**Task 1.68 RETS Verify Status Jan 9, 2015**

Background

The local listing Status needs to be maintained in sync with RETS. This process looks at all property listings that have not been Sold, Withdrawn or Expired and compares then to RETS and updates the local listing Status.

The process also handles the special case of when a RETS listing is withdrawn or expires. In this case we don’t always get the status update and once the listings in RETS have been withdrawn or expired the records are no longer available to us. Therefore, listing records that cannot be found in RETS, a record for each listing is inserted into the RETS\_Withdrawn table. After the listing has not been found, on 3 separate attempts on different days, our local record gets updated with the status “W”.

Start Processing

* Write process start record to the Process\_Status\_Log table

Script Name: RETS\_Verify\_Status.php

Process name : RETS Verify Status

Process id: 1.13

* Select Active, Under Contract and Pending listings

SELECT \* FROM Real\_Listing

WHERE Status IN (“A”,”U”,”P”)

AND ListingID>0

For each property listing

* + Use the ListingID to find the RETS data

**If RETS record found**

* + - DELETE FROM RETS\_Withdrawn WHERE Property\_id = <Property\_id> AND Counter>0
    - If RETS Streetnumber & Streename match Real\_Location data
      * If RETS Status NOT matches Real\_Listing Status

If RETS Status = “S”

SET Real\_Listing.PreviousStatus = Real\_Listing.Status

SET Real\_Listing.Status = “S”

SET Real\_Listing.StatusChangeDate = RETS StatusChangeDate

SET Real\_Listing.ClosePrice = RETS ClosePrice

SET Real\_Listing.CloseDate = RETS ClosePrice

SET Location\_Listing.Status = “S” for property\_id

else

SET Real\_Listing.PreviousStatus = Real\_Listing.Status

SET Real\_Listing.Status = RETS Status

SET Real\_Listing.StatusChangeDate = RETS StatusChangeDate

**If no RETS data found**

* + - If Property\_id record in RETS\_Withdrawn table
      * Increment RETS\_Withdrawn counter where Modified = Yesterday AND Counter>0(ie. Counter only incremented once per day)
    - If Property\_id record NOT in RETS\_Withdrawn table
      * INSERT new record

**Process RETS\_Withdrawn records**

* + - Select records where Counter>2 and perform the following
      * Update Real\_Listing.PreviousStatus = Status
      * Update Real\_Listing.StatusChangeDate = NOW()
      * Update Real\_Listing.Set Status = “X”
      * Update Location\_Listing.Status = “X
      * SET Counter=-1
* Writeprocess end record to the Process\_Status\_Log table