



unlock **MLS**
DATA SHARE
FIELD GUIDE

UNLOCK MLS | HAR | SABOR

I. Data Share Overview

a. Introduction

i. Unlock MLS has entered into a data share agreement with both the Houston Association of Realtors (HAR) MLS and the San Antonio Board of Realtors (SABOR) MLS. This data share is an agreement between multiple MLSs that allows MLS subscribers to access property listings from different markets in their native MLS system. This agreement aims to easily enhance the access to property listings found in all systems and increase referrals, as well as other business opportunities between the markets.

ii. All three MLSs have done extensive work to provide data between the systems. This Field Guide can serve as your go-to resource to learn what to expect as the data share goes live in all markets. Questions? Contact our support team at support@abor.com.

b. Terminology (Legend)

i. Throughout this Field Guide, you will see references to "Source MLS" and "Receiving MLS." Here's how each of those are defined:

1. Source MLS = The MLS system where the listing originated (i.e. where the listing was input via Add/Edit)
2. Receiving MLS = The MLS system where the listing is displayed once the listing goes live in the Source MLS

c. Service Areas

i. Unlock MLS service area is Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Fayette, Guadalupe, Gillespie, Gonzales, Hays, Lampasas, Lee, Llano, Milam, San Saba, Travis, and Williamson counties.

ii. HAR service area is Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller counties.

iii. SABOR service area is Atascosa, Bexar, Frio, Karnes, Kendall, La Salle, McMullen, Medina, Uvalde, and Wilson counties.

d. Rules & Compliance

i. Each Source MLS will oversee and govern any rules and compliance tied to a listing. Ex. Unlock MLS rules and regulations only govern listings that have Unlock MLS as the Source MLS, but does not oversee listings that have HAR or SABOR as Source MLS.

e. Property Types

i. The Property Types (sometimes known as Property Classes) are unique to each MLS system. Part of the work in a data share is re-mapping each Source MLS's property type to an analogous one in the Receiving MLS. Note that Unlock MLS will not display any listings found in the Private Listings databases from HAR or SABOR and will not display Commercial properties from HAR. In this Field Guide, you will find a comparison chart to show how Unlock MLS displays each property type from HAR and SABOR.

f. Statuses

i. Each MLS will display a listing status as native to the local system. MLS staff has worked to map each Source MLS's statuses to an analogous one in the Receiving MLS. Note that Unlock MLS will not display any Coming Soon listings or Incomplete listings from HAR and SABOR. In this Field Guide, you will find a comparison chart to show how Unlock MLS displays each status from HAR and SABOR.

g. Listing IDs

i. Within Unlock MLS, listings from HAR will have Listing IDs that begin with the prefix "HAR" (ex. HAR1234567); SABOR listings will have Listing IDs that begin with the prefix "SA" (ex. SA1234567).

h. Client Portal

i. The Unlock MLS client portal will receive listings from the HAR and SABOR systems.

i. Listing Distribution

i. The Source MLS is responsible for distributing a listing to any syndication and/or IDX and VOW websites. The Receiving MLS will not re-distribute listings through any of those channels.

j. Historical Data

i. Unlock MLS will import the previous three years of listings from HAR and SABOR.

k. Documents/Attachments

i. Documents and attachments will not be imported from a Source MLS to the Receiving MLS.


l. Buyer Agent Credit

i. Roster data (agent and office data) is included from each Source MLS. An Unlock MLS listing agent will be able to enter an HAR or SABOR agent as the Buyer's Agent (BA) when closing out a listing.

m. Searching Source MLS

i. As the data share goes live, a new "Source MLS" field will be introduced to all search forms. This field will allow you to search for listings from each specific Source MLS.

MLS

Unlock MLS 

HAR

SABOR

Or Not

n. Keys & Lockboxes

i. There is no change to the current key reciprocity program between Unlock MLS, HAR, and SABOR. Key reciprocity will continue as it has.

II. Property Type Conversion

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Residential (RESI)

- Single-Family (RES)
- Townhouse/Condo (CND)
- Mid/Hi-rise Condo (HIR)

- Single Residential (RE)
- Condominium/Townhome (CO)

Residential Lease (RLSE)

Rental (RNT)

Residential Rental (RR)

Residential Income (RINC)

Multi-Family (MUL)

Multi-Family (2-8 Units) (MF)

Farm

County
Homes/Acreage (ACR)

Farm Ranch (FR)

Land/Lot

Lots (LND)

Lots & Acreage (LA)

Commercial Lease

N/A

Commercial
Improved/Unimproved

Commercial Sale

N/A

Commercial
Improved/Unimproved

Unlock MLS will not import HAR's:

- Commercial listings
- Global listings
- Private Per Seller listings

Unlock MLS will not import SABOR's:

- Private listings

III. MLS Status Conversion

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SABOR
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Active (A)

Active (ACT)

Active (ACT)

Active Under Contract (AU)

Pending Continue to Show (PSHO)

- Pending Showing Backups (PDB)
- Active Right of First Refusal (RFR)

Pending (P)

- Pending (PEND)
- Option Pending (OP)

- Pending (PND)
- Active Option (AO)
- Active/Application
- Received (AR) (Rentals only)

Closed (C)

Sold (CLOSD)

Sold (SLD)

Hold (H)

Withdrawn (WITH)

Withdrawn (WDN)

Withdrawn (W)

Terminated (TERM)

Cancelled (CAN)

Expired (X)

Expired (EXP)

Expired (EXP)

Unlock MLS will not import HAR's:

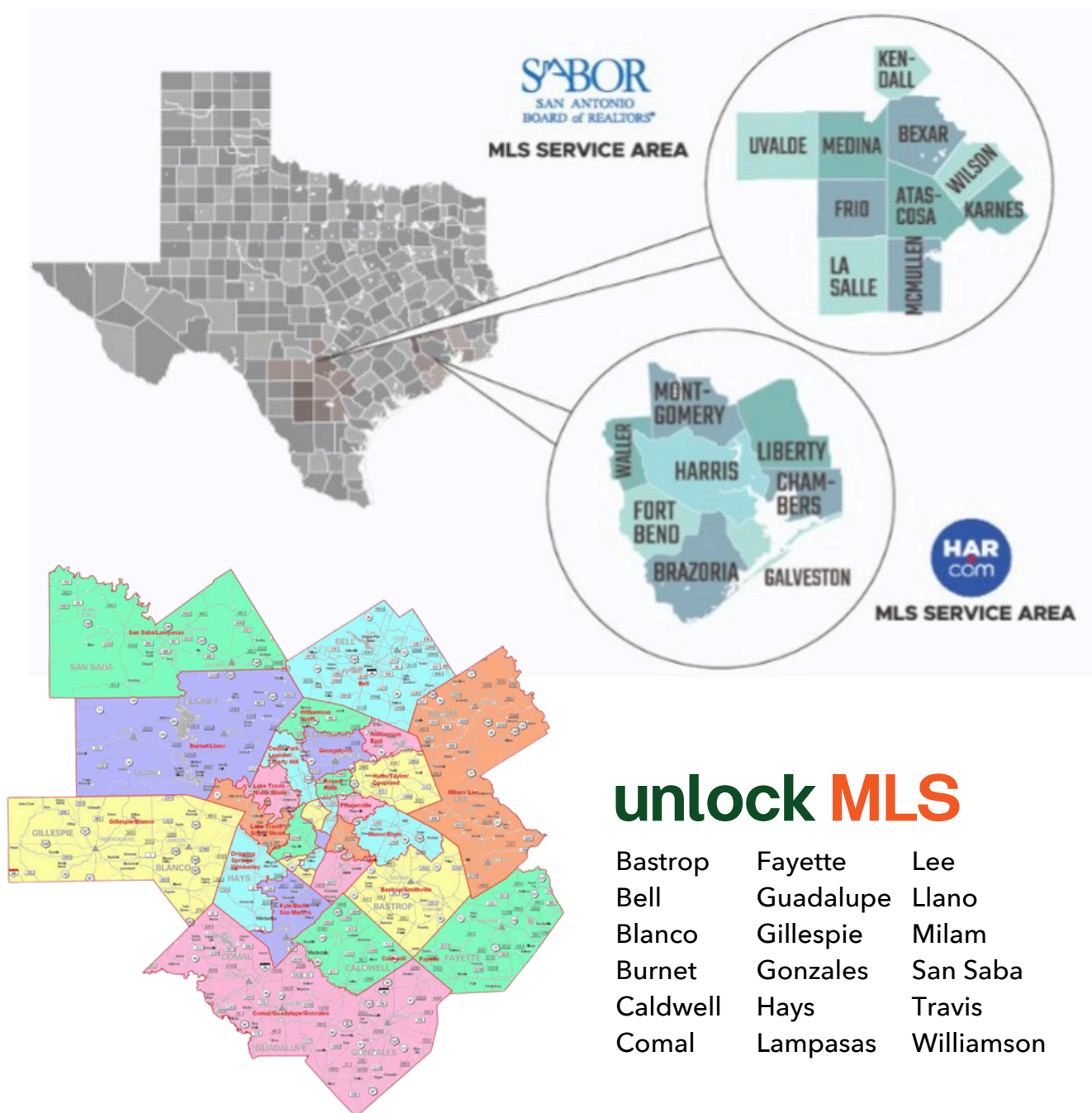
- Coming Soon listings
- Incomplete listings

Unlock MLS will not import SABOR's:

- Incomplete listings

IV. MLS Service Area Map Comparison

- i. Unlock MLS service area is Bastrop, Bell, Blanco, Burnet, Caldwell, Comal, Fayette, Guadalupe, Gillespie, Gonzales, Hays, Lampasas, Lee, Llano, Milam, San Saba, Travis, and Williamson counties.
- ii. HAR service area is Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller counties.
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- | | | |
|----------|-----------|------------|
| Bastrop | Fayette | Lee |
| Bell | Guadalupe | Llano |
| Blanco | Gillespie | Milam |
| Burnet | Gonzales | San Saba |
| Caldwell | Hays | Travis |
| Comal | Lampasas | Williamson |

What is a data share?

A data share is an agreement between multiple MLSs that allows MLS subscribers to access property listings from different markets in their native MLS system. A data share agreement aims to easily enhance the access to property listings found in all systems and increase referrals, as well as other business opportunities between the markets.

Who is the data share between?

Unlock MLS, the Houston Association of REALTORS (HAR) MLS, and San Antonio Board of REALTORS (SABOR) MLS have entered into a data share agreement.

What changes can I expect within my MLS system?

Once the data share is activated, you will notice a significant rise in listing count - this will be tied to HAR and SABOR listings appearing within Unlock MLS. By expanding your access to the listing inventory in these marketplaces, Unlock MLS intends to enhance your business prospects and offer you the potential to grow your operations within our marketplace.

When is the data share launching?

The data share will launch before the end of the year. Due to the significant technical work needed to ensure data is accurate within Unlock MLS, a specific date will not be set until staff confirms the data is ready. As soon as a specific launch date is confirmed, you will know.

Is there an additional cost to this data share launch?

Nope! Your current Unlock MLS subscription will include the new data included in the data share launch.

Does this mean I only have to publish my listing in one system for it to appear in all three of them?

Yes! That's exactly what this means. Any listing published on Unlock MLS will appear in both the HAR and SABOR MLS systems for their subscribers to view, share with clients, etc.

Are all HAR and SABOR listings visible to Unlock MLS subscribers?

No, not all listings from each MLS will appear. Incomplete and Coming Soon listings will not appear. Any listings in Active, any Pending, or Closed status will appear in Unlock MLS.

Am I able to have my Unlock MLS listing only appear in Unlock MLS and not HAR or SABOR's systems?

No. If a listing is published in Unlock MLS, it will also appear in the HAR and SABOR systems.

How far back does the listing data from HAR and SABOR appear in Unlock MLS?

The historical listing data will go back three years from the launch date.

Do I have access to the HAR or SABOR MLS systems?

No. The data share will bring HAR and SABOR listing data into Unlock MLS, but will not give access to their systems.

Is all listing data and information from HAR and SABOR listings found in Unlock MLS?

No, not every data point will map from HAR and SABOR listings to Unlock MLS. However, the vast majority will map to the data fields you're used to seeing in Unlock MLS. If/when there is a field or lookup not able to directly map to an Unlock MLS field, it may be appended to the end of the Remarks sections for the listing.

How do I search for HAR and SABOR MLS listings?

When the new data goes live in Matrix, you will be able to search by a new "Source MLS" field that will allow you to limit results based on the MLS it started from. You will also be able to search by any cities, counties, zip codes, school districts, and schools from the HAR and SABOR areas for a more specific, geographical search.

Will my clients be able to search for HAR and SABOR listings via their Client Portal?

Yes! If you've set up an auto email for clients to use the Client Portal for their own searches, they will be able to search for listings from the HAR and SABOR marketplaces. As their agent, you can set up any Saved Searches or Auto Emails searching for HAR and/or SABOR listings.

Do I need to update my saved searches and auto emails as the data share goes live?

Nope! Unlock MLS staff is working with CoreLogic to automatically add the new "Source MLS" flag to all current Saves Searches and Auto Emails so your searches will continue to produce expected results for only Unlock MLS listings.

How can I tell if a listing is from HAR or SABOR?

Listings from HAR or SABOR will have a prefix in front of their Listing IDs (ex. HAR12345678; SA24681012)

How does compliance around listings from HAR and SABOR work?

The MLS where the listing is entered will ultimately oversee compliance for the listing details.

How does this impact key reciprocity? Will my Supra key work in the HAR and SABOR markets?

Yes, your Supra key will continue to work as it has been! There are no changes to the key reciprocity agreement between Unlock MLS, HAR, and SABOR that went into effect earlier this year.

Can I create a CMA using HAR and SABOR listings?

Yes! Any listings found from HAR and SABOR can also be included in any Matrix-native CMA tools like Matrix CMA, Quick CMA, and Market Snapshot.

My Unlock MLS listing is under contract and an HAR or SABOR agent represents the buyer. What do I do?

As part of the data share agreement, all HAR and SABOR agents will be found in Unlock MLS. If an HAR or SABOR agent represents the buyer/tenant on your listing, you'll be able to add them to the BA1/BA2 fields.

What areas to HAR and SABOR cover?

A list of HAR MLS coverage areas can be found [here](#). A list of SABOR MLS coverage areas can be found [here](#).

Will HAR and SABOR listing data be included in other MLS tools like UnlockStats and Remine Pro?

Yes! HAR and SABOR listing data will be included in ancillary Unlock MLS tools. This may not happen right as the data share goes live, but Unlock MLS staff will work to have the data in those tools as soon as possible.

I have a data feed set up for my IDX/VOW website. Will HAR and SABOR listing data be included in that feed?

No. Listings will continue to distribute through IDX and VOW feeds from the source MLS of each listing.

Do documents and attachments from HAR and SABOR listings appear in Unlock MLS?

No. Documents and any other attachments from HAR and SABOR listings will not be available in Unlock MLS.

Why am I not seeing the full History table for HAR and SABOR listings?

As the data share goes live, you will see any relevant status and price changes moving forward from the data share. However the complete listing history tables will remain in the source MLS.

How do I find the HAR and SABOR data in the MLS now?

The data from HAR and SABOR is not yet live in Unlock MLS. As soon as the data is available in the system, you will be notified.

How will I access the HAR and SABOR MLS systems?

This data share does NOT grant access to the HAR and SABOR MLS systems; and HAR and SABOR subscribers will NOT have access to Unlock MLS's system. A data share brings listing data from the other MLSs, but does not grant access to those native MLS systems.

Can I edit my HAR/SABOR listing in my Unlock MLS Account?

No. Any listing editing will need to take place in the MLS where the listing was originally input.

Will I see all listings in their MLS coverage area?

Yes! You will be able to see listings in the HAR and SABOR coverage area directly within the Unlock MLS system.

With this Data Share, will HAR and SABOR agents have direct access to Unlock MLS? And vice versa, will I be able to access the HAR and SABOR MLS systems?

A Data Share does not grant access to other MLS systems, but instead brings the listing data from those systems into Unlock MLS (and vice versa). You will be able to compare data, set up searches, see inventory from those markets, and more. This will be the same for HAR and SABOR subscribers within their MLS systems. The Data Share does not create an account with the other MLSs, and you will not be able to access their tools/services/support/etc.

What does it mean if there is no data for a field on a HAR/SABOR listing?

If you're not seeing a data point on an HAR or SABOR listings (aka 'NULL'), then most likely there was not a corresponding field in the origin system to map to within Unlock MLS. If you would like to confirm if a specific NULL field can be mapped, please flag it for Unlock MLS staff via support@abor.com for our support team to review.