

NTREIS MATRIX

NEW CHANGES TO MLS FIELDS

Effective March 1st, 2022

Ntreis Matrix Updates You Need to Know

The biggest change for many will be the final removal of MLS Areas and SubAreas. Not all of the geographic coverage area uses these boundaries, but for those who do, Ntreis advises setting searches up using other geographic boundaries. Several map layers are available to customize searches and users can draw their own custom areas as well. It is important to be mindful that your customers are not familiar with Ntreis unique "Areas" and are more accustomed to map based searching.

What is RESO?

Real Estate Standards Organization (RESO) is a National Association of Realtors® (NAR) work group created in 2002 tasked with creating and implementing a common language for real estate data across its platforms. Originally referred as Real Estate Transaction Standard (RETS), this language has been used by the real estate industry for nearly 20 years. In its coming of age, the standard is now considered the RESO (not RETS) Standard with all MLSs required by NAR to adopt it. Below are the latest updates you will see in Ntreis starting March 1st, 2022.

New Fields

Attached Garage YN	Horse Permitted YN
Barn Type	Levels
Basement YN	List Agent Texting Allowed YN
Buyer Agent Texting Allowed YN	List Office Supervisor MLSID
Co Buyer Agent Texting Allowed YN	Lock Box Location
Co List Agent Texting Allowed YN	Number Of Stalls In Barn
Cooling	Patio And Porch Features
Garage Height	Property Attached YN
Garage YN	Property Managed By Road
Green Energy Generation	Status Change Timestamp
Green Indoor Air Quality	Surface Type
Green Landscaping	Vegetation
Green Sustainability	Window Features
Green Water Conservation	

Prior Label

New Label

Handicap YN	Accessibility Features
Total Annual Expenses Include	Operating Expense Includes
Exterior Buildings	Other Structures
Pet Policy	Pets Allowed
Proposed Use	Possible Use
Last List Price	Previous List Price
Last Status	Previous Status
Intra Office Remarks	Private Remarks
Property Association Fees	Property Asso Fee Type
Pending Date	Purchase Contract Date
Road Frontage	Road Frontage Type
Road Frontage	Road Surface Type
Appointment Call	Showing Contact Phone
Showing Instructions Type	Showing Requirements
Possible Short Sale YN	Special Listing Conditions
Utilities Other	Split to Utilities, Water & Sewer hookups
Number Of Stories	Levels
Number Of Stories In Building	Stories Total
Block	Tax Block
Inclusions	Transaction Includes

Baths Display Using the RESO Data Standard

After conversion to the RESO data standard, instead of seeing 2.1 Baths (meaning 2 Full and 1 Half), you will see Full Baths = 2, Half Baths = 1, with the total number of Baths being 3.

The current display of Baths shows as follows: The new display of Baths will show as follows:

• Tot Baths: 2.1	• Tot Bth: 3
• Full Baths: 2	• Full Bath: 2
• Half Baths: 1	• Half Bath: 1

The search for Baths will remain the same. For instance, if searching for 2+ Baths, results will include properties will Full and Half Baths.

Property Types and Sub Types Changes

- Residential Condo and Residential Townhome will be separate Sub Types
- Multi-Family will be Residential Income
- Commercial Sale and Commercial Lease will be separate Property Types