RETS Implementation Guide

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1.0 RETS URLs

Access your REcolorado RETS feed at https://recorets.recolorado.com/rets/login.ashx

Additional URLs	
Login	https://recorets.recolorado.com/rets/login.ashx
Logout	https://recorets.recolorado.com/rets/logout.ashx
Search	https://recorets.recolorado.com/rets/Search.ashx
GetMetadata	https://recorets.recolorado.com/rets/GetMetadata.ashx
Action	https://recorets.recolorado.com/rets/Action.ashx
GetObject	https://recorets.recolorado.com/rets/GetObject.ashx

1.1 Access Credentials

You will receive an email from REcolorado containing your username and password. Depending on how your product functions, you may also receive user-agent information. The username and password are case sensitive.

1.2 Client Requirements

You will need a RETS client to access the Matrix RETS system. Please note that we do not offer support for client software.

1.3 Notifications

We will give 14 days' notice when there are field additions or changes.

2.0 Initial Setup and Introduction

2.1 Configure your RETS Client

Configure your RETS Client with the Matrix RETS system information:

- Server URL: https://recorets.recolorado.com/rets/login.ashx
- The Matrix Server supports versions 1.5, 1.7.2 and 1.8

2.2 Pull metadata using your RETS Client

This is where you will see which Resources, Classes, and Fields that you can access. Depending on your RETS Profile, you may not see all the following Resources. The available fields will also vary based on your contract. Some Vendors have multiple data feeds. Additionally, listings in which the broker has excluded the address from display on the internet will not have address fields populated.

a. **Resources**
   - Property
   - Member
   - Office
   - Media
   - OpenHouse

b. **Property Sub Tables**
   - PropertyUnitType
   - PropertyRooms
   - PropertyPowerProduction
   - PropertyGreenVerification
   - PropertyLivableStructure
   - PropertyParking
   - PropertyOutBuilding

c. **Media Type**
   - Listing Photos
     - Photo: 296 x 222
     - LargePhoto: 640 x 480
     - XLargePhoto: 1600 x 1200
   - Agent Photos
     - AgentPhotoSmall: 75 x 113
     - AgentPhotoMedium: 100 x 150
     - AgentPhotoLarge: 200 x 300
     - AgentPhotoXLarge: 400 x 600
   - Office Logos
     - OfficePhoto: 200 x 200

d. **Property Type / Subtype**

Property Type	Property Subtype
Residential	Condominium
	Deeded Parking
	Fractional
	Multi-Family
	Single Family Residence
	Townhouse

Residential Lease	Apartment Condominium Deeded Parking Multi-Family Single Family Residence Townhouse
Residential Income	Duplex Quadruplex Triple
Land	Improved Land Unimproved Land
Farm	Farm
Manufactured in Park	Manufactured Home Mobile Home (Pre-1976)
Commercial Lease	Industrial Commercial Land Office Retail Special Purpose
Commercial Sale	Industrial Commercial Land Multi-Family Office Retail Special Purpose
Business Opportunity	N/A

e. **Status**

The available statuses will vary based on your contract and the type of data feed(s) you receive.

MlsStatus	StandardStatus
Active	Active
Pending with Accepting Backup Offers = Yes	Active Under Contract
Coming Soon	Coming Soon
Closed	Closed
Expired	Expired
Leased	Closed
Pending	Pending
Withdrawn	Withdrawn

2.3 Review Metadata

Review the metadata and perform sample queries. Refer to the Sample Queries section below.

Note: Be sure to log out after each session.

3.0 Listing Retrieval Sample Queries

Note: For all your queries, use StandardNames=0 and use the SystemName fields.

3.1 Listing Number Queries

Listing Number Queries	
(ListingID=1234567)	Single Listing
(ListingID=555555-999999)	Range of listings
(ListingID=999999+)	Listing numbers greater than X

3.2 Listing modification date and time

Listing Modification Date and Time	
(ModificationTimestamp=2013-08-07T00:00:00-2013-08-07T03:00:00)	Date/time range
(ModificationTimestamp =2013-08-07T00:00:00+)	Date/time equal to or greater than
(ModificationTimestamp =2013-08-06-2013-08-07)	Date range
(ModificationTimestamp =2013-08-06+)	Date equal to or greater than

Note: We support Versions 1.5, 1.7.2, and 1.8.

3.3 Row Limits

The RETS server is limited to 5000 rows per query. Queries with result sets larger than 5000 rows can be accomplished using offset. Include Offset=1 in the first query, and then increment the Offset value based on the row limits. For example, include Offset=1 for the first query, Offset=5001 for the second query, Offset=10001 for the third query, and so on.

3.4 Photo Retrieval Sample Queries

PhotosChangeTimestamp is used to determine if a photo has changed. You'll use queries including this information to identify which listings have updated photo(s) that you need to pull.

PhotoChangeTimestamp	
(PhotosChangeTimestamp =2013-08-07T00:00:00-2013-08-07T03:00:00)	Date/time range
(PhotosChangeTimestamp =2013-08-07T00:00:00+)	Date/time equal to or greater than
(PhotosChangeTimestamp =2013-08-06-2013-08-07)	Date range
(PhotosChangeTimestamp =2013-08-07+)	Date equal to or greater than

3.5 GetObject

GetObject is used to retrieve photos from the REcolorado RETS system. Identify the listings with new or updated photos using a PhotosChangeTimestamp query. Then, use GetObject to pull the photos for those listings.

GetObject in the REcolorado RETS system uses the field "ID" rather than the "ListingID."

Note: "ID" is the "ListingKeyNumeric" for the listing. Example:
/GetObject.ashx?Type=Photo&Resource=Property&ID=11738756:0

3.6 Keeping the Data Accurate

Because listing data changes, it is important to keep the data up to date. Not all listings are available to all users. For example, some users may only have access to active listings. If a listing changes from active status to another status, that listing will no longer be visible; conversely, if a listing status changes back to active, it will become visible. When there are changes to a listing, the timestamp will reflect the modification.

Due to the frequency of listing changes, it is recommended that the following process be run nightly:

1. Perform the following RETS query: (ListingKeyNumeric=0+)&Select=ListingKeyNumeric. This query will return a list of all the ListingKeyNumeric you are currently allowed to access and display through your system.
2. Compare this list to your current database.

3. If you have a ListingKeyNumeric that is not in the updated list, then you need to remove it from your system.
4. If there is a ListingKeyNumeric in the updated list that is not currently in your system, then you will need to add it to your system.

Note: It is possible for listings to appear in your Matrix RETS System without a change to the ModificationTimestamp. This may occur if there have been changes to your RETS Profile, or if there are timing restrictions as to when listings become available to you. Performing this update query every night helps ensure that your system or website is displaying the most up-to-date information available to you.

4.0 ListingKeyNumberic

ListingKeyNumeric is the primary key for each record.

5.0 Glossary

Resources	A collection of data having the external appearance of belonging to a single database and being accessible for search or update via RETS transactions
Classes	A subset of data elements within a Resource that share common metadata elements
Database	Where the data about each listing record is stored
GETObject	The process of querying the photo to retrieve media
Mapping Document	A guide referencing data field names
Property Primary Key	ListingKeyNumeric
Member Primary Key	MemberKeyNumeric
Office Primary Key	OfficeKeyNumeric
PropertyRooms Primary Key	RoomKeyNumeric
Media Primary Key	MediaKeyNumeric
Openhouse Primary Key	OpenHouseKeyNumeric
PropertyUnitTypes Primary Key	UnitTypeKeyNumeric
PropertyPowerProduction Primary Key	PowerProductionKeyNumeric
PropertyGreenVerification Primary Key	GreenBuildingVerificationKeyNumeric
PropertyLivableStructure Primary Key	LivableStructureKeyNumeric

PropertyParking Primary Key	ParkingKeyNumeric
PropertyOutBuilding Primary Key	OutBuildingKeyNumeric
Metadata	The set of data that describes data fields
Query	How to ask the database for records
RETS	Real Estate Transaction Standards
RETS Client	The program used by the user to query the RETS database
RETS Profile	Determines the data that is available to you from Matrix RETS. REcolorado manages the RETS Profile.

6.0 Support

For additional definitions of terms, see the RESO Glossary.

For more information on the RESO conversion, as well as other useful links, updates, and resources, visit the REcolorado Data Help Desk.

If you have questions, please send us an email at DataSupport@REcolorado.com.