

NTREIS Matrix RETS Bulletin

Last Updated: 1/22/2021

Please read the NTREIS RETS Bulletin Board on a regular basis to ensure you do not miss important communications from the NTREIS RETS Team..

All email regarding NTREIS RETS should be sent to rets@ntreis.net.

1/22/2021

Upcoming metadata changes – NTREIS will be adding data from a new partner – the Northwest Louisiana Association of REALTORS. We are in the process of mapping and adding their listing data into our database. This will include some metadata changes, particularly to some geographic fields. We will provide further information as the date approaches.

We are scheduled to have the metadata changes visible to our RETS data feed on **February 02, 2021**. The additional listing data will not be available for download at that time (eta early March), but you will be able to access the metadata changes.

10/14/2019

System maintenance is scheduled for Tuesday night, October 15 beginning at 10pm CT with up to one and one half hour downtime anticipated, which will affect automated queries.

In addition, we will perform hardware maintenance on Wednesday night, October 16 beginning at 10pm CT – while we anticipate only a few minutes downtime, if extended, queries will be affected.

10/11/2019

We will be adding a new data field to your RETS IDX feed effective Wednesday, October 16, 2019 affecting Residential Lease Properties only. It is a new field for “PetPolicy” (RESO standards field “PetsAllowed”).

The following choices are available in this new field:

Breed Restrictions, Call, Cats OK, Dogs OK, No Pets Allowed, Number Limit, Size Limit and Yes Pets Allowed.

We will perform a backfill from the existing field called “PetsYN” which will no longer be available in your data feed. Where Pets YN = yes, the new field will be filled with the selection “Yes Pets Allowed.” If Pets YN = no, the new field will be filled with the selection “No Pets Allowed.”

09/30/2019

We will be adding two data fields to your RETS IDX feed effective Tuesday, October 8, 2019.

The field names will appear in the listing table and are as follows:

1. CoListAgentMLSID

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2. CoListAgentFullName

Both fields will already contain data, although not always.

Please adjust your queries accordingly if you would like to have these fields as part of your data set.

01/10/2019

Mapsco fields: We stopped using the Mapsco reference fields several years ago (MapBook, MapCoordinates, MapPage); however, legacy listings still contained data in those fields so they remained available in most data feeds. Since newer listings do not contain data in these fields, we will no longer include those fields and they are longer available in the metadata.

Additionally, in auditing the fields, it was noted that two fields have been included in some data feeds that should not have been available for consumer views and these have been removed: "OriginalListPrice" and "SecuritySystemYN".

11/15/2018

NTREIS policy dictates that certain listings, media and supplements be purged after a set time frame. We have had this policy in place for some time, however, it was discovered recently that the purge jobs were not functioning as expected.

Please note that we have corrected the issue and, beginning tonight (November 15, 2018), listings that fall into this category will be removed from the database and will no longer be available in your data feed. We just wanted to make you aware that your downloads may reflect a noticeable difference in size.

Further, beginning on Monday, November 19th at 5 p.m. (CST), we will begin with the removal of media and supplements which meet the following criteria:

All photos and non-pic media (except for the primary photo) will be removed for off-market listings in an expired or cancelled status after six months.

Only non-pic media will be removed for sold or leased listings after thirty days.

Regardless of this purge policy, you are limited by the NTREIS Rules in what media can be displayed ([refer](#) to Sections 16.04 and 17.11).

The modified date field will not be changed for these deletions for this initial purge job, nor will they be updated when the job runs nightly thereafter. To keep your databases in synch with the NTREIS MLS database, you should be refreshing the listing on regular intervals. The "Getting Started" [Guide](#) on our website under RETS Support details a suggested process for handling this in a bandwidth-friendly manner. (See Section 14.c) You can refresh the entire listing set every night as well if you prefer.

09/12/2018

NTREIS RETS Metadata Change effective 09/17/2018:

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We will be adding a new field to the system called “Country.” You will begin seeing this new field in your data feed later this week.

Currently, we have been working around the addition of out of the US listings by using the “County” field and using a county name of “Country of...” to accommodate them. However, with the implementation of the new Matrix 360 we need to clean up the “County” field pick list so all those choices will be removed and users will select the true *country* when inputting their listings. In most cases, of course, the data will reflect “United States.”

We will be updating all existing listings with the correct data but because we don’t have many out of the US listings, this should not have an impact on your downloads.

04/17/2018

NTREIS RETS Security Upgrade effective 04/25/2018:

The security level on the host servers will be upgrade to TLS (Transport Layer Security v 1.2) All Matrix URLs will transition to a “https” protocol. (users were previously notified that this would occur in March, but upgrade was delayed).

The Matrix MLS and RETS systems will be down on Wednesday, April 25, 2018 for approximately one hour beginning at 10 p.m. to accommodate this update.

All RETS users should update their configuration to the new “https” URL as soon as possible after the switch. **The new RETS login URL will be: <https://matrixrets.ntreis.net/rets/login.ashx>**

We will support both login URLs (http and https) until June 25, 2018, after which time you will not be able to login using the old URL.

10/25/2017

NTREIS RETS Metadata Change effective 11/07/2017:

New fields related to Waterfront Properties to be added:

1. WaterfrontYN (this is a required entry so you will see data as soon as it’s released)
2. WaterfrontFeatures (a multi-lookup that will be required when WaterfrontYN = Y)
3. PlattedWaterfrontBoundary (an integer field that will not be required)
4. DockPermittedYN (Yes/No field that will not be required)
5. LakePump (Yes/No field that will not be required)

In addition, some existing pick list selections will be moved from existing fields to the new WaterfrontFeatures field. Listings will be backfilled by our vendor and the modified date will be updated so you will receive the updated data if included in your query.

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12/19/2016

NTREIS RETS Metadata Change effective 01/03/2017:

Two new fields will be added – applicable only to Property Type: Residential Lease:

- RETS Field name: LaundryLocation
 - A multi-select pick list labeled “Laundry Location” with the following selections:
 - Kitchen
 - Hall
 - Utility Room
 - Onsite
 - Garage
 - None
 - Other
- RETS Field name: WasherDryerConnections
 - A multi-select pick list labeled “Washer/Dryer Connections” with the following selections:
 - Included
 - Onsite
 - None

11/08/2016

NTREIS RETS Maintenance 11/10/2016:

We will be performing system maintenance on Wednesday night at midnight. Systems may be unavailable for up to one hour (until 1:00 a.m. on Thursday).

06/14/2016

NTREIS RETS Metadata change:

Lot Size/Acres field: The selection for “10-100 acres” is being removed and two new selections have been added to the lookup - “10-49.99 acres” and “50-99.99 acres”.

Existing listings with the removed selection are being converted to one of the new selections. Though we are throttling the number of changes, this will result in several thousand “modified date” changes over the next few days.

04/08/2016

NTREIS RETS MetaData changes

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1. New field called "NumberOfTanksAndPonds" will be added to both the Residential and Lots & Acreage property types. Previously there were two separate fields (NumberOfStockTanks and NumberOfPonds) which have been combined into one new field and the data from the two old fields have been transferred over to the new field.

If you have any queries currently using the "# of Tanks" and/or "# of Ponds" fields, you will need to update them to use the new field as they will no longer be visible in the metadata after Wednesday, April 27, 2016.

2. The existing field called "StateorProvince" is changing from a text to a lookup. The field name will remain the same; however, if you have downloaded the data to your local server you will need to update that database so your searches will run correctly. All fifty states will now be available in the lookup. Please be sure to review your metadata and make the necessary adjustments to accommodate this new lookup.

You will see the new field and lookup effective on Wed., April 13, 2016 after 3 p.m.

01/20/2016

NTREIS RETS MetaData change

1. A new selection is being added to the "Style of House" (ArchitecturalStyle) field pick list: Barndominium

This change takes effect immediately.

01/04/2016

NTREIS RETS MetaData changes upcoming

1. Three new selections are being added to the "Exterior Features" field pick list for Lots & Acreage: Holding Pens, Round Pens and Hunters Cabin.
2. The "Driving Directions" field size max is being increased to 300 characters.
3. Two new selections are being added to the "Lots Description" field: Lake Front – Corps of Engineers and Lake Front – Common Area.

These changes will take effect on January 5, 2016.

11/10/2015

Increase in the maximum number of photos per listing.

The User Group approved an increase in the maximum number of photos per listing to 36 photos. This change will take effect on Tuesday, November 10th, at 10 a.m.

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04/08/2015

NTREIS RETS MetaData changes upcoming

The following changes are being implemented in Listing Data fields – new fields have been added to the data and new selections available in feature groups as listed below. Selections that have been removed for new listings will be removed from the Metadata on April 22nd. If this affects your data, please make adjustments prior to that date.

- Heat Type - selections for “Direct Vent” and “Two(+)Pipe (Condo)” removed
- Room Features - selections for “Granite” and “Corian” removed; selections for “Natural Stone/Granite Type” and “Solid Surface/Non-natural Type” added.
- HOA Management Co added (required when HOA is voluntary or mandatory)
- HOA Management Co Phone (required when HOA is voluntary or mandatory)
- Showing Feature Group removed – *not a public field – only affects Broker offices*

03/09/2015

NTREIS RETS Media changes with Publish on March 18th.

A NTREIS Matrix Publish is scheduled for Wednesday, March 18th. Included in the publish will be changes affecting RETS Media:

1. High Resolution (HighRes) images will be available for some users.
2. The white padding will be removed from RETS images.

(1) High Resolution Images

- a) A larger image will become available with this publish. There will be three image sizes supported. The image size in pixels is shown below:

Name	width	height
Photo	296	222
LargePhoto	640	480
HighRes	1024	768

- b) NTREIS Matrix users will be able to load an image up to 7735 x 2169 pixels in NTREIS Matrix. Images larger than 1024x768 will be resized to 1024x768. Photos with greater dimensions than those will fail to upload.
- c) After the publish, when any size image is loaded, Matrix will create three images, Photo (the smaller default image), LargePhoto, and HighRes. If the image is below 1024x768 pixels, the largest image available will become the “HighRes” image. Matrix does not attempt to create a true high resolution image from a lower resolution images. Matrix only uses the largest size for the HighRes image. As an example, if an image with a size of 720x540 pixels is uploaded , these three photos will be created

Name	width	height
Photo	296	222
LargePhoto	640	480

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HighRes	720	540
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If an image of 320x240 is uploaded, then the LargePhoto and HighRes will be 320x240.

- d) Your GETOBJECT can be modified to include "HighRes" along with "LargePhoto" and "Photo".
- e) You do not have to download "HighRes" images. Or you can only download "HighRes" for specific listings to meet your needs.
- f) HighRes will not be available to all NTREIS RETS users.

(2) White Padding Removed

- a) The white padding will be removed for images with a non-standard aspect format.

12/11/2014

NTREIS RETS will have the following metadata changes on Wednesday, January 7th:

AgentType field in the Agent table is no longer being used or updated and will be removed from the metadata. MUC / Matrix User Class field should be used instead and will be added to the metadata.

In the Media table the following Media Types will be removed from all RETS feeds: PDF, RTF and TXT. Only IMAGE Media type will be available via Matrix RETS.

RETS users will now have the ability to run searches using geocodes. Latitude and Longitude fields will be added to the Listings table. Users will be able to supply Latitude and Longitude values in the search criteria and receive results within that criteria. The results however, will not include the actual values for Latitude and Longitude as that is restricted per our licensing agreement with the mapping vendor.

Some of the changes are specific only to certain RETS data feeds so your account may not be affected.

10/31/2014

NTREIS RETS will have metadata changes on Wednesday, November 5th.

The following fields will be removed from the metadata:

1. The MLSProvider (MLS Provider) field will be removed from the Listing and Agent Classes. The data in this field is updated at midnight and may not always be accurate.
2. The IDXOptInYN (IDX Opt In YN) field will be removed from the metadata. This field is not valid and not used in Matrix.
3. HomePhone (Home Phone) field in the Agent table is no longer being used or updated and will be removed from the metadata. DirectWorkPhone / Direct Work Phone field should be used instead and will be added to the metadata.

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This new field will be added to the metadata:

1. OfficeSupervisor (Office Supervisor) field will be added to the Listing table. Not all records will contain data for this field.

Agent photos are now available in the Agent Class. Matrix does not have Office photo's/banners.

Some of the changes are specific to certain RETS feeds and you may not see some or all of the changes.

9/11/2014

Media and Internet Options Lookup Tool

This tool allows viewing of available Media and Internet Options for a specific listing. It is available on the NTREIS RETS Support page – "[Media Lookup Tool](#)" for use by recipients of data exports only.

8/21/2014

MatrixModifiedDT for Rooms and Unit

It was discovered when an incomplete listing was changed to Active status, the MatrixModifiedDT was changed for the Listing Class, but not the Rooms, Unit, and Media Classes. This has been corrected. When a listing is changed to Active status, the MatrixModifiedDT will be changed for Listings, Rooms, Units, and Media Classes.

Include your RETS login in your emails to rets@ntreis.net

NTREIS RETS users MUST provide their NTREIS RETS login when corresponding with NTREIS. The NTREIS RETS team will not provide any support until it has been confirmed you are a valid NTREIS RETS user.

In reporting issues to NTREIS, please include specific details the problem including detailed information on your query, the results, and examples, such as MLS Numbers, etc. This will expedite solving the problem.

Updates on Lookups

For major changes in the NTREIS Matrix RETS Metadata, NTREIS will attempt to communicate ahead of time the nature and scheduling of the change. Changes to the values in the Look-Up tables occur more frequently and are very minor. You will not be notified in advance when Look-Up tables change.

8/15/2014

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The NTREIS MLS/RETS vendor is working on a solution to the problem:

An agent enters a listing at and saves it as Incomplete status on Wednesday at 3 pm including the room and units information. Remember, Incomplete Listings cannot be accessed via RETS. The MatrixModifiedDT is updated to this date and time in all RETS Classes.

On Friday the agent makes the listing Active and a MLS Number is assigned. The MatrixModifiedDT in the Listing Class is updated to the Friday date and time. BUT the MatrixModifiedDT in the Rooms, Units, and Media class is not being updated and remains the original date/time from Wednesday.

Then RETS users search based on changes in the last 15 minutes, hour, day, etc. on the MatrixModifiedDT field in all these classes and while the Listing Class will have data returned, the other classes will not because the MatrixModifiedDT in these other classes were not updated to the same date/time as the

The vendor has given this a high priority and is working to resolve the issue. This affects approximately 3% of our listings.

7/21/2014

RETS Client: VieleRETS

VieleRETS is an open source RETS client available from the Center from Real Estate Technology at the National Association of REALTORS®. NTREIS has received reports that VieleRETS will not successfully work with the NTREIS Matrix RETS Servers. Additionally, the CoreLogic InnoVia RETS team has also reported there are issues with VieleRETS working with their RETS Servers.

NTREIS has communicated this issue to the Center from Real Estate Technology (CRT), but CRT has not responded. As a Matrix RETS users, you may want to consider other RETS Clients.

7/15/2014

Bedroom Bathroom Features is not a valid field

The "Bedroom Bathroom Features" field in the Listing Class was created in Matrix RETS by mistake. Less than 1,000 listings have any data in this field. The correct field to use instead is the "Room Features" field in the Rooms Class.

New Support Document: LookUps Explanation

A new support document, "LookUps Explanation" has been added to the NTREIS Matrix RETS Support page:

http://www.ntreis.net/technical/rets_matrix.asp

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explaining and giving examples of coded and –decoded values for several common Lookups in NTREIS Matrix RETS.

6/26/2014

Tempo RETS will be turned off on July 21, 2014

The decision has been made to give Tempo RETS users two additional weeks to complete their move the Matrix RETS. The original date to turn off Tempo RETS was 7/7. It is now 7/21.

Changes to MLSAreaMinor

The MLSAreaMinor (Subarea in Tempo) RETS table will have an update on Wednesday, July 2nd which will make it more user friendly. Tempo RETS did not have Look-Up tables for Area and Subarea (MLSAreaMajor and MLSAreaMinor in Matrix). While the Subarea numbers in Tempo are not unique values, this has not posed a problem. In Matrix both the MLSAreaMajor and MLSAreaMinor are now Look-up tables. As the RETS Specifications requires unique values for the ShortValue and Value on a Look-Up table, the Matrix system generated numbers that have no relation to the existing SubArea/MLSAreaMinor numbers and are randomly sorted.

Depending on how a user chooses to work with MLSAreaMinor, the current numbering system makes this very difficult. The table below shows the Subareas for Area/MLSAreaMajor 10 (Addison):

MetadataEntryID	LongValue	ShortValue	Value
13413	ADDISON (2)	98	98
13416	ADDISON (5)	99	99
13419	ADDISON (8)	100	100
13414	ADDISON (3)	300	300
13417	ADDISON (6)	301	301
13420	ADDISON (9)	302	302
13412	ADDISON (1)	478	478
13418	ADDISON (7)	479	479
13415	ADDISON (4)	568	568

1. MetadataEntryID is an internal Matrix number used to link back to the database. It is not unique within the database.
2. The LongValue is the MLSAreaMinor compact-decoded description
3. The ShortValue is a unique number for the MLSAreaMinor Look-Up table.
4. The Value is the same as the ShortValue.

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The NTREIS and Matrix Teams are working to correct this in two steps:

The first step is to change the ShortValue and Value on July 2nd to be a combination of the MLSAreaMajor-MLSAreaMinor numbers. The above table will now look like this

MetadataEntryID	LongValue	ShortValue	Value
13412	ADDISON (1)	10-1	10-1
13413	ADDISON (2)	10-2	10-2
13414	ADDISON (3)	10-3	10-3
13415	ADDISON (4)	10-4	10-4
13416	ADDISON (5)	10-5	10-5
13417	ADDISON (6)	10-6	10-6
13418	ADDISON (7)	10-7	10-7
13419	ADDISON (8)	10-8	10-8
13420	ADDISON (9)	10-9	10-9

This change to the ShortValue and Value allows the number to be unique and also tie back to the Area/MLSAreaMajor.

The second step is to correct how the data sorts in the Look-up Tables. This will happen after Matrix becomes the primary MLS System replacing Tempo on August 13th. You will be notified prior to this change.

Does this change affect your current Matrix RETS download?

A RETS user can chose to download either the coded or compact-decoded values for the Look-Ups.

- If you are working with the compact-decoded which is the LongValue in the tables above, this change will not affect you as the LongValue does not change.
- If you are working with the coded values for MLSAreaMinor, then you will be affected by this change. You will need to update your data.
 - a) You may want to delete all your Listing data and re-download or
 - b) You can update your listings manually by going to the this worksheet
“Matrix_MLSAreaMajor_MLSArea_Minor.xlsx” located on the Matrix RETS Support Page
http://www.ntreis.net/technical/rets_matrix.asp
and use the information on the “MLSAreaMinor_Update” worksheet to update the records in your database.

New Updates to “Getting Started with NTREIS Matrix RETS”

There are important updates to this document located at

http://www.ntreis.net/technical/rets_matrix.asp

Please review the additions to these sections:

10.b) Downloading Photos

10.d) Photo’s with non-standard aspect ratio

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Section 16) Miscellaneous Information

6/3/2014

Tempo RETS will be turned off on July 7, 2014

Tempo RETS will be turned off on 7/7/2014. At that point your current Tempo RETS Credentials and URL will not work. Your only access to NTREIS MLS data will be through Matrix RETS.

Please use the time during the next four weeks to ensure your downloads are working correctly and you are ready for NTREIS Tempo RETS to be turned off on 7/7/2014.

On August 13th, NTREIS cut over to Matrix MLS and Tempo MLS will be in a read-only mode for a short period. Matrix MLS will be the primary NTREIS MLS System on this date.

Contacting NTREIS Matrix RETS Support:

All emails in regards to NTREIS RETS should be addressed to rets@ntreis.net, which are forwarded to the entire NTREIS RETS team. This ensures there is always someone to respond to your email. Sending the email to an individual at NTREIS or any other email address may delay our response to your email.

Refresh your Matrix Data

The Matrix MLS Vendor recently changed the contents of several fields in the LISTING and OFFICE Class. NTREIS recommends you delete any and all LISTING and OFFICE records and re-download the data to ensure your database is in synch with the current Matrix data.

Total Baths

A change has been to the field "BathsTotal". Originally Matrix represented 3 full baths and two half baths as "3.02". In Tempo, this is represented as "3.2". The data in the Matrix "BathsTotal" field has been changed to match how the data is represented in Tempo. Matrix will represent 3 full baths and 2 half baths as "3.2".

Rooms and Units

The Matrix RETS Team has confirmed that once we are in Production, changes to any room on a listing will trigger a change to MATRIXMODIFIEDDT on the listing record. The Matrix RETS Team recommends when a listing record is modified that you will need to delete and re-load all room records associated with that listings.

And at some regular interval, you need to query the ROOMS class and compare the results with your ROOMS database and make appropriate corrections. For both the ROOMS and UNITS Class, consider downloading the two fields, MATRIXMODIFIEDDT and LISTING_MUI and compare the results to the contents of your database and updating your database accordingly.

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Remember, the MATRIX_UNIQUE_ID in the Cross Property class links to the Listing_MUI in the Rooms and Units Classes.

Location=1 (using URL's for Media)

Tempo RETS allowed the use of Location=1 for Media which would return the physical location of the image in the Tempo MLS system. Users could use this to link to the image and not have to actual download images.

Matrix RETS does not have this option. Matrix RETS users will have to download the actual images.

Agent and Office Contact Information

In Tempo RETS, the contact information for agents and offices was only available in the Agent and Office Classes. In Matrix RETS, the contact information for agents and offices is in the Listing Class. As a result, many Matrix RETS users will not have access to the Agent and Office Classes.

5/15/2014

Photo Size

The default photo size is 296 x222 pixels. To get the larger size photo include the parameter "Type=LargePhoto" .

5/12/14

Updates on migration to NTREIS Matrix RETS

NTREIS is in the process of migrating from the current Tempo MLS Platform to the new Matrix MLS Platform. Credentials to Matrix RETS were distributed on Monday, May 5th, to the users who are actually accessing and running RETS queries. Only those who have a valid need for RETS access will be given RETS credentials. If you employ a contractor or third party to access NTREIS RETS, the contractor or third party was issued the credentials.

If you are actively accessing Tempo RETS and have not received credentials for the Matrix RETS system, please contact rets@ntreis.net.

Image Downloads

While Tempo RETS allowed using a URL to link back to an image on the MLS Media Servers, Matrix RETS does not allow this. Images will have to be downloaded from Matrix RETS.

Important Dates to Remember:

- o **June 6th** – all NTREIS RETS users should be fully using Matrix RETS
- o **July 7th** – access to NTREIS RETS will be turned off. Everyone has to be on Matrix RETS at this time.

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5/5/2014

Getting Started in NTREIS Matrix RETS

Below is the link to the NTREIS Matrix RETS support page:

http://www.ntreis.net/technical/rets_matrix.asp

Before starting with NTRIS Matrix RETS please review the documents on this page as they include the NTREIS Matrix RETS URL.

Below are the planned migration dates to NTREIS Matrix RETS:

5/5 – Matrix RETS available

6/6 – All NTREIS RETS users have completed transition to Matrix RETS

7/7 – Everyone on NTREIS Matrix RETS. Current NTREIS RETS will be unavailable.

NTREIS Matrix RETS Bulletin Board

Sending a group email to NTREIS RETS Users often results in spam blockers preventing important RETS emails from being delivered. There are other challenges, including attachments, which sometimes contribute to email failures.

To resolve these problems, NTREIS sends shorter individual emails containing a link directing users to the NTREIS Matrix RETS Bulletin Board. The RETS Bulletin Board is located on the NTREIS Matrix RETS Technical page on www.ntreis.net.

The RETS Bulletin Board is in a .pdf format and contains the information that would be in an attachment or the body of the email. In addition, the RETS Bulletin Board can be viewed by RETS Users as necessary to ensure the Users have current information on various topics. Previous bulletins will be available.

Please check the NTREIS Matrix RETS Bulletin board frequently to ensure you have the latest information about NTREIS Matrix RETS.

Contacting NTREIS Matrix RETS Support:

All emails in regards to NTREIS RETS should be addressed to **rets@ntreis.net**, which are forwarded to the entire NTREIS RETS team. This ensures there is always someone to respond to your email. Sending the email to an individual at NTREIS or any other email address may delay our response to your email.

- o Emails to NTREIS should always include your Matrix RETS login.

- o Keep your RETS password confidential. Do not share in an unsecured manner such as sending it via email. If you send your password in an email to NTREIS, your password will be changed.