



# PARAGON RETS

## Developer's Start Guide

### **Abstract**

This guide is intended as a starting point for Paragon Real Estate Transaction Standard (RETS) developers. It provides a basic overview of RETS and describes some useful techniques for beginning to work with Paragon RETS.

Wolven, Bruce

## Table of Contents

Paragon RETS Developer's Start Guide .....	2
The Purpose of This Guide .....	2
What is RETS? .....	2
Paragon RETS Transaction Types .....	2
Login .....	2
Logout .....	2
GetMetadata .....	3
Search .....	3
GetObject .....	3
Update .....	3
PostObject .....	3
Getting Started .....	4
Sample Login Transaction .....	4
Sample GetMetadata Transactions.....	4
Sample Search Transaction .....	5
Sample GetObject Transaction .....	7
Basics of Using Paragon Metadata.....	8
Frequently Asked Questions .....	10
It looks like there's something wrong with the dates. What's the problem?.....	10
Why is my search only returning some of the listings when I know there are more? .....	10
I need to pull more results than my profile allows. Is there any way around this limit? .....	10
Is there another way to pull larger result sets without using the Offset parameter? .....	11
How do I download the images for a listing? .....	12
Is there a way to get thumbnails instead of full-resolution images? .....	12
Is there a way to get Agent images? .....	12
Additional Resources .....	13

# Paragon RETS Developer's Start Guide

---

This document was last changed on March 2, 2017, by Wolven, Bruce

## The Purpose of This Guide

This guide is intended as a starting point for Paragon Real Estate Transaction Standard (RETS) developers. It provides a basic overview of RETS and describes some useful techniques for beginning to work with Paragon RETS.

More advanced RETS users, or those who prefer to begin with a more detailed technical approach, may want to proceed directly to the RETS website <http://www.reso.org/> for additional information and to download the RETS specification documents. Some links are provided in [Additional Resources](#), below.

## What is RETS?

According to the RETS 1.8.0 Specification:

The Real Estate Transaction Standard (RETS) is a specification for a standard communication method between computer systems exchanging real estate information. It defines a standard interface for use by applications such as agent desktop software, IDX (Internet Data Exchange) systems, data aggregation systems, and many other systems that store, display or operate on real estate listing, sales and other data.

The Real Estate Transaction Standard is a common language spoken by systems that handle real estate information, such as multiple listing services. A common language enables computers like the one on your desk to receive information from many different real estate systems or MLSs without being specially "trained" to understand the information from each.

Currently Paragon RETS supports RETS versions: RETS/1.5, RETS/1.7.2, and RETS/1.8. Although we would prefer if clients use the highest supported version if at all possible. Support for earlier versions may be removed in the future.

## Paragon RETS Transaction Types

There are several transaction types RETS servers may support, some are optional and some required. The key transaction types client applications need to download property data using RETS are **Login**, **Logout**, **GetMetadata**, **Search**, and **GetObject**, all of which are provided by the Paragon server. There are some additional transactions: **Update** and **PostObject**, which may also be available depending on the application requirements and access allowed by the MLS. In this section we give brief descriptions of each of these transaction types. For examples of how to issue requests for each transaction type, see [Getting Started](#).

### Login

Before downloading property data, the client application must authenticate to prove the user has access to Paragon RETS, i.e., provide a valid user ID and password. This is done via the Login transaction. When HTTP URL is used, Digest authentication is required. When HTTPS URL is used Basic authentication is used since it can be safely sent over the secure channel.

Depending on your application requirements (i.e. if you need Update and PostObject support), you may also be required to provide a second level of authentication, client application authentication, which is handled by calculating and sending another header in your requests: RETS-UA-Authorization (Sections 3.4 and 3.10 in the RETS specification). This requires special configuration on the RETS Server side and a special key will be provided for you to use in calculating the RETS-UA-Authorization header.

### Logout

Once the RETS session is complete, a client application should **ALWAYS** use the **Logout** transaction to close the session on the server. This frees session resources on the server. Users with too many open sessions could be labeled as a network threat or bad behaving client and get disabled or blocked.

## GetMetadata

The **GetMetadata** transaction is used to pull the RETS metadata from the RETS server.

RETS metadata is data describes data. It contains information about types, lengths, field names, and whether or not the field can be searched, etc.

Although all RETS providers carry property information, the specific information available will vary from one provider to another, and sometimes between one user and another depending on specific access requirement. Each provider may use different field names for the data that is returned. RETS metadata is used to determine what information is available from a specific site.

## Search

The **Search** transaction is the primary transaction used to retrieve property and other information from a RETS server.

With a properly formulated Search transaction request, a client may specify a search type (e.g., Agent, Property, etc.), search criteria, data fields to be retrieved, the maximum number of results to return, etc. A full description of the request options for a Search transaction can be found in the RETS specification document (see [Additional Resources](#), below).

**NOTE:** When requesting data in COMPACT or COMPACT-DECODED format, never assume a particular column order. **ALWAYS** use the COLUMNS tag to determine the actual order of the data in the result set and to ensure a particular column exists. MLS business rules and user account settings could restrict or remove columns from the resulting data. If you need a specific order or set of fields, use the Search transaction's **Select** parameter to specify exactly what fields you need returned and the order in which they should be returned.

## GetObject

The **GetObject** transaction provides a means of downloading objects associated with a given property. A very common use for this transaction type is to retrieve property photos. There are two different types of object information that can be retrieved. This is based on the **Location** parameter.

- **Location = 0** - The actual binary data for the object is returned.
- **Location = 1** - A link (URL) for the object is returned. (**Preferred method**)

**NOTE:** For property photos, Paragon RETS also has a **Media** resource that if enabled by the MLS and your user account given access, can be used to return URLs to the photos without having to use GetObject.

## Update

The **Update** transaction provides a way to update property and other information through RETS. Access to this transaction requires MLS approval and usage may be limited by MLS business rules and user's configuration and access rights.

## PostObject

The **PostObject** transaction provides a way to upload photos and documents to be associated with property information. Access to this transaction requires MLS approval and usage may be limited by MLS business rules and user's configuration and access rights.

## Getting Started

In this section, we show you how to get started by issuing RETS transaction requests directly from your favorite browser. This will allow you to experiment with the various transaction types and get a feel for how a RETS client interacts with a RETS server.

### Sample Login Transaction

To issue a Login transaction request, type the following into your browser, substituting the URL of your Paragon server for <Paragon.rets.server.url>:

```
http://<Paragon.rets.server.url>/rets/fnisrets.aspx/mlsid/login?rets-version=rets/1.8
```

You will be prompted for a login name and password. Once you have successfully logged in, you should see an XML response similar to the one shown below (sample RETS/1.8 response):

```
<RETS ReplyCode="0" ReplyText="Login Request" >
  <RETS-RESPONSE>
    Info=USERID;Character;YourUserName
    Info=USERLEVEL;Int;9
    Info=USERCLASS;Character;1
    Info=AGENTCODE;Character;6
    Info=BROKERCODE;Character;1
    Info=BROKERBRANCH;Character;1
    Info=MEMBERNAME;Character;Your Name
    Info=MetadataVersion;Character;16.3.25718
    Info=MetadataTimestamp;DateTime;2016-03-17T20:38:09.9Z
    Info=MinMetadataTimestamp;DateTime;2016-03-17T20:38:09.9Z
    Info=TimeoutSeconds;Int;5400
    Info=VendorName;Character;Black Knight MLS Solutions
    Info=ServerProductName;Character;RETS-Paragon
    Info=ServerProductVersion;Character;1.0
    Info=OperatorName;Character;REALTORS Assoc of York & Adams Co
    GetMetadata=/Rets/FNISRETS.aspx/RAYAC/getmetadata
    GetObject=/Rets/FNISRETS.aspx/RAYAC/getobject
    Login=https://localhost/Rets/FNISRETS.aspx/RAYAC/login
    Logout=/Rets/FNISRETS.aspx/RAYAC/logout
    Search=/Rets/FNISRETS.aspx/RAYAC/search
    Update=/Rets/FNISRETS.aspx/RAYAC/update
    PostObject=/Rets/FNISRETS.aspx/RAYAC/postobject
  </RETS-RESPONSE>
</RETS>
```

Notice that this response includes a capability list (list of transactions) that are available to your account. In the example above it shows transactions (GetMetadata, GetObject, Login, Logout, Search, Update, PostObject) are available on this RETS server for the user account.

**Note:** Do not assume any particular order for the items returned in the RETS-RESPONSE values. Also there could be spaces surrounding the "=" sign.

### Sample GetMetadata Transactions

The following sample GetMetadata transaction will return a list of the Resources (search types) available from your RETS server.

```
http://<Paragon.rets.server.url>/rets/fnisrets.aspx/mlsid/getmetadata?Type=METADATA-RESOURCE&Format=COMPACT&ID=0
```

If you are familiar with HTTP syntax, you will notice this transaction request passes a list of parameters and values as follows:

- Type=METADATA-RESOURCE
- Format=COMPACT
- ID=0

The following describes these parameters in greater detail. The parameters marked with a '\*' are required for all GetMetadata transactions.

**\*Type:** The type of metadata to be returned. A complete list of legal values for this parameter can be found in the RETS specification document, but the most useful values for most Paragon RETS users will be:

- METADATA-SYSTEM -- General system information
- METADATA-RESOURCE -- A list of the Resources (search types) available on the server
- METADATA-CLASS -- A list of the Classes (search subtypes) available on the server, organized by Resource
- METADATA-TABLE -- A list of the data fields available on the server, organized by Resource and Class
- METADATA-OBJECT -- A list of the object types (e.g., photographs) available on the server, organized by Resource
- METADATA-LOOKUP -- A list of the lookup tables (used for drop-down lists) available on the server, organized by Resource.
- METADATA-LOOKUP\_TYPE -- A list of the codes and values in each lookup table, organized by Resource and lookup table name.

**Format:** The XML format in which the data should be returned. Currently Paragon RETS supports these formats:

- COMPACT - Data is arranged in a simple tabular form.
- STANDARD-XML – A more verbose format with a more strict XML structure.

**\*ID:** A parameter to restrict the metadata returned, e.g., to return the available data fields for Agent search types only. For details on how to use this parameter, consult the RETS Specification document. A value of '0' means no restriction; all the available metadata of the specified type is returned.

In [Basics of Using Paragon Metadata](#) below, we present some sample metadata and show you how to get started interpreting it. You are encouraged to experiment with variations on the query above to get a feel for what the different types of metadata look like.

### Sample Search Transaction

The following sample Search transaction will return listing numbers and prices for residential properties whose price is greater than \$300,000. (Note that this query assumes that "ResidentialProperty" is one of the data classes available for the "Property" search type; if this is not true for your Paragon RETS server, you can run this transaction by substituting a valid class. Available classes for each search type can be found in the metadata.)

```
http://<Paragon.rets.server.url>/rets/fnisrets.aspx/mlsid/search?SearchType=Property
&Class=ResidentialProperty&QueryType=DMQL2&Format=COMPACT&StandardNames=1&Select=ListingID,ListPrice&Query=(ListPrice=300000%2B)&Count=1&Limit=10
```

(Note that in non-browser-based RETS requests, the above query parameter would be Query=(ListPrice=300000+). However, if you enter the query directly into a browser address, you need to use the ascii code "%2B" instead of "+". )

This transaction request passes the following list of parameters and values:

- SearchType=Property
- Class=ResidentialProperty
- QueryType=DMQL2
- Format=COMPACT
- StandardNames=1
- Select=ListingID,ListPrice
- Query=(ListPrice=300000+)
- Count=1
- Limit=10

The following describes these parameters in greater detail. The parameters marked with a '\*' are required for all Search transactions.

**\*SearchType:** The type of MLS data that the search is to return. There are nine standard search types (called "Resources") defined in the RETS specification; every RETS server is required to support at least one of these, and to report all supported resources in its metadata. The 'Property' resource, which encompasses the actual listing data, is provided by most if not all RETS servers.

**\*Class:** The subtype of the data to be returned. Every resource has at least one class associated with it, while some may have several; e.g., the Property resource may include separate classes for single-family homes, condominiums, rental units, etc. Classes are not specified in the RETS standard, and may vary widely from one RETS provider to another. They are, however, required to be listed in the metadata.

**\*QueryType:** The query language in which the **Query** parameter is expressed. This parameter exists as a placeholder in case multiple query languages become supported in later expansions of RETS; at present, however, its value is always 'DMQL2'.

**Format:** The XML format in which the data should be returned. These are the supported formats:

- COMPACT - Data is arranged in a simple tabular form. Fields with Interpretation set to Lookup or LookupMulti in the metadata are returned as stored.
- COMPACT-DECODED - Similar to COMPACT except fields with Interpretation set to Lookup or LookupMulti in the metadata are returned in expanded form substituting the LongValue contained in the lookups METADATA-LOOKUP\_TYPE for the Value that is normally returned.
- STANDARD-XML - A more verbose format with a more strict XML structure. Currently this format is only supported in limited fashion by Paragon RETS.

**StandardNames:** This parameter may have a value of either 0 or 1. If a value of 1 is specified, then the RETS server will interpret the field selection list and query as being expressed in terms of *standard names*, which should be the same from one RETS server to the next. If the value is 0, or if the parameter is not specified, then the server assumes local, server-specific system names are being used instead. (For more details on standard vs. system names, see [Basics of Using Paragon Metadata.](#))

**Select:** A comma-separated list of the fields whose values should be returned in the order you desire them returned in the search results. If this parameter is not specified, all available fields for the specified resource and class are returned.

**\*Query:** The actual search query for the transaction. A detailed specification of the DMQL2 query language is outside the scope of this document, but may be found in the RETS specification document (see [Additional Resources](#)).

**Count:** The count type for the search; this parameter may have a value of 0, 1 or 2.

- **Count = 0** or **Omitted** - Only the matching data is returned in the results.
- **Count = 1** - Total number of matching records is returned in a COUNT tag along with the results.
- **Count = 2** - Only the total number of matching records is returned in a COUNT tag. No result data returned.

**Limit:** The maximum number of results to be returned for the query. Please note, Paragon RETS has configurable, internal limits which are imposed on data returns, which could limit the amount of data returned, even if the Limit parameter is set higher.

**Offset:** The 1 based index into the search result set. This is used to overcome data record return limits.

For Example:

If you specify an offset of 1001, a query with no specified limit would return the 1001st - 3500th matching records (assuming the default limit of 2500) or the 1001st through last, if there are not 3500 matching records. If the Limit parameter were set to 10, the search would return the 1001st through 1010th records. (For more information, see Question 3 in [Frequently Asked Questions](#) below.)

There are a number of other optional parameters to the Search transaction request; these are documented in detail in the RETS specification document.

The results of the sample query will look similar to the following:

```

<RETS ReplyCode="0" ReplyText="SUCCESS" >
<COUNT Records="20095"/>
<DELIMITER value="09" />
<COLUMNS> ListingIDListPrice </COLUMNS>
<DATA>803217 475000 </DATA>
<DATA>810341 369900 </DATA>
<DATA>901762 690000 </DATA>
<DATA>902097 499000 </DATA>
<DATA>904353 369900 </DATA>
<DATA>907441 485000 </DATA>
<DATA>910131 360000 </DATA>
<DATA>910315 429900 </DATA>
<DATA>910331 357900 </DATA>
<DATA>910365 449900 </DATA>
<MAXROWS/>
</RETS>
    
```

### Sample GetObject Transaction

The following sample GetObject transaction will download a photograph for a listing:

```

http://<Paragon.rets.server.url>/rets/fnisrets.aspx/mlsid/getObject?Resource=Property&Type=Photo&Id=910131:0
    
```

This transaction request passes the following list of parameters and values:

- Resource=Property
- Type=Photo
- Id=910131:0

The following describes these parameters in greater detail. All three parameters are required for all GetObject transactions.

**\*Resource:** The Resource with which the object is associated, e.g., a property photo would be associated with the "Property" resource, while an agent's photo or office logo might be associated with the "Agent" resource. Available resources for your RETS server are listed in the metadata (query for METADATA-RESOURCE).

**\*Type:** The type of object to be retrieved. The allowable types for your RETS server can be found in the object metadata (Type=METADATA-OBJECT).

**\*Id:** The identifier for the record with which the object is associated. For property listings, this would normally be the listing Id but should always be whatever value of whatever field is listed as the KeyField in the resource metadata (Type=METADATA-RESOURCE). The ":0" at the end of the sample ID parameter is the ObjectID and in this case indicates that the "preferred" photograph should be returned, which in Paragon RETS is always the first one. Note: RETS photo indexes are 1 based with 0 indicating the primary or preferred object. Other options are:

- ":n" to return the nth photograph (e.g., ":2" would return the second)
- ":\*" wildcard to return all photographs for the ID value

If more than one photo is being requested the value is returned in multi-part mime format.

You can combine requests to request images from several properties at once. For example:



- 910131:1:3:4 (return photos 1,3 and 4 for specified property)
- 910131:\*, 907441:1:5 (return all photos for property 910131 and 1st and 5th photo for 907441)
- 910131, 910131 (return preferred photo for both properties same as :0)

## Basics of Using Paragon Metadata

In Getting Started above, we offered the following sample metadata query:

```
http://<Paragon.rets.server.url>/rets/fnisrets.aspx/mlsid/getmetadata?Type=METADATA-RESOURCE&Format=COMPACT&ID=0
```

Suppose that you submitted this query and got the following XML results back:

```
<RETS ReplyCode="0" ReplyText="SUCCESS" >
<METADATA-RESOURCE Version="16.3.25718" Date="2016-03-17T20:38:09.9Z">
<COLUMNS>   ResourceID   StandardName   VisibleName   Description   KeyField   ClassCount
   ClassVersion   ClassDate   ObjectVersion   ObjectDate   SearchHelpVersion
   SearchHelpDate   EditMaskVersion   EditMaskDate   LookupVersion   LookupDate
   UpdateHelpVersion   UpdateHelpDate   ValidationExpressionVersion
   ValidationExpressionDate   ValidationLookupVersion   ValidationLookupDate
   ValidationExternalVersion   ValidationExternalDate   </COLUMNS>
<DATA>Property Property Property All Property Listings   L_ListingID   5   16.3.24004
2016-03-16T16:04:17.8Z 16.3.3955   2016-03-02T17:55:43.1Z 0.0.0   15.7.23907
2015-07-16T14:27:55.3Z 16.1.42909   2016-01-29T19:09:35.6Z 0.0.0   0.0.0
0.0.0   0.0.0   </DATA>
<DATA>Agent Agent Agent All Agents   U_AgentID   1   16.3.22426   2016-03-
15T13:46:39.8Z 14.5.39812   2014-05-27T15:32:03.4Z 0.0.0   15.7.23907   2015-07-
16T14:27:59.2Z 16.1.42910   2016-01-29T19:10:25.9Z 0.0.0   0.0.0   0.0.0
0.0.0   </DATA>
<DATA>Office Office Office Offices   O_OfficeID   1   16.1.42910   2016-01-
29T19:10:27.5Z 0.0.0   0.0.0   15.7.23908   2015-07-16T14:28:07.4Z 16.1.42910
2016-01-29T19:10:27.3Z 0.0.0   0.0.0   0.0.0   0.0.0
</DATA>
<DATA>Media Media Media Media MED_listing_media_id   5   16.3.25695   2016-03-
17T20:15:25.4Z 0.0.0   0.0.0   15.7.23909   2015-07-16T14:29:01.5Z 16.1.42822
2016-01-29T17:42:20.6Z 0.0.0   0.0.0   0.0.0   0.0.0
</DATA>
</RETS>
```

The <COLUMNS> entry tells you how to interpret the <DATA> lines that follow. For example, the first element of each <DATA> line is a Resource ID, the fourth is a description of the resource, and the sixth is the number of classes belonging to the resource. This particular output would indicate that the server supports three Resources (search types): "Property", "Agent", "Office", and "Media" resources.

Now, consider the following (truncated) sample results from a METADATA-TABLE query:

```
RETS ReplyCode="0" ReplyText="SUCCESS" >
<METADATA-TABLE Resource="Property" Class="RF_1" Version="16.3.22725" Date="2016-03-
15T18:45:22.3Z">
<COLUMNS>   MetadataEntryID   SystemName   StandardName   LongName   DBNameShortName
   MaximumLength   DataType   PrecisionSearchable   Interpretation   Alignment
   UseSeparator   EditMaskID   LookupName   MaxSelect   Units   Index   Minimum
   Maximum   Default   RequiredSearchHelpID   Unique   ModTimeStamp   ForeignKeyName
   ForeignField   KeyQuery   KeySelect   InKeyIndex   FilterParentField
   DefaultSearchOrder   Case   </COLUMNS>
<DATA>0166D2F74FDC2F40   L_ListingID   ListingIDSystemID   SystemID   SystemID
10   Int   1   Right   0   int_10   1
0   </DATA>
<DATA>0166D2F74FDC3AF8   L_Area   ListingArea   School District   SchIDist   Schl Dist5
Small   1   Lookup   Right   0   int_5   Area
6   0   0   0
0   </DATA>
<DATA>0166D2F74FDC42C8   L_AskingPrice   ListPrice List Price   LORP   L/P   10   Int
1   Currency   Right   0   int_10
0   0   0
```

```
.  
.  
</METADATA-TABLE>  
</RETS>
```

At first glance, this example doesn't appear to follow the interpretation guidelines previously provided. After all, there are 23 column names, but none of the data lines seems to have more than 10 entries!

The reason for this is some of the metadata values for any given field may be empty. Because the <DATA> line elements are tab-separated, empty values are difficult to detect visually, and column values will usually not line up under the column headers. It is up to each client RETS program to properly interpret the XML, recognizing tabs as separators and that two sequential tabs indicate a null value in the corresponding field.

Once properly interpreted, the metadata above gives information about three fields: "L\_ListingID" (this is the keyfield for the resource), "L\_Area" (school district), and "L\_AskingPrice" (List Price). You will also be able to tell that L\_AskingPrice is of type Currency, and L\_Area contains encoded values with associated lookup table ("Area" n this case).

Note: "L\_ListingID", "L\_Area" and "L\_AskingPrice " are the *System Names* for these fields, and can therefore be used in search transactions where the parameter: **StandardNames=0** or not set at all (see Sample Search Transaction, above). The *Standard Names* for these particular fields are populated in the metadata, which means these fields can be used in a search transaction where the parameter: **StandardNames=1**.

NOTE: Standard Name values are limited and many of the fields will not have this value populated. Many clients choose to use the System Name values to reference the fields.

## Frequently Asked Questions

In this section we answer some questions that are frequently asked by developers and users new to Paragon RETS.

It looks like there's something wrong with the dates. What's the problem?.....	10
Why is my search only returning some of the listings when I know there are more? .....	10
I need to pull more results than my profile allows. Is there any way around this limit? .....	10
Is there another way to pull larger result sets without using the Offset parameter? .....	11
How do I download the images for a listing? .....	12
Is there a way to get thumbnails instead of full-resolution images? .....	12
Is there a way to get Agent images? .....	12

### It looks like there's something wrong with the dates. What's the problem?

Paragon RETS returns date and timestamp values in UTC (Universal Time Coordinated).

### Why is my search only returning some of the listings when I know there are more?

Because of the size of the listing database, queries that are too general could return unmanageably large result sets. If no limits were placed on the number of records it could greatly impact to performance. To do this we have we have RETS User Profile configurable limits on the number of records that can be returned in a single transaction for any given resource and class. These limits should be sufficient for most users.

One way around this is to use the LIMIT=NONE parameter in the search request. Unfortunately, we only suspend the limits all of the fields being returned in the Select parameter are ones flagged in the METADATA-TABLE as InKeyIndex=1. Otherwise the normal limits apply.

The InKeyIndex flag is only set for a selection of critical fields which can vary by resource but usually contains the keyField and modification date fields.

Examples of InKeyIndex fields would be ones like the following:

- Listing ID
- Modification Timestamp
- Photo Count
- Photo Update Date
- User ID
- User Status
- Office ID
- Office Status

The actual field names can be found in your metadata. (See [Basics of Using Paragon Metadata](#), above.)

### I need to pull more results than my profile allows. Is there any way around this limit?

To download more than the limited result set value, you can use the **Offset** and **Limit** parameters described in [Sample Search Transaction](#) to incrementally step through the available records. Detailed instructions are as follows:

1. First, run a search on your desired query with the Count parameter set to 2, e.g., to return the actual number of records:

```
<search url>?Class=ResidentialProperty&SearchType=PropertyQueryType=DMQL2&
Format=COMPACT&StandardNames=1&Query=(<your query here>)&Limit=2500&Offset=1
```

This will return a count of the records that match your query without trying to return the actual record set. If the count is less than your limit, you do not need to use Offset, but can simply run your search.

[NOTE: More advanced users may wish to skip this step, instead looking for the <MAXROWS> tag at the end of a search to determine whether all rows have been sent. More details can be found in the RETS Specification document (see [Additional Resources](#)).]

2. Run the desired query as above, but eliminate the Count parameter, instead setting Limit to a valueless than or equal to your limit, for example Limit=2500 and Offset=1.

Note: Using Offset=1 on your first search request can be important because on some servers, it notifies the server that you are using offset functionality and ensures the records are ordered by keyField to which minimize the possibility duplicate records in the combined result set.

```
<search url>?Class=ResidentialProperty&SearchType=PropertyQueryType=DMQL2&
Format=COMPACT&StandardNames=1&Query=(<your query here>)&Limit=2500&Offset=1
```

3. Run the query again with an offset of previous Limit+1 (2501 in the example above) for the next block of records, then (2\*Limit)+1 for the next, and so on, until all matching records have been retrieved:

```
<search url>?Class=ResidentialProperty&SearchType=PropertyQueryType=DMQL2&
Format=COMPACT&StandardNames=1&Query=(<your query here>)&Limit=2500&Offset=2501
<search url>?Class=ResidentialProperty&SearchType=PropertyQueryType=DMQL2&
Format=COMPACT&StandardNames=1&Query=(<your query here>)&Limit=2500&Offset=5001
```

### Is there another way to pull larger result sets without using the Offset parameter?

The Offset parameter is the simplest and most efficient way to get around the download limit. When offset is used, Paragon RETS server returns the records in key field order which will normally not result in duplicates.

However, if you prefer, you can implement your own strategy yourself as follows: First, perform a query that selects only the listing ID and modification timestamp fields. As noted in FAQ #2 above, there is no restriction on the number of records that may be downloaded for a query of this type. After downloading the listing IDs, issue a second set of queries using these IDs, separated by commas, to retrieve the full listing data.

#### Detailed Instructions:

1. Issue a RETS query to the RETS server using "ModificationTimestamp >= [Date]" in the argument and specifying only two columns: LN (MLS Number) and ModificationTimestamp. In this case, [Date] is a point in time at which you last queried the RETS server for updates or a point in time from which you want to start over. The RETS server will return the value of these two columns for all records matching the search criteria.

Example query string:

```
<search url>?Class=ResidentialProperty
&SearchType=Property
&QueryType=DMQL2
&Format=COMPACT-DECODED
&StandardNames=1
&Select=ListingID,ModificationTimestamp
&Query=(ModificationTimestamp=2016-01-01T00:00:00+)
```

2. After the query has returned, use the ModificationTimestamp for the listing to compare against what you have in your local data store to determine what has changed. Build a list of records to that need to be downloaded to update your local store by ListingID values (see next).
3. Issue a RETS Search to the RETS server using a batch (500 or more) comma delimited ListingID values at a time, requesting whatever fields you need returned. Repeat this process until all the

records are have been returned. (Note: You can use higher numbers up to your configured record limit, but in most cases 500 or 1000 should be sufficient for optimal performance).

Example query string:

```
<search url>?Class=ResidentialProperty  
&SearchType=Property  
&QueryType=DMQL2  
&Format=COMPACT-DECODED  
&StandardNames=1  
&Query=(ListingID=123,124,125,...)
```

## How do I download the images for a listing?

See [Sample GetObject Transaction](#) above.

Also if your account is allowed access you can get Photo URLs using the Media resource. Note: The media sequence is ZERO based. So the first image would be sequence=0.

## Is there a way to get thumbnails instead of full-resolution images?

For a thumbnail version of a photo, use the GetObject transaction, but substitute "Type=Thumbnail" for "Type=Photo".

See [Sample GetObject Transaction](#) above.

## Is there a way to get Agent images?

For agent images, use the GetObject transaction, but change parameters to "Resource=Agent" or "Resource=ActiveAgent" and "Type=Photo" or "Type=OfficeLogo".

Currently we only support one image of each type per agent. Also agent images are only available through GetObject and are NOT available through the Media resource.

See [Sample GetObject Transaction](#) above.

## Additional Resources

Additional Paragon RETS specific information is available here:

- Paragon Connect Help Site: <http://paragonconnect.paragonrels.com>
- BKMLS RETS Vendor Support Site: <http://vendorsupport.paragonrels.com>

The most comprehensive and up-to-date source of information on RETS is from the Real Estate Standards Organization (RESO) web page. Here are a few links to get you started:

- RESO main page: <http://www.reso.org>
- RESO developer resources: <http://www.reso.org/for-developers>
- RESO specification documentation: <http://www.reso.org/reso-standards>