

Dictionary of Matrix Property Types

REcolorado's MLS system is Matrix. It's a powerful and user-friendly platform used by 90 percent of brokers on the Colorado Front Range, and we've customized it for real estate professionals throughout the state. Use this guide to help you accurately identify the correct Matrix property type for your listing.



RESIDENTIAL

A property type that consists of a single-family dwelling. This includes (but is not limited to) a house, one side of a duplex/paired home, one unit of a triplex, one condo in a condo complex, a townhome, or a patio home. Residential also includes Farm & Ranch, a property that is income producing and consists of 35 or more acres.

Pro Tip: Know the difference between an Attached and Detached home. If your property shares a wall with another property—even if it's a garage wall—it is an Attached home.



LAND

A property type that includes vacant land zoned for commercial or residential use.



INCOME

A residential property type that has multi-family properties with two or more units, which could generate income for the buyer. This includes (but is not limited to) both sides of a duplex/paired home, an entire triplex, or an entire condo complex.



COMMERCIAL

A property type where transactions take place, including offices, industrial areas, retail spaces, hotels, and more.

Pro Tip: If you're listing a commercial property for rent, be sure to mark the Transaction Type as For Lease.



RENTAL

A residential property type that is for rent or lease. Compensation must be offered. Commercial properties are not included in this property type. Refer to the Commercial property type description above for commercial properties for rent.