Understanding the RESO Web API
Web API 101
API vs. RETS
Platforms
Moving from RETS to API

Replication
Considerations for MLSs
Considerations for Data Consumers
Live Poll: Who is in the audience?

- MLS
- Brokerage
- Software Vendor
What is an API?

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

Good APIs are well-documented, consistent, flexible and performant.
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**
- Odata syntax
- A RESTful API, which most developers are familiar with

**RETS**
- DMQL syntax
- Usually requires 3rd party libraries for newcomers

API

Built on robust specs

DMQL: 'BedroomsTotal=2-'

ODATA: 'BedroomsTotal le 2'
API Platforms

• 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
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
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
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
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
Replication vs On-Demand
Replication

**Pros**

- Full control of data

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**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
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
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?
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
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
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
Suggestions for Data Consumers

Pick the right platform
On-demand or replication?
Pay down technical debt
Leverage platform value-adds
Become part of the solution
Participate in RESO workgroups
Live Poll: What areas require more training?

• API technology fundamentals
• Features and benefits of Web API
• Web API implementation strategies
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!