

# U.S. House Stats™

## Data Format Reporting Requirements

(Single-Family Residential Properties ONLY)

### FILE FORMAT

- No header records
- Records must be comma delimited ASCII text
- File may be zipped, though it is *NOT* required
- You must submit two separate files each month (one for closed listings and another for current listings)

### CLOSED LISTINGS

- Four-digit board ID
- MLS listing number
- Number of bedrooms
- Number of bathrooms (whole numbers only – no fractions/decimals)
- Listing date (mm/dd/yyyy)
- Listing price (no decimal places, no dollar signs, no thousand separators)
- Pending date (mm/dd/yyyy)
- Closing date (mm/dd/yyyy)
- Closing price (no decimal places, no dollar signs, no thousand separators)
- Condo/Coop (Yes/No) [default=NO]
- New Construction (Yes/No) [default=NO]
- Type of Financing (must conform with following list & spelled exactly as shown):
  - CONVENTIONAL
  - FHA
  - VA
  - ASSUMPTION
  - CASH
  - PRIVATE
  - SELLER
  - OTHER
  - NOT SPECIFIED
- County (base upon a standardized list of your state's county names, as supplied by *UShouseSTATS*®)
- Zip Code (5-digit only)
- State (example: NY)
- Municipality/City
- Last list price (no decimal places, no dollar signs, no thousand separators)
- Total rooms (whole numbers only – no fractions/decimals)
- Interior square footage (whole number only – no fractions/decimals)
- Partial baths (whole numbers only – no fractions/decimals)
- Approximate age (Whole number only – no fractions, decimals)
- Approximate acreage (Whole number or Decimals allowed (Example: 1, 1.5))
- Style (Example: Bungalow, Cape, Colonial, Dutch, Farmhouse, Victorian, Ranch, etc.)
- Annual real estate taxes (no decimal places, no dollar signs, no thousand separators)
- County assessed value (no decimal places, no dollar signs, no thousand separators)
- Type (Alphanumeric)

EXAMPLE of an acceptable record:

6335,16720,2,2,2/27/2003,183920,3/27/2003,4/3/2003,183000,YES,NO,Cash,Clinton,12946,NY,LakePlacid,183920,6,2700,1,15,1.5,Ranch,2300,190000, Single

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# U.S. House Stats®

## CURRENT LISTINGS

- Four-digit board ID
- MLS listing number
- Number of bedrooms
- Number of bathrooms (whole numbers only – no fractions/decimals)
- Listing date (mm/dd/yyyy)
- Listing price (no decimal places, no dollar signs, no thousand separators)
- Pending date (mm/dd/yyyy)
- County (base upon a standardized list of your state's county names, as supplied by *UShouseSTATS*®)
- Zip Code (5-digit only)
- Condo/Coop (Yes/No) [default=NO]
- New Construction (Yes/No) [default=NO]
- State (Example: NY)
- Municipality/City
- Last list price (no decimal places, no dollar signs, no thousand separators)
- Total rooms (whole numbers only – no fractions/decimals)
- Interior square footage
- Partial baths (whole numbers only – no fractions/decimals)
- Approximate age
- Approximate acreage (Decimals maybe used – example: 1, 1.5)
- Style (Example: Bungalow, Cape, Colonial, Dutch, Farmhouse, Victorian, Ranch, etc.)
- Annual real estate taxes (no decimal places, no dollar signs, no thousand separators)
- County assessed value (no decimal places, no dollar signs, no thousand separators)
- Type (Alphanumeric)

EXAMPLE of an acceptable record:

6335,16720,2,2,2/27/2003,183920,3/27/2003,Clinton,12946,NO,YES,NY,Lake Placid,183920,6,2700,1,15,1.5,Ranch,2300,190000,Single

**NOTE:** If you are unable to provide CONDO/COOP, NEW CONSTRUCTION, PENDING DATE, TYPE OF FINANCING, MUNICIPALITY/CITY, LAST LIST PRICE, TOTAL ROOMS, INTERIOR SQUARE FOOTAGE, PARTIAL BATHS, APPROXIMATE AGE, APPROXIMATE ACREAGE, STYLE, ANNUAL REAL ESTATE TAXES, COUNTY ASSESSED VALUE, TYPE you may opt to send NULLS (blank or empty fields). NAR recognizes that not all MLS's track this information in their systems.

Along with your first upload, you must include data for the previous 25 months (for closed listings only, not for current listings). All uploads are required by the close of business on the 15<sup>th</sup> of each month. In the event you have any questions, please contact Eileen Eglin at 518-463-0300 ext 223 or via email: [eeplin@nysar.com](mailto:eeplin@nysar.com).

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