What We Will Discuss

- ✓ Web API 101
- ✓ API vs. RETS
- ✓ Platforms
- ✓ Moving from RETS to API

- ✓ Replication
- ✓ Considerations for MLSs
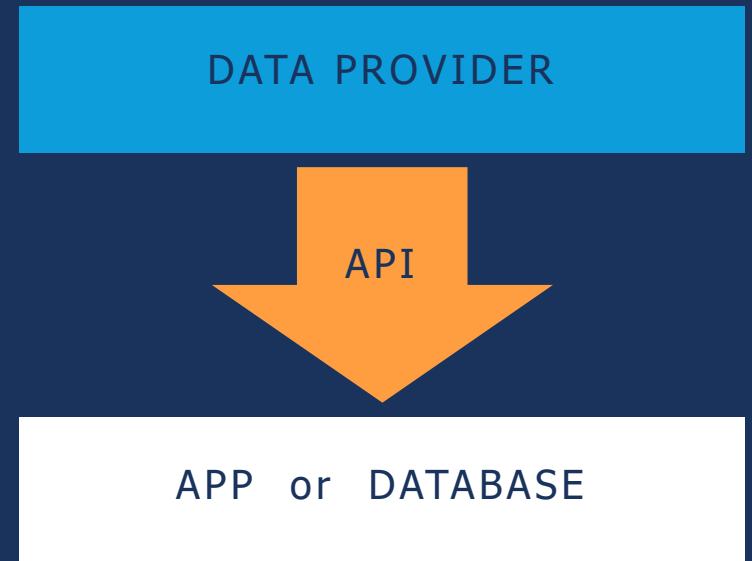- ✓ Considerations for Data Consumers

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Live Poll: Who is in the audience?

- MLS
- Brokerage
- Software Vendor

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What is an API?

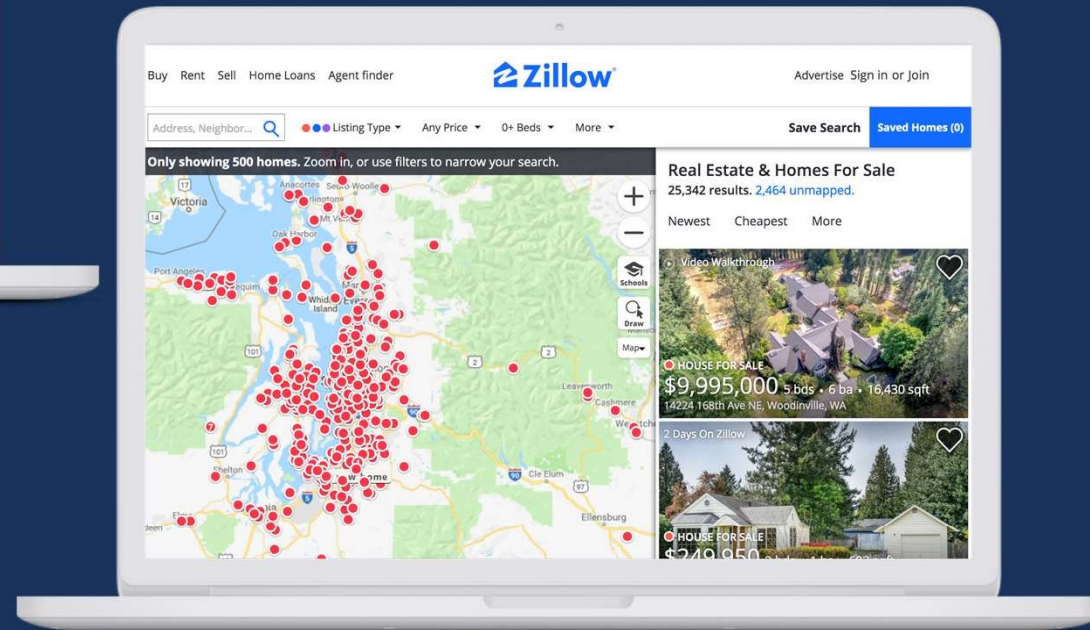A way to interact with a data provider
&
APIs are everywhere

Good APIs are **well-documented**, **consistent**, **flexible** and **performant**.

DATA PROVIDER

API

APP or DATABASE

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@odata.context: "https://api.bridgedataou...pin/$metadata#Properties"
@odata.nextLink: "https://api.bridgedataou...a7e48&$top=100&$skip=100"
@odata.count: 3390602
value:
  ▼ 0:
    ▶ @odata.context: "https://api.bridgedataou...lspin/$metadata#Property"
    ▶ @odata.id: "https://api.bridgedataou...311243852f816b3a7239e0')"
      IDXParticipationYN: true
      UnparsedAddress: "11 WEST KENNETH, Lawrence MA 01843"
      BathroomsTotalDecimal: 1
      StateOrProvince: "MA"
      PostalCodePlus4:   null
      BridgeModificationTimestamp: "2019-04-09T18:28:22.682Z"
      MaloneId: null
      Media: null
      ListingInputOriginalMedia: null
      VirtualTourURLZillow: null
      AboveGradeFinishedArea: null
      AboveGradeFinishedAreaSource: null
      AboveGradeFinishedAreaUnits: null
      AccessCode: null
      AccessibilityFeatures: null

Buy Rent Sell Home Loans Agent finder   Zillow   Advertise Sign in or Join

Address, Neighbor... ○●○ Listing Type ▾ Any Price ▾ 0+ Beds ▾ More ▾   Save Search   Saved Homes (0)

Only showing 500 homes. Zoom in, or use filters to narrow your search.

Real Estate & Homes For Sale
25,342 results. 2,464 unmapped.

Newest   Cheapest   More

▶ Video Walkthrough

🔴 HOUSE FOR SALE
$9,995,000 5 bds · 6 ba · 16,430 sqft
14224 168th Ave NE, Woodinville, WA

2 Days On Zillow

🔴 HOUSE FOR SALE
$249,950

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What is the RESO Web API?

- New way of transporting real estate data
- Relatively simple
- Powerful
- Standardized
- Web API ≠ Data Dictionary

Web API vs. RETS

Web API

API

Built on robust specs

Odata syntax

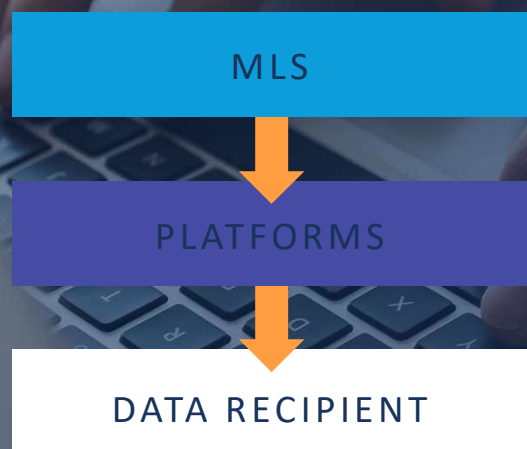A RESTful API, which most developers are familiar with

DMQL syntax

Usually requires 3rd party libraries for newcomers

RET S

DMQL:
'(BedroomsTotal=2-)'

ODATA:
'(BedroomsTotal le 2)'

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API Platforms

MLS

↓

PLATFORMS

↓

DATA RECIPIENT

- Platforms either from MLS vendors or vendor-agnostic
- Facilitate data distribution
- Data recipients connect to the platform
- Standardized Web API means platforms speak the same language
- Choosing the platform is important for both MLS and data recipients

Platform Considerations for MLSs

- $ Costs and licensing
- Support for staff and members
- Payload setup and flexibility
- Usage reporting
- Security
- Broker opt-in/out and data sharing
- Don't lose functionality when moving to Web API

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Platform Considerations for Data Consumers

- Support and documentation
- Performance and stability
- Support for any MLS
- RESO Certification
- Extended tooling
- Additional data availability
- Additional costs and licensing

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Moving from RETS to Web API

Live Poll: For data consumers, do you:

- Already have web api implementations in place
- Plan on consuming data via web API in the near future
- Plan on sticking with RETS for as long as possible
- Don't understand the tech or benefits enough to decide yet

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Moving from RETS to API

- NAR mandated Web API, we're in the roll-out phase

- New users should go straight to Web API

- Moving from RETS to API often conflates a few different issues

Depending on your use-case, the costs are different

RETS	⇨	Web API
Native fields Dictionary	⇨	RESO Data Dictionary
Replication	⇨	on-demand

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Tips for moving from RETS to API

✓ Choose the best platform for your needs

✓ Incremental roll-out

✓ SDKs and Libraries should be not necessary for API

Available Resources

RESO Website   Your Platform's Support

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Replication vs On-Demand

Replication

Pros

Full control of data

Cons

Increased development costs

Increased ongoing costs

Possibly stale data
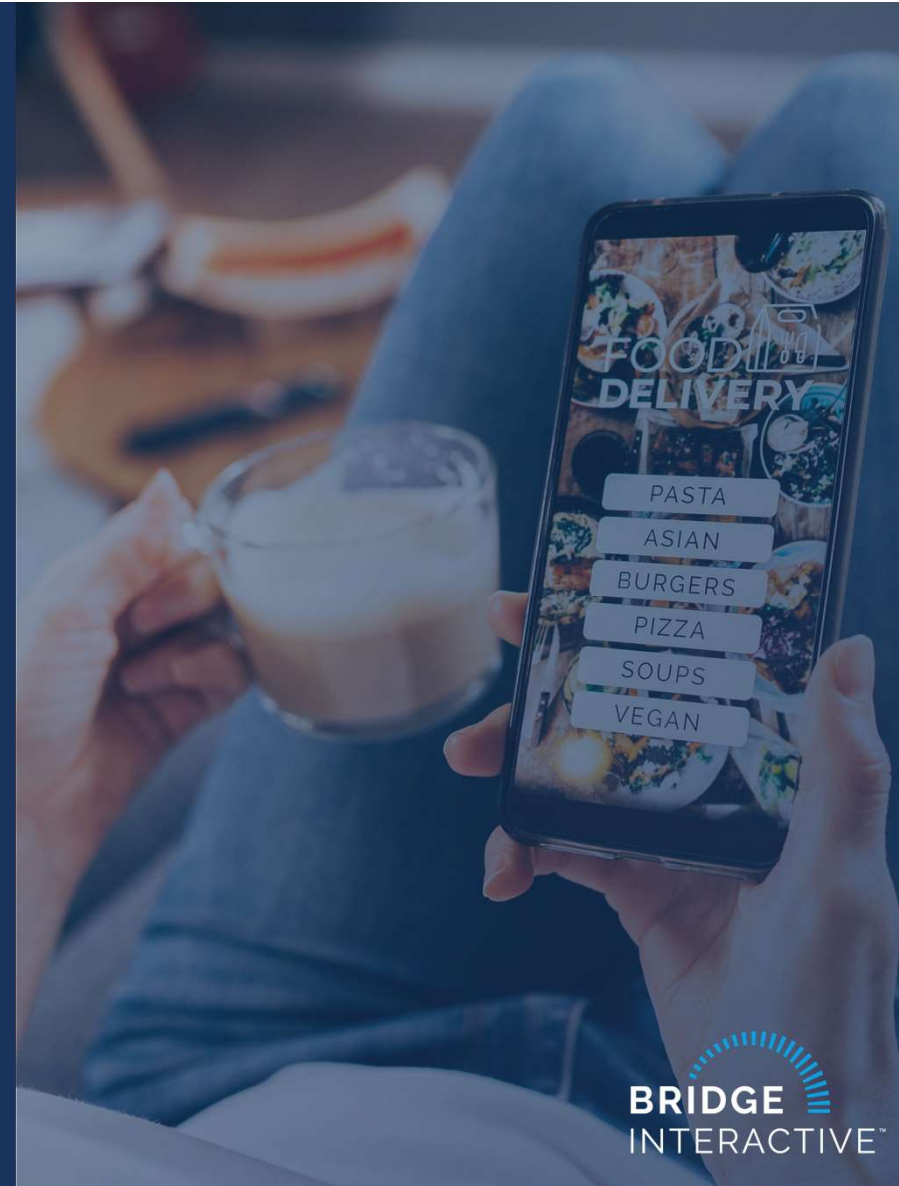
On-Demand

Pros

Less expensive

Data from the source
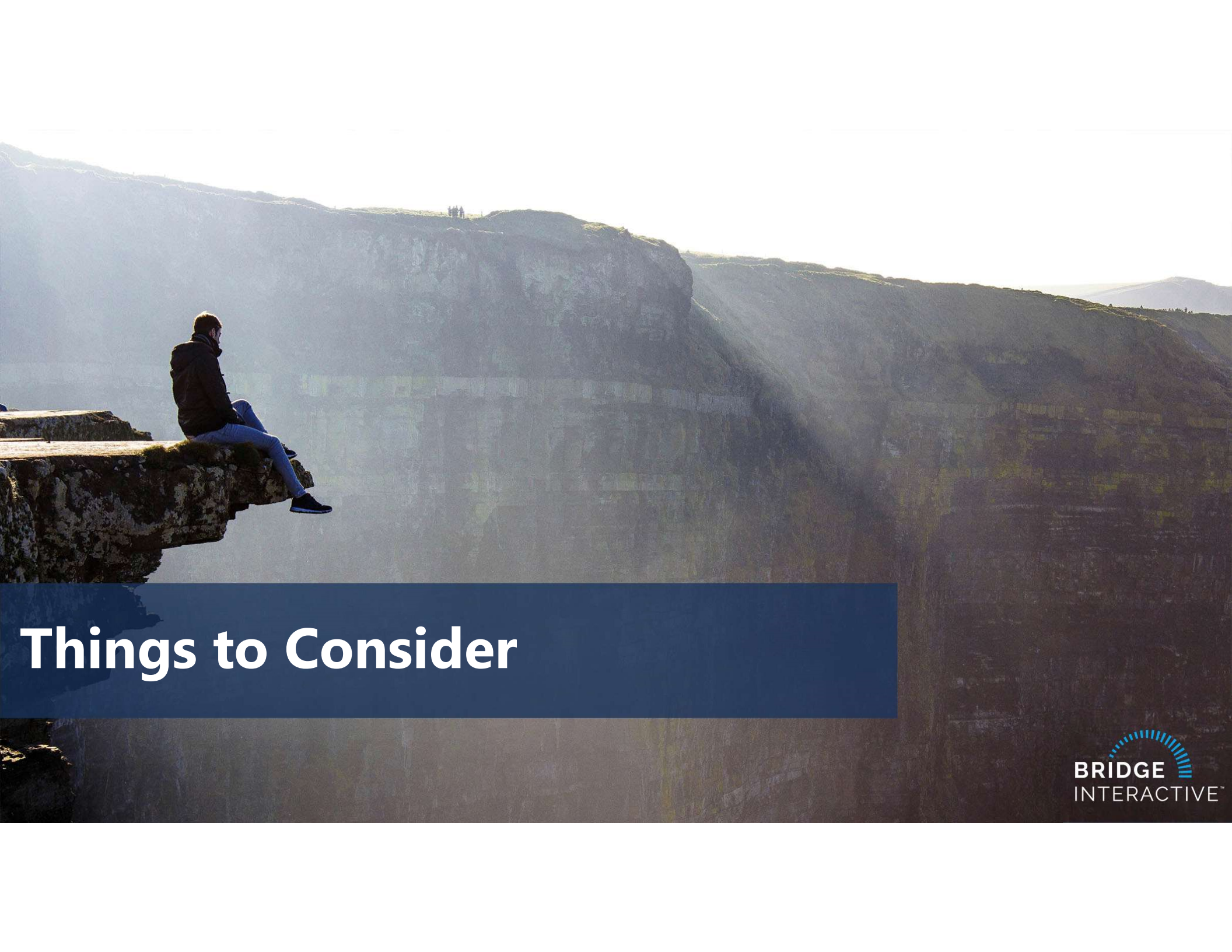

Cons

Query limitations

Lack of control

RETS Replication vs. Web API Replication

Web API can do it!

Development Considerations

Performance Considerations

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Things to Consider

Considerations for the MLS

RESTful APIs are unfamiliar technology for some

Motivation and implementation is not well understood

Limited in-house tech resources

Web API and Data Dictionary issues are conflated

Licensing may have to be updated

Monetary costs

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How are MLSs approaching the transition?

Aggressive, with firm deadlines for switch-over

All new feeds are API, legacy RETS stays for a while

Hybrid - maintain a choice of either

Additional consideration: On-Demand Only vs Replication?

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Tips for the MLS moving forward

Lean on your vendors and knowledge partners

Review your licensing

Setup, customize your platform

Move forward incrementally

RESO participation to keep educated and up to date

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Pain Points for Data Consumers

Potentially expensive move to Web API

You have to move over, but at best the outcome is the same thing

No SLA from MLSs

MLS rollout is inconsistent

MLSs and Vendors blame each other for not being ready

Licensing is still difficult

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The Upside for Data Consumers

It's really not as difficult as you think

Standardization will cost you less, especially when expanding

Easier to hire, train and retain developers

Lowering the barrier to entry means more competition& innovation

Less time spent on data ingestion

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Live Poll: What areas require more training?

- API technology fundamentals
- Features and benefits of Web API
- Web API implementation strategies

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The Good News

- Standardization has come a long way

- Adoption is starting to hit its stride

- The industry is becoming more tech-savvy

- RE tech is starting to get big investment

  RESO continues to get greater participation

Thank You!