Connected
Electricity Available
Electricity Connected
Electricity Not Available
Natural Gas Available
Natural Gas Connected
Natural Gas Not Available
Other (Utilities)
Propane (Utilities)
Sewer Available
Sewer Connected
Sewer Not Available
Water Available
Water Connected
Water Not Available

View
Beach
Bridge(s)
Canal
City
Creek/Stream
Golf Course (View)
Lake (View)
Marina (View)
Ocean
Pond (View)
Pool (View)
River (View)
Trees/Woods
Water (View)
Protected Preserve
Intracoastal

Water Source
None (WaterSource)
Other (WaterSource)
Private (WaterSource)
Public (WaterSource)
See Remarks (WaterSource)
Shared Well
Well

Corporate Owned
Land Lease
Homestead
Assessment Seller Pay
Assessment Buyer Pay
Auction
Equitable Interest
Waterfront Features
Canal Front
Creek
Lake Front
Navigable Water
Ocean Access
Ocean Front
Pond (WaterfrontFeatures)
River Access
River Front
Seawall
Intracoastal
Lagoon
Marsh
Min Bridge Height
No Fixed Bridges
Deeded Beach Access
Waterfront Community