


LEADINGRE XML FEED SPECIFICATION

Property Listing XML File Specification v2.1 – April 2024




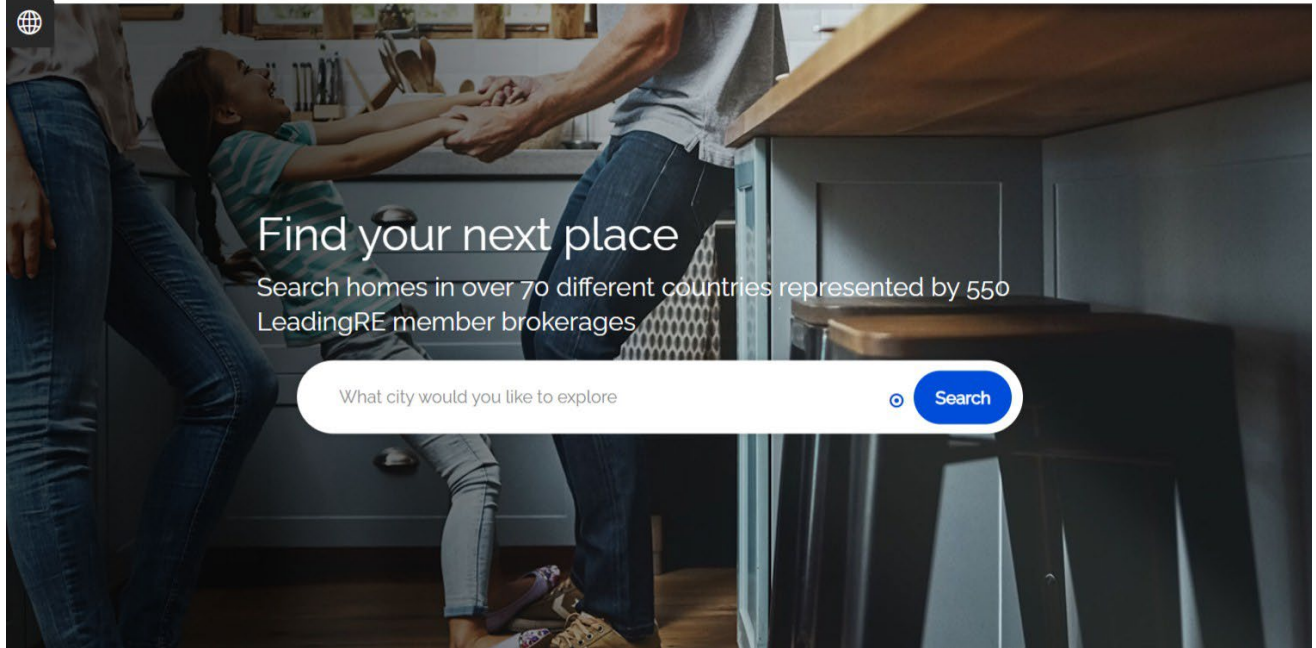
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INTRODUCTION

The incoming simple data feed defines the objects and related processes associated with member companies who choose to transfer property listings to LeadingRE for user query and subsequent display within the LeadingRE web site. Each listing item or record consists of one property that is currently available for sale.

FUNCTIONAL SPECIFICATIONS

1. Data transfers will be accepted in the LeadingRE XML data file format found below.
2. Incoming data feed will be received by LeadingRE via an FTP file drop location made available to LeadingRE member companies.
3. Once the incoming data feed is received in the file drop directory, an internal LeadingRE service will process and import the files into the database.
4. Each incoming data feed file will be named using the member company's LeadingRE assigned member Exchange ID – ie. 123523.xml.
 - a. *Send an email to WebContact@leadingre.com to obtain your respective Exchange ID.*
5. The incoming data feed will be validated against a set of business rules defined by the LeadingRE incoming data feed file standard including data type, format, and content.
6. All data feed file content must consist of only printable ASCII characters. Unprintable characters will cause the file to unsuccessfully validate.
7. Files should be saved in UTF-8 character set format. ANSI formatted character sets will not validate through our processes.
8. Only nodes marked as Mandatory Fields are required for the most basic property display. Including all possible fields in the data feed enables more functionality on Leadingre.com and the web sites we syndicate to resulting in a more complete overall user experience.
 - a. For example, if the Property Type field is included for all properties in the feed, web site users will be able to filter for homes of a specific property type. If no Property Type is specified in the feed, these listings will not appear in users' search results after filtering by type.
9. Use `<![CDATA[]]>` to wrap all long text nodes (at a minimum in the `<description>` field) to avoid data parsing errors.

LEADINGRE XML DATA FILE FORMAT

XML Element	Length/Type	Description	Requirement
<listings xmlns="listings-schema">	n/a	This tag must be located at the top of the data feed file. <i>NOTE: The contents of this tag must be contained on one line. Identifies the start and end of the data feed file.</i>	Mandatory
<property>	n/a	Identifies the start of a new property listing record	Mandatory
<street_address>	100	Property location street address	Recommended
<city>	100	Property location city name	Mandatory
<state_code>	2	Property location two letter state or province code	Recommended for US feeds
<country_code>	3	Property location 3-character country code (see Appendix A)	Mandatory
<zip_code>	15	Property location zip code or postal code	Recommended for US feeds
<price>	Integer	Property location list price.	Mandatory
<price_display>	20	Property list price text, to display strings like "Auction" or "Upon request" instead of price. <i>NOTE: Use this ONLY if you do not wish for price to be displayed on this listing as this will override. Putting a numeric price in this field will prevent currency conversion on the site. If price_display is used, the <price> field is still used for sorting by price on the site</i>	Optional
<currency_code>	3	3-character code for the currency of the value in the <price> field. If not populated, will default to "USD". (see Appendix A)	Recommended for non-US feeds
<qty_bedrooms>	Integer	Quantity of bedrooms	Recommended
<qty_full_bathrooms>	Integer	Quantity of full bathrooms	Recommended
<qty_half_bathrooms>	Integer	Quantity of half bathrooms	Recommended
<apartment_number>	10	Apartment or Unit number assigned to property location	Optional
<description>	1000	Brief narrative describing property. Text only, no HTML allowed	Mandatory
<virtual_tour>	512	URL with query string parameters needed to retrieve and display the property listing virtual tour for the property	Recommended
<member_page_url>	512	URL with query string parameters needed to retrieve and display the property listing record within the member company's internet site. This is the link to the property on YOUR website.	Mandatory
<property_type>	15	Property type field (see Appendix A)	Mandatory
<architectural_style>	30	Architectural style description (see Appendix A)	Optional
<county>	30	Property location county or parish	Recommended for US feeds
<longitude>	Float	Property location longitude in the format ###.###	Optional
<latitude>	Float	Property location latitude in the format ###.###	Optional
<square_feet>	Integer	Property square footage	Optional
<mls_id>	20	Unique identifier assigned to property (MLS ID if available)	Mandatory
<status>	50	Listings status (see Appendix A)	Mandatory
<mls_board>	50	Name of MLS board	Optional
<features>	2000	Varchar list of attributes associated with the property	Optional
<pictures>	n/a	Sub node of one or more property photos	Mandatory
<picture>	n/a	Sub node per property photo	Mandatory
<url>	200	Property photo URL	Mandatory
<display_order>	Integer	Display order of this photo relative to others	Recommended

XML Element	Length/Type	Description	Requirement
<agent_name>	50	Listing agent's first and last name	Recommended
<agent_email>	100	Listing agent's primary email address	Recommended
<agent_phone>	50	Listing agent's primary telephone number	Optional
<agent_id>	50	Unique identifier assigned to agent (MLS ID if available)	Mandatory
<office_mls_id>	50	Unique identifier assigned to office (MLS ID if available)	Mandatory
<office_name>	100	Listing agent's primary office name	Recommended
<open_houses>	n/a	Sub-node of open house events	Optional
<open_house>	n/a	Node per open house scheduled	Mandatory for open house
<date>	10	Date formatted: MM-DD-YY	Mandatory for open house
<start_time>	5	Time formatted: HH:mm (24 hr time)	Mandatory for open house
<end_time>	5	Time formatted: HH:mm (24 hr time)	Mandatory for open house

REQUIREMENT CATEGORIES

- a. Files without Mandatory fields for all properties cannot be processed
- b. Listings without Recommended fields may have reduced core features/display and impact user experience
- c. Optional fields may enhance the listing but will not reduce the display or experience if not included

XML FILE EXAMPLE

```

<listings xmlns="listings-schema">
  <property> <!-- Typical set of listing elements -->
    <street_address>568 Tester Ln</street_address>
    <city>Boston</city>
    <state_code>NJ</state_code>
    <country_code>USA</country_code>
    <zip_code>07009</zip_code>
    <price>174500</price>
    <qty_bedrooms>2</qty_bedrooms>
    <qty_full_bathrooms>1</qty_full_bathrooms>
    <qty_half_bathrooms>0</qty_half_bathrooms>
    <apartment_number>26</apartment_number>
    <description><![CDATA[Great location, great view. You have to stop by and picture
yourself settling down here!]]></description>
    <property_type>Condo</property_type>
    <longitude>-72.937572</longitude>
    <latitude>36.795743</latitude>
    <square_feet>700</square_feet>
    <mls_id>53928855</mls_id>
    <agent_name>Pam O'Brian</agent_name>
    <agent_email>pobrian@realty.com</agent_email>
    <agent_phone>555-123-6566</agent_phone>
    <agent_id>645876</agent_id>
    <office_mls_id>34</office_mls_id>
    <office_name>Camden</office_name>
    <status>Available</status>
    <mls_board>NJ-MLS</mls_board>
    <pictures>
      <picture>
        <url>http://www.mycompany.com/mls/gen/images/11111.jpg</url>
        <display_order>1</display_order>
      </picture>
      <picture>
        <url>http://www.mycompany.com/mls/gen/images/22222.jpg</url>
        <display_order>2</display_order>
      </picture>
    </pictures>
    <member_page_url>http://www.mycompany.com/Search.aspx?listnum=52527682</member_page_url>
    <virtual_tour>http://www.mycompany.com/ViewVirtTour.aspx?listnum=52527682</virtual_tour>
  </property>
</listings>

```

XML FILE TRANSFER

FILE NAMING CONVENTION

The file must be named using your company's Exchange ID, in the format #####.xml where ##### is the Exchange ID number. Files that are not in this format or with an incorrect Exchange ID number cannot be processed. The ExchangeID number will be supplied by the Member Solutions team as part of the onboarding process.

FTP FILE TRANSFER DESIGN

The XML file transfer uses a simple FTP File Drop design. This means that the member submitting listings will generate the XML file and deposit this into their FTP account drop location on a daily basis, most likely by an automated process. Our system constantly crawls the FTP folders and will grab and process files if they are present. If a new file does not arrive at the drop point by this time, we will continue to show the listings uploaded the previous day. If a company's listings are not updated for seven days, the listings for this company will be removed from the LeadingRE website to prevent display of stagnant, inaccurate listing inventory.

Every time a new XML file is received and processed all prior listing inventory for that company is deleted and overwritten with the fresh listing information. This ensures no duplication of records, properties left up which had been sold or taken off the market, and accurate pricing. So, every feed submitted by a member will contain all of their company's active listings. No complete IDX feeds are accepted; feeds should only show listings of the brokerage sending the file.

FTP CONNECTION INFORMATION

FTP Login Information will be supplied once you have confirmed that your XML file complies with our file format and is ready to be sent on a scheduled basis. Once your XML file is constructed and generating through an automated process, please send an e-mail to us at Webcontact@leadingre.com. Your FTP login information and your company ID will be sent to you.

FTP URL: <ftp://ftp.listings.leadingre.com>

APPENDIX A

PROPERTY_TYPE FIELD EXAMPLE VALUES

- Single Family
- Multi Family
- Condo
- Land
- Rental

STATUS FIELD EXAMPLE VALUES

Note: only statuses mapped by our system as the equivalent to 'active' or 'under contract' will appear on LeadingRE

- Available
- Active
- Under Contract
- Closed
- Off-Market

ARCHITECTURAL_STYLE FIELD EXAMPLE VALUES

- Art Deco
- Arts & Crafts
- Cape Cod
- Colonial
- Contemporary
- Farmhouse
- Federal
- French Provincial
- Greek Revival
- Italianate
- Loft
- Mediterranean
- Modern
- Neoclassical
- Post-War
- Prairie
- Pre-Way/Vintage
- Pueblo Revival
- Ranch
- Rowhouse
- Spanish
- Tudor Revival
- Victorian

COUNTRY_CODE FIELD ACCEPTED VALUES

Country	Code
Afghanistan	AFG
Åland Islands	ALA
Albania	ALB
Algeria	DZA
American Samoa	ASM
Andorra	AND
Angola	AGO
Anguilla	AIA
Antarctica	ATA
Antigua and Barbuda	ATG
Argentina	ARG
Armenia	ARM
Aruba	ABW
Australia	AUS
Austria	AUT
Azerbaijan	AZE
Bahamas	BHS
Bahrain	BHR
Bangladesh	BGD
Barbados	BRB
Belarus	BLR
Belgium	BEL
Belize	BLZ
Benin	BEN
Bermuda	BMU
Bhutan	BTN
Bolivia (Plurinational State of)	BOL
Bonaire	BQ
Bosnia and Herzegovina	BIH
Botswana	BWA
Bouvet Island	BVT
Brazil	BRA
British Indian Ocean Territory	IOT
Brunei Darussalam	BRN
Bulgaria	BGR
Burkina Faso	BFA
Burundi	BDI
Cabo Verde	CPV
Cambodia	KHM
Cameroon	CMR
Canada	CAN

Country	Code
Cayman Islands	CYM
Central African Republic	CAF
Chad	TCD
Chile	CHL
China	CHN
Christmas Island	CXR
Cocos (Keeling) Islands	CCK
Colombia	COL
Comoros	COM
Congo	COG
Congo	CD
Cook Islands	COK
Costa Rica	CRI
Côte d'Ivoire	CIV
Croatia	HRV
Cuba	CUB
Curaçao	CUW
Cyprus	CYP
Czechia	CZE
Denmark	DNK
Djibouti	DJI
Dominica	DMA
Dominican Republic	DOM
Ecuador	ECU
Egypt	EGY
El Salvador	SLV
Equatorial Guinea	GNQ
Eritrea	ERI
Estonia	EST
Eswatini	SWZ
Ethiopia	ETH
Falkland Islands (Malvinas)	FLK
Faroe Islands	FRO
Fiji	FJI
Finland	FIN
France	FRA
French Guiana	GUF
French Polynesia	PYF
French Southern Territories	ATF
Gabon	GAB
Gambia	GMB

Country	Code
Georgia	GEO
Germany	DEU
Ghana	GHA
Gibraltar	GIB
Greece	GRC
Greenland	GRL
Grenada	GRD
Guadeloupe	GLP
Guam	GUM
Guatemala	GTM
Guernsey	GGY
Guinea	GIN
Guinea-Bissau	GNB
Guyana	GUY
Haiti	HTI
Heard Island and McDonald Islands	HMD
Holy See	VAT
Honduras	HND
Hong Kong	HKG
Hungary	HUN
Iceland	ISL
India	IND
Indonesia	IDN
Iran (Islamic Republic of)	IRN
Iraq	IRQ
Ireland	IRL
Isle of Man	IMN
Israel	ISR
Italy	ITA
Jamaica	JAM
Japan	JPN
Jersey	JEY
Jordan	JOR
Kazakhstan	KAZ
Kenya	KEN
Kiribati	KIR
Korea (Democratic People's Republic of)	PRK
Korea	KR
Kuwait	KWT
Kyrgyzstan	KGZ
Lao People's Democratic Republic	LAO
Latvia	LVA

Country	Code
Lebanon	LBN
Lesotho	LSO
Liberia	LBR
Libya	LYB
Liechtenstein	LIE
Lithuania	LTU
Luxembourg	LUX
Macao	MAC
Madagascar	MDG
Malawi	MWI
Malaysia	MYS
Maldives	MDV
Mali	MLI
Malta	MLT
Marshall Islands	MHL
Martinique	MTQ
Mauritania	MRT
Mauritius	MUS
Mayotte	MYT
Mexico	MEX
Micronesia (Federated States of)	FSM
Moldova	MD
Monaco	MCO
Mongolia	MNG
Montenegro	MNE
Montserrat	MSR
Morocco	MAR
Mozambique	MOZ
Myanmar	MMR
Namibia	NAM
Nauru	NRU
Nepal	NPL
Netherlands	NLD
New Caledonia	NCL
New Zealand	NZL
Nicaragua	NIC
Niger	NER
Nigeria	NGA
Niue	NIU
Norfolk Island	NFK
North Macedonia	MKD
Northern Mariana Islands	MNP

Country	Code
Norway	NOR
Oman	OMN
Pakistan	PAK
Palau	PLW
Palestine	PS
Panama	PAN
Papua New Guinea	PNG
Paraguay	PRY
Peru	PER
Philippines	PHL
Pitcairn	PCN
Poland	POL
Portugal	PRT
Puerto Rico	PRI
Qatar	QAT
Réunion	REU
Romania	ROU
Russian Federation	RUS
Rwanda	RWA
Saint Barthélemy	BLM
Saint Helena	SH
Saint Kitts and Nevis	KNA
Saint Lucia	LCA
Saint Martin (French part)	MAF
Saint Pierre and Miquelon	SPM
Saint Vincent and the Grenadines	VCT
Samoa	WSM
San Marino	SMR
Sao Tome and Principe	STP
Saudi Arabia	SAU
Senegal	SEN
Serbia	SRB
Seychelles	SYC
Sierra Leone	SLE
Singapore	SGP
Sint Maarten (Dutch part)	SXM
Slovakia	SVK
Slovenia	SVN
Solomon Islands	SLB
Somalia	SOM
South Africa	ZAF
South Georgia, South Sandwich Islands	SGS

Country	Code
South Sudan	SSD
Spain	ESP
Sri Lanka	LKA
Sudan	SDN
Suriname	SUR
Svalbard and Jan Mayen	SJM
Sweden	SWE
Switzerland	CHE
Syrian Arab Republic	SYR
Taiwan	TW
Tajikistan	TJK
Tanzania	TZ
Thailand	THA
Timor-Leste	TLS
Togo	TGO
Tokelau	TKL
Tonga	TON
Trinidad and Tobago	TTO
Tunisia	TUN
Turkey	TUR
Turkmenistan	TKM
Turks and Caicos Islands	TCA
Tuvalu	TUV
Uganda	UGA
Ukraine	UKR
United Arab Emirates	ARE
United Kingdom of Great Britain and Northern Ireland	GBR
United States of America	USA
United States Minor Outlying Islands	UMI
Uruguay	URY
Uzbekistan	UZB
Vanuatu	VUT
Venezuela (Bolivarian Republic of)	VEN
Viet Nam	VNM
Virgin Islands (British)	VGB
Virgin Islands (U.S.)	VIR
Wallis and Futuna	WLF
Western Sahara	ESH
Yemen	YEM
Zambia	ZMB
Zimbabwe	ZWE

CURRENCY_CODE FIELD ACCEPTED VALUES

Currency Type	Code
ADB Unit of Account	XUA
Afghani	AFN
Algerian Dinar	DZD
Argentine Peso	ARS
Armenian Dram	AMD
Aruban Florin	AWG
Australian Dollar	AUD
Azerbaijan Manat	AZN
Bahamian Dollar	BSD
Bahraini Dinar	BHD
Baht	THB
Balboa	PAB
Barbados Dollar	BBD
Belarusian Ruble	BYN
Belize Dollar	BZD
Bermudian Dollar	BMD
Bolívar Soberano	VES
Boliviano	BOB
Brazilian Real	BRL
Brunei Dollar	BND
Bulgarian Lev	BGN
Burundi Franc	BIF
Cabo Verde Escudo	CVE
Canadian Dollar	CAD
Cayman Islands Dollar	KYD
CFA Franc BCEAO	XOF
CFA Franc BEAC	XAF
CFP Franc	XPF
Chilean Peso	CLP
Colombian Peso	COP
Comorian Franc	KMF
Congolese Franc	CDF
Convertible Mark	BAM
Cordoba Oro	NIO
Costa Rican Colon	CRC
Cuban Peso	CUP
Czech Koruna	CZK
Dalasi	GMD
Danish Krone	DKK
Denar	MKD
Djibouti Franc	DJF

Currency Type	Code
Dobra	STN
Dominican Peso	DOP
Dong	VND
East Caribbean Dollar	XCD
Egyptian Pound	EGP
El Salvador Colon	SVC
Ethiopian Birr	ETB
Euro	EUR
Falkland Islands Pound	FKP
Fiji Dollar	FJD
Forint	HUF
Ghana Cedi	GHS
Gibraltar Pound	GIP
Gourde	HTG
Guarani	PYG
Guinean Franc	GNF
Guyana Dollar	GYD
Hong Kong Dollar	HKD
Hryvnia	UAH
Iceland Krona	ISK
Indian Rupee	INR
Iranian Rial	IRR
Iraqi Dinar	IQD
Jamaican Dollar	JMD
Jordanian Dinar	JOD
Kenyan Shilling	KES
Kina	PGK
Kuna	HRK
Kuwaiti Dinar	KWD
Kwanza	AOA
Kyat	MMK
Lao Kip	LAK
Lari	GEL
Lebanese Pound	LBP
Lek	ALL
Lempira	HNL
Leone	SLL
Liberian Dollar	LRD
Libyan Dinar	LYD
Lilangeni	SZL
Loti	LSL

Currency Type	Code
Malagasy Ariary	MGA
Malawi Kwacha	MWK
Malaysian Ringgit	MYR
Mauritius Rupee	MUR
Mexican Peso	MXN
Mexican Unidad de Inversion (UDI)	MXV
Moldovan Leu	MDL
Moroccan Dirham	MAD
Mozambique Metical	MZN
Mvdol	BOV
Naira	NGN
Nakfa	ERN
Namibia Dollar	NAD
Nepalese Rupee	NPR
Netherlands Antillean Guilder	ANG
New Israeli Sheqel	ILS
New Taiwan Dollar	TWD
New Zealand Dollar	NZD
Ngultrum	BTN
North Korean Won	KPW
Norwegian Krone	NOK
Ouguiya	MRU
Pa'anga	TOP
Pakistan Rupee	PKR
Pataca	MOP
Peso Convertible	CUC
Peso Uruguayo	UYU
Philippine Peso	PHP
Pound Sterling	GBP
Pula	BWP
Qatari Rial	QAR
Quetzal	GTQ
Rand	ZAR
Rial Omani	OMR
Riel	KHR
Romanian Leu	RON
Rufiyaa	MVR
Rupiah	IDR
Russian Ruble	RUB
Rwanda Franc	RWF
Saint Helena Pound	SHP
Saudi Riyal	SAR

Currency Type	Code
SDR (Special Drawing Right)	XDR
Serbian Dinar	RSD
Seychelles Rupee	SCR
Singapore Dollar	SGD
Sol	PEN
Solomon Islands Dollar	SBD
Som	KGS
Somali Shilling	SOS
Somoni	TJS
South Sudanese Pound	SSP
Sri Lanka Rupee	LKR
Sucre	XSU
Sudanese Pound	SDG
Surinam Dollar	SRD
Swedish Krona	SEK
Swiss Franc	CHF
Syrian Pound	SYP
Taka	BDT
Tala	WST
Tanzanian Shilling	TZS
Tenge	KZT
Trinidad and Tobago Dollar	TTD
Tugrik	MNT
Tunisian Dinar	TND
Turkish Lira	TRY
Turkmenistan New Manat	TMT
UAE Dirham	AED
Uganda Shilling	UGX
Unidad de Fomento	CLF
Unidad de Valor Real	COU
Unidad Previsional	UYW
Uruguay Peso en Unidades Indexadas (UI)	UYI
US Dollar	USD
US Dollar (Next day)	USN
Uzbekistan Sum	UZS
Vatu	VUV
WIR Euro	CHE
WIR Franc	CHW
Won	KRW
Yemeni Rial	YER
Yen	JPY

Currency Type	Code
Yuan Renminbi	CNY
Zambian Kwacha	ZMW
Zimbabwe Dollar	ZWL
Zloty	PLN