FAQ: Downloads for Third Party Companies

How does my company become an authorized provider for SWMLS?

New applicants can write to idx@gaar.com to request an application for the MLS content licensing agreement. With the request, you will need to submit a detailed description of your product or service and a reference letter or service request from a brokerage in the SWMLS service area.

Requests are reviewed by SWMLS executive staff and, in certain situations, the Board of Directors. Applicants passing the initial review will receive a copy of the agreement, a payment agreement form and instructions for completing the paperwork.

Once the documents are received by SWMLS they are reviewed and signed by the EVP or MLS Manager and access codes are generated. You will then receive additional instructions for logging on to the SWMLS RETS or API server.

How much does a data feed cost?

Pricing varies, contact idx@gaar.com for more information.

What MLS content is included in the data feeds?

MLS content may be provided via several main data sets, as determined by SWMLS. The IDX fields consist of a limited subset of the MLS content, primarily common fields describing property listings. IDX content is available for all classes with an MLS status of Active, Pending, and Active Under Contract. Listings with (No) address indicators in the Internet options will not display full addresses.

Sale prices withheld from Internet display will not be available. Opted out listings are not included, although the IDX program has a 99 % opt-in rate. Custom data sets are created for most other service providers. The MLS content provided is determined by the approved use of the content and the license that is granted to the provider.

The "Extended" feed includes a broader set of data fields, including confidential "agent-only" fields, such as commission rate, showing instructions and owner information. All classes and statuses, all addresses and all listings are included. The extended information is ONLY for use by SWMLS subscribers or other authorized data partners. Any MLS information that is displayed to the public is strictly limited to the content provided in the IDX data set.

What access options are available?

MLS data available for export from SWMLS is available in RETS or API format through Core Logic Trestle. For more information about our RETS and API programs, write to idx@gaar.com, or contact SWMLS customer service at 505-843-3333.

Where do I find information about appropriate use of SWMLS content and IDX website design?

The SWMLS IDX and listing display rules are available upon request. To receive these documents, or if you have additional questions or aren't sure if your planned use of the MLS content is compliant, please write to idx@gaar.com or call Customer Service at 505-843-8833.

How does SWMLS ensure that the MLS content is used properly after it is downloaded?

All use of SWMLS content, whether through RETS or API data access, is subject to the SW*MLS Rules and Regulations* and the license display agreement between the vendor and SWMLS. Misuse of the content can result in citations, fines, and even termination of the download agreement. The SWMLS compliance department monitors Internet sites and public use of MLS content and is available to answer any questions that may arise regarding its use.

Please send in this short questionnaire to get started with requesting SWMLS data for your real estate needs.   If you are a SWMLS member and a developer, please make sure to mention that in the questionnaire.

Company Name: _____

Contact Name and Email: _____

Type of Data Feed you are considering IDX, Back Office, Other Use _____

Interested in getting an API feed or RETS? _____

Will a SWMLS REALTOR or SWMLS Brokerage be using your service once you have the data feed? _____

What Status of listings is needed? _____

How frequently will you be accessing or refreshing the data? Times per day/week _____

Please tell us about how you will store our data. Will you store the replicated data on a local server or cloud-based server? What type? _____

Have you worked with other another MLS before? Please share the names and emails of at least 2 other MLS you are currently working with.
_____
_____

If the data used will be visible to the public on a website or mobile application, please describe what anti-scraping measure you use to prevent scraping of the SWMLS data.
_____
_____

Please use the space below to describe how the MLS data will be used and what kind of product/service you provide and submit to idx@gaar.com for review.
_____
_____
_____
_____