



Welcome to the REcolorado RETS service. We have put this document together to help answer some common questions about our RETS implementation and the data that you will be receiving.

## 1.0 RETS URLs

Login: <http://matrixrets.recolorado.com/rets/Login.ashx>  
Logout: <http://matrixrets.recolorado.com/rets/Logout.ashx>  
Search: <http://matrixrets.recolorado.com/rets/Search.ashx>  
GetMetadata: <http://matrixrets.recolorado.com/rets/GetMetadata.ashx>  
Action: <http://matrixrets.recolorado.com/rets/Action.ashx>  
GetObject: <http://matrixrets.recolorado.com/rets/GetObject.ashx>

## 2.0 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.

## 3.0 Client Requirements

You will need a RETS client to access the Matrix RETS system. If you don't have a RETS Client, one option is Matrix RETS Connector. You can find Matrix RETS Connector and assistance at <http://www.retsconnector.com>

*Please note that we are not able to offer support for RETS client software.*

## 4.0 Notifications

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

## 5.0 Documentation

Upon completing the data licensing agreement, you will be provided with a RETS Implementation Guide and list of fields that are available to you.

## 6.0 Initial Setup and Introduction:

- 6.1 Configure your RETS Client with the Matrix RETS system information:
  - 6.1.1 Server URL: <http://matrixrets.recolorado.com/rets/login.ashx>
  - 6.1.2 The Matrix Server supports versions 1.5, 1.7.2 and 1.8
- 6.2 Pull metadata using your RETS Client
  - 6.2.1 This is where you will see which Resources, Classes and Fields that you will have access to.
  - 6.2.2 Depending on your RETS Profile, you may not see all the following Resources and Classes. The available fields will also vary based on your contract.



## 6.2.3 Resources:

Resources	Property	Agent	Office	Media	Property Sub Table	Dictionary
	RESI	AGENT	OFFICE	Media	Unit	Dictionary Neighborhood
	LAND				Room	DictionaryBuilderName
	INCOME				Parking	DictionarySchool
					HorseFacility	
					Outbuilding	

The following property sub tables are available depending on your RETS Profile:

### RESI

- Listing\_Room
- Listing\_Parking
- Listing\_Outbuilding
- Listing\_HorseFacility

### INCOME

- Listing\_Unit
- Listing\_Parking

### LAND

- Listing\_Parking
- Listing\_Outbuilding
- Listing\_HorseFacility

### a. Type

- i. Photo: 296 x 222
- ii. LargePhoto: 640 x 480
- iii. XLargePhoto: 1600 x 1200 (Contact REcolorado to obtain this size photo)

### b. Metadata example for the "Status" field

```

-<Field>
  <MetadataEntryID>678</MetadataEntryID>
  <SystemName>Status</SystemName> this is the name you use to search
  <StandardName/>
  <LongName>Status</LongName>
  <DBName>R678</DBName>
  <ShortName>Status</ShortName>
  <MaximumLength>32</MaximumLength> this is the maximum number of characters in the
  data
  <DataType>Character</DataType> this is the type of data contained in the field
  <Precision/>
  <Searchable>1</Searchable>
  <Interpretation>Lookup</Interpretation>
  <Alignment>Left</Alignment>
  <UseSeparator>0</UseSeparator>
  <EditMaskID/>
  
```



```

<LookupName>Status</LookupName>
<MaxSelect>1</MaxSelect>
<Units/>
<Index>1</Index>
<Minimum/>
<Maximum/>
<Default/>
<Required>0</Required>
<SearchHelpID/>
<Unique>0</Unique>
<InKeyIndex>0</InKeyIndex>

```

```
</Field>
```

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

**Note:** Be sure to log out after each session.

- 6.4 On each page where listing information is displayed, the following microdata must be present:

```

<div itemscope itemtype=https://schema.org/Product>
  <meta itemprop="provider" content="<RETSID>"/>
  <meta itemprop="owns" content="REcolorado"/>
</div>

```

where <RETSID> is your RETS username. It is acceptable to merge the productID, provider, and owns attributes within an existing itemscope where applicable.

- 6.5 ListTrac Implementation: We have partnered with ListTrac to provide our membership with real-time online analytics related to their listings. we are requiring that the ListTrac monitoring code be included in the listing detail page on your site. Please register using the following link:

<http://recolorado.listtrac.com/admin/register>

## 7.0 Listing Retrieval Sample Queries

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

### Listing number queries:

(MLSNumber=|1234567) – [MLSNumber is type CHAR and cannot be used for range searches](#)

### Listing modification date and time:

(MatrixModifiedDT=2013-08-07T00:00:00-2013-08-07T03:00:00) – [Date/time range](#)

(MatrixModifiedDT=2013-08-07T00:00:00+) – [Date/time equal to or greater than](#)

(MatrixModifiedDT=2013-08-06-2013-08-07) – [Date range](#)

(MatrixModifiedDT=2013-08-06+) – [Date equal to or greater than](#)

*Note: We support Versions 1.5, 1.7.2 and 1.8 see FAQs for important information regarding timestamps*

### Row Limits:



RETS server limits results to 5000 rows per query. Queries with result sets larger than 5000 rows can be accomplished using offset. Offset=1 must be included in the first query then Offset is incremented based on the row limits e.g. Offset=1 for the first query, Offset=5001 for the second query, Offset=10001 and so on.

## Photo Retrieval Sample Queries

PhotoModificationTimestamp is used to determine when a photo last changed.

(PhotoModificationTimestamp=2013-08-07T00:00:00-2013-08-07T03:00:00) – [Date/time range](#)

(PhotoModificationTimestamp=2013-08-07T00:00:00+) – [Date/time greater than](#)

(PhotoModificationTimestamp=2013-08-06-2013-08-07) – [Date range](#)

(PhotoModificationTimestamp=2013-08-07+) – [Date equal to or greater than](#)

## GetObject

GetObject is used to retrieve photos from the Matrix RETS system. You can identify the listings with new or updated photos using a PhotoModificationTimestamp query. Then you use GetObject to pull the photos for those listings.

GetObject in the Matrix RETS system uses the field “ID” rather than the “MLSNumber”

**Note** – “ID” is the “Matrix\_Unique\_ID” for the listing

*Example:* /GetObject.ashx?Type=Photo&Resource=Property&ID=11738756:0

## Keeping the Data Accurate

Because the listing data changes, it is important to keep your 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 is changed from active status to a different 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 MatrixModifiedDT field will reflect the date and time of modification.

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

1. Perform the following RETS query:  
(Matrix\_Unique\_ID=0+)&Select=Matrix\_Unique\_ID this will return a list of all of the Matrix\_Unique\_IDs that you are currently allowed to access and display through your system.
2. Compare this list to your current data.
3. If you have a Matrix\_Unique\_ID that is not in the updated list, then you need to remove it from your system.
4. If there is a Matrix\_Unique\_ID in the updated list that is not currently in your system, then you will need to pull it for addition to your system.

**Note:** It is possible for listings to appear in your Matrix RETS data without a change to the MatrixModifiedDT (modification timestamp). 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 nightly helps ensure that your system or website is displaying the most up-to-date information available to you.



## 8.0 For Vendors providing IDX data on Broker websites

### *IDX Data Requirements*

#### **REQUIRED** Fields for IDX display:

ContingentApprovalConditions  
 ListingOfficeName  
 MLSNumber  
 StatusConditions  
 Status  
 AcceptingBackupOffersYN

The following fields are available for display for some statuses:

ListPrice is available for display on Active and Under Contract Listings  
 UnderContractDate is available for Under Contract Listings  
 CloseDate is available for Sold Listings  
 ClosePrice is available for Sold Listings

#### **REQUIRED** for IDX property display:

Photos  
 IDX Logo & Disclaimers

### *IDX Sold Listing Data*

With the IDX data feed you have access to three years of Sold data.

Please note, it is the vendor's responsibility to remove listings from their IDX web sites once the listings are no longer available in the RETS feed e.g. the listing sold more than three years ago.

### *Photos for IDX Sold data*

Per IDX Rules only the first photo on a Sold Listings may be displayed. You will have access to all 35 photos but are only allowed to display the first photo for Sold properties.

*Example:* /GetObject.ashx?Type=Photo&Resource=Property&ID=11738756:1

## 9.0 Matrix Unique ID

Matrix\_Unique\_ID is the primary key for each record in a table. Many classes will have a field that references the Matrix\_Unique\_ID of the parent record. For instance, the Room SubTable contains the field Listing\_MUI which is equal to the Matrix\_Unique\_ID of the listing record. This information can be used to link the Room data to the parent listing.



## 10.0 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

**Fields/Datatypes:**

**Characters:** Alphanumeric text e.g. letters, numbers or symbols

**Integers:** Numbers

**Field Lengths:** This is noted in the metadata

**Database:** Where the data about each listing record is stored

**GetObject:** The process of querying the photo data in order to specify what photos are retrieved

**Mapping Document:** A guide referencing data field names

**MUI:** Matrix\_Unique\_ID

**Metadata:** The set of data that describes data fields

**Query:** How to ask the database for records by data field

**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. The RETS Profile is managed by REcolorado.

Also, see <http://www.reso.org/glossary> for additional definitions of terms.

## 11.0 Questions and Answers

### 11.1 I am getting a 401 Unauthorized Error, what should I do?

A 401 Authentication Error indicates that there was a problem logging in.

- i. Ensure that you have entered the correct server information.  
<http://matrixrets.recolorado.com/rets/login.ashx>
- ii. Ensure that your login credentials are entered correctly.
- iii. Note: Login credentials are case sensitive.

### 11.2 How do I get more than 5000 results?

- You will need to use "offset" to obtain the complete listing data set. Offset must be set to 1 for the first query and is then incremented for each additional query until the entire data set is retrieved. An example of this would be offset=1 for the first query, offset=5001 for the second query, and so on.
- Contact [RETSSupport@REcolorado.com](mailto:RETSSupport@REcolorado.com) with questions about the fields.
- Questions about RETS standard can be found at <http://www.reso.org/developers-faq>

### 11.3 What is the Property SubTable Resource?

- This resource provides access to additional information about the listing, such as detailed room, parking and other information. Depending on your profile, you may see the following classes as part of this resource:
- Unit: provides detailed unit information for Income properties, such as number of units by type, number of bathrooms by unit type, etc.
- Room: provides room types, floors, and dimensions.
- Parking: provides the number of parking spaces by type (such as Detached Garage), and other descriptive information about parking.
- HorseFacility: provides detailed information about horse facilities, such as stables and indoor arenas.
- Outbuilding: provides detailed information about outbuildings, such as barns and workshops.



## 11.4 Where can I find FAQ about the RETS standard?

- The newest developers frequently asked questions can be found at [www.reso.org/developers-faq](http://www.reso.org/developers-faq).

## 11.5 What photo sizes are available?

- Currently available photo sizes are 296x222, 640x480 and 1600x1200
- The size that you have access to will depend on your contract.

## 11.6 What is the difference between Matrix\_Unique\_ID and Listing\_MUI?

Listing\_MUI is a field in the SubTables, it is equal to the Matrix\_Unique\_ID in the Listing Table.

## 11.7 How do I find a list of schools and neighborhoods?

- Resource: Dictionary Class: DictionaryNeighborhood query Matrix\_Unique\_ID =0+
- Resource: Dictionary Class: DictionarySchool query Matrix\_Unique\_ID =0+

## 11.8 Why are some listings missing the city or other address information in the IDX data?

City is missing on a listing because the listing agent has chosen not to allow the address information to be displayed on the internet. You will get all of the listing data except for the address fields.

## 11.9 What field do I use to find total parking spaces? What about the number of garage or off-street spaces?

Total parking spaces for the property can be found in ParkingTotalSearchable. The number of spaces by parking type, such as Attached Garage or Off-street, can be found in the Parking subtable in the ParkingType and ParkingSpacesNumberOf fields.

## 11.10 How does version 1.5 versus 1.7.2 or 1.8 handle time zones?

RETS version 1.5 doesn't support the metadata which indicates the server's local time zone. If your client is version 1.5 all times will be GMT so you will have to manually offset to Mountain Time. Versions 1.7.2 and 1.8 support time zone metadata so all timestamps will be correct.

## 11.11 What geographical data is available on a listing?

Depending on your contract you might have access to –  
Latitude & Longitude  
City  
Neighborhood (Resource: Dictionary Class: DictionaryNeighborhood)



## 11.12 What are CDOM and ListingContractDate?

CDOM is property based not listing based *example*: listing is added, it is on market then expires, a new listing for the same property is added less than 30 days after 1<sup>st</sup> listing expires, it is on market then goes under contract. CDOM is calculated using the listing entry date of the first listing not the second; this can chain back more than 1 listing.

ListingContractDate is the date on the listing contract; it is manually entered by the listing broker and is only valid for the specific listing it is entered on.

## 11.13 Why are the first and second images always the same in the property image feed?

Per the RETS spec the '0' image is the primary image and the '1' image is the first image. In our case, the primary image is the first image so they are always the same.

## 11.14 What fields do I use for Short Sales, Bank Owned and Hud?

Status Conditions: Short Sale  
Property Information: HUD  
Seller Type: Bank/GSE

## 11.15 Which field should I use for Postal Code, as I see a PostalCode field with max length of 10, and a PostalCodePlus4 field with max length of 4.

Currently the PostCodePlus4 field is not being used. The Broker has the option of entering the 5-digit postal code or the 9 digit in the PostalCode field.

## 11.16 I am experiencing problems with random records not importing to my database correctly. Why is this happening?

When choosing a data delimiter, pipe is strongly recommended. The data contains several free form text fields that could contain the tab or comma delimiter characters and will produce unreliable results.

## 11.17 Virtual Tours are not displaying. What am I doing wrong?

The issue might have to do with the vendors method of querying the RETS data from REcolorado. Here are examples of the encoded results based on the format chosen by the vendor.

Results using RETS 1.7.2 delimited-decoded format

<http://www.spotlighthometours.com/tours/tour.cfm?mls=5559001&state=CO>

Results using XML compact-decoded format





<http://www.spotlighthometours.com/tours/tour.cfm?mls=5559001&state=CO>

Use of XML data format is strongly discouraged.