Realestate

The API provides endpoints for accessing real estate data, including comparable property data and property valuation information. Users can query the API using various criteria such as property type, location, and contract type to retrieve relevant data. Overall, the API simplifies access to real estate data, making it easy for developers to integrate property information into their applications.

IN SANDBOX

In the sandbox environment, consistent test data will be returned for API requests. This ensures predictability and facilitates testing and development processes. Users can rely on the sandbox environment to receive the same predefined data for various scenarios, allowing them to validate their application's functionality reliably without impacting live data or systems.

CONTACT

NAME: Support
URL: https://openapi.it/en/support
Terms of service: https://openapi.it/en/terms-and-conditions

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SECURITY SCHEMES

KEY	TYPE	DESCRIPTION
bearerAuth	http, bearer	

API

1. REAL MARKET VALUE

The IT-rmv Retrieve real market value data for properties.

1.1 POST /IT-rmv

Retrieve property transaction details and information

The RMV endpoint allows users to query real estate properties based on various criteria. Users can search by property type, specifying whether they are looking for residential, non-residential, or pertinential properties. Additionally, users can define search parameters such as search radius, minimum and maximum price range, and the period of interest, including start and end dates. Furthermore, users can filter properties by contract type using the provided catastral codes. Searches can be conducted either by address or geographic coordinates, offering flexibility in how users locate properties.

`immobili_residenziali`:
The codes provided represent different categories of residential properties. These codes are used to identify and distinguish various types of properties intended for residential purposes, such as apartments, villas, cottages, and other residential dwellings.

In this category fall all the codes listed below:

A01
A02
A03
A04
A05
A06
A07
A08
A09
A11

`immobili_non_residenziali`:
The codes provided represent different categories of non-residential properties. These codes are used to identify and distinguish various types of properties not intended for residential purposes, such as commercial buildings, offices, warehouses, and industrial facilities.

In this category fall all the codes listed below:

A10
C01
C02
C03
C04
C06
D01
D02
D03
D05
D06
D07
D08
D10

`pertinenziali`:

The codes provided represent different categories of properties classified as 'pertinenziali'. These properties are closely related or connected to residential or non-residential properties and may include garages, parking spaces, and other auxiliary structures.

In this category fall all the codes listed below:

C02
C06

The mandatory fields are:
- property_type
- address or latitude and longitude

REQUEST

REQUEST BODY - application/json

```
{
```

property_type*	enum	ALLOWED:immobili_residenziali, immobili_non_residenziali, pertinenziali
		Description of the property type
address*	string	Property address. It must be composed of at least 5 alphanumeric characters and cannot exceed 255 characters.
latitude	string	Latitude coordinate in Decimal-degree(WGS84).
longitude	string	Longitude coordinate in Decimal-degree(WGS84).
search_radius	integer	between 50 and 20000
		DEFAULT:250
		Search area expressed in meters. Minimum value: 50, maximum value: 20000. Default: 250 if not declared.
min_amount	integer	Minimum search amount in euros. Integers without punctuation. Not used as a selective criterion if not declared.
max_amount	integer	Maximum search amount in euros. Integers without punctuation. Not used as a selective criterion if not declared.
start_year	integer	>=2019
		Start year of the search. Integer from 2019. If not declared, the last 2 years are considered.
start_month	integer	Start month of the search. Integer value between 1 and 12. If not declared, the current month of the last 2 years is considered.
end_year	integer	End year of the search. Integer corresponding to the end year of the search. If not declared, the last 2 years are considered.
end_month	string	End month of the search. Integer value between 1 and 12. If not declared, the current month of the last 2 years is considered.
cc	[string]	Contract type selected from the list in description es: A10 C01 C02 C03 C04 C06 D01 D02 D03 D05 D06 D07 D08 D10.

```
}
```

RESPONSE

STATUS CODE - 200: OK

RESPONSE MODEL - application/json

```
{
  data [{
```
Array of object:
```
    data [{
```
Array of object:
```
      units [{
```
Array of object:

belfior_code	string	Belfior code of the property.
town	string	Town where the property is located.
property_sale_date	string	Date of property sale.
property_sale_year	string	Year of property sale.
property_sale_month	string	Month of property sale.

```
          property_type              string      Type of property (e.g., Residential).
          omi_zone                   string      OMI zone code.
          property_type_detail       string      Detailed description of property type.
          type                       string      Type of property (e.g., Residential).
          category_cat               string      Category of the property.
          market_sector              string      Market sector of the property.
          keycode                    string      Unique identifier/key code of the property.
          year                       string      Year of the property.
          office_code                string      Registry Office Code.
          total_property             integer     Total number of properties.
          id_property                integer     ID property.
          price                      number      Price of the property.
          mortgage_guarantee         integer     The property mortgage guarantee refers to a portion of the
                                                  property's value secured for a loan. It acts as insurance for the
                                                  lender in case the borrower defaults on the loan repayment,
                                                  ensuring they can recover their investment by selling the property.

          latitude                   number      Latitude coordinate of the property.
          longitude                  number      Longitude coordinate of the property.
          address                    string      Address of the property.
          property_sqm               number      Square meters of the property.
          region                     string      Region where the property is located.
          province                   string      Province where the property is located.
          area                       string      Area where the property is located.
          property_sqm_total         number      Total square meters of the property.
          estimate_property_sqm      number      Estimated square meters of the property.
          surface                    number      Surface area of the property.
        }]
        keycode                              string              Unique identifier/key code of the
                                                                 property.
        price                                number              Price of the property.
        property_type                        string              Type of property (e.g., Residential).
        property_sale_date                   string              Date of property sale.
        latitude                             number              Latitude coordinate of the property.
        longitude                            number              Longitude coordinate of the property.
        property_sqm                         number              Square meters of the property.
        distance_form                        number              Distance from a reference point.
      }]
    }]
    success                      boolean                         Indicates if the request was successful.
    message                      string                          A message related to the request.
    error                        number                          An error message if the request encountered an
                                                                 error, otherwise null.
  }
```

STATUS CODE - 402: Payment Required

RESPONSE MODEL - application/json

STATUS CODE - 417: Not Acceptable

RESPONSE MODEL - application/json

STATUS CODE - 428: Precondition Required

RESPONSE MODEL - application/json

2. SQUARE METER VALUE

The IT-smq Retrieve square meter data for properties.

2.1 POST /IT-sqm_value_start

Retrieve basic property information

The SQM endpoint provides users with detailed information on the value per square meter of properties in a given region. Through parameters such as property type, location, and contract, users can obtain precise data to assess price trends and plan strategic real estate investments. The 'type' parameter offers a selection of property types, such as residential buildings, offices, shops, warehouses, and more, each associated with a unique numerical ID.

The 'type' parameter allows selection from various property types, including:
- 1: Ville e Villini
- 5: Negozi
- 6: Uffici
- 7: Capannoni tipici
- 8: Capannoni industriali
- 9: Magazzini
- 10: Laboratori
- 13: Box e Autorimesse
- 14: Posto auto coperti
- 15: Posto auto scoperti
- 19: Abitazioni in stabili signorili
- 20: Abitazioni in stabili civili
- 21: Abitazioni in stabili economici

REQUEST

REQUEST BODY - application/json

```
{
    address*    string    Property address. It must be composed of at least 5 alphanumeric characters and cannot exceed 255 characters.
    for*        enum      ALLOWED: rent, sale
                          'Contract type: 'rent' for Rent, 'sale' for Sale'
    type*       enum      ALLOWED: 20, 19, 21, 1, 6, 5, 13, 14, 15, 9, 10, 7, 8
                          Property type: '20' for Residential Buildings, '19' for Luxury Residential Buildings, '21' for Affordable Residential
                          Buildings, '1' for Villas and Cottages, '6' for Offices, '5' for Shops, '13' for Garages and Parking Spaces, '14' for Covered
                          Parking Spaces, '15' for Uncovered Parking Spaces, '9' for Warehouses, '10' for Laboratories, '7' for Typical
                          Warehouses, '8' for Industrial Warehouses
}
```

RESPONSE

STATUS CODE - 200: OK

RESPONSE MODEL - application/json

```
{
    data [{
    Array of object:

        nome        string    Name of the location or address of the property
        citta       string    Name of the city
        cod_cat     string    Category code of the property (Codice Belfiore del comune)
        provincia   string    Province of the property
        regione     string    Name of the region
        fascia      string    Location range of the property
        address     string    Complete address of the property
        formatted   string    Formatted address of the property
        loc2011     string    Localization identifier
```

```
coordinate {
    lat  number   Latitude of the property
    lng  number   Longitude of the property
}
immobile {
    type   string   Type of property
    label  string   Label of the property type
    id     integer  Identifier of the property type
}
quotazione {
    min       number   Minimum value of the quotation
    max       number   Maximum value of the quotation
    med       string   Average value of the quotation
    type      string   Type of contract for the quotation
    anno      integer  Year of the quotation
    semestre  integer  Semester of the quotation
}
timestamp  integer   Timestamp of the response
success    boolean   Indicator of the success of the request
message    string    Success or error message
error      string    Error message
}]
success  boolean  Indicates if the request was successful.
message  string   A message related to the request.
error    number   An error message if the request encountered an error, otherwise null.
}
```

STATUS CODE - 402: Payment Required

RESPONSE MODEL - application/json

STATUS CODE - 417: Expectation Failed

RESPONSE MODEL - application/json

STATUS CODE - 428: Precondition Required

RESPONSE MODEL - application/json

2.2 POST /IT-sqm_value_advanced

Retrieve detailed property information including sales and demographic data

The SQM Advanced endpoint enhances the standard SQM service by providing comprehensive insights into property valuation trends and market dynamics. In addition to the core parameters available in the basic SQM endpoint, the Advanced endpoint offers additional data fields, including:

Detailed breakdowns of property sales distribution by type, facilitating a deeper understanding of market segmentation.

Demographic statistics such as population density, household composition, education levels, and employment rates, offering valuable socio-economic context for investment decisions.

Geographic information including altitude, local administrative divisions, and seismic risk assessment, providing crucial geographical insights for risk management and location-based strategies.

Timeliness metrics indicating average selling durations across different property size categories, aiding in forecasting and decision-making processes.

This enriched dataset empowers users with comprehensive analytics to make informed real estate investment decisions

and optimize portfolio strategies.

The 'type' parameter allows selection from various property types, including:
- 1: Ville e Villini
- 5: Negozi
- 6: Uffici
- 7: Capannoni tipici
- 8: Capannoni industriali
- 9: Magazzini
- 10: Laboratori
- 13: Box e Autorimesse
- 14: Posto auto coperti
- 15: Posto auto scoperti
- 19: Abitazioni in stabili signorili
- 20: Abitazioni in stabili civili
- 21: Abitazioni in stabili economici

REQUEST

REQUEST BODY - application/json

```
{
    address*    string    Property address. It must be composed of at least 5 alphanumeric characters and cannot exceed 255 characters.
    for*        enum      ALLOWED: rent, sale
                          'Contract type: 'rent' for Rent, 'sale' for Sale'
    type*       enum      ALLOWED: 20, 19, 21, 1, 6, 5, 13, 14, 15, 9, 10, 7, 8
                          Property type: '20' for Residential Buildings, '19' for Luxury Residential Buildings, '21' for Affordable Residential
                          Buildings, '1' for Villas and Cottages, '6' for Offices, '5' for Shops, '13' for Garages and Parking Spaces, '14' for Covered
                          Parking Spaces, '15' for Uncovered Parking Spaces, '9' for Warehouses, '10' for Laboratories, '7' for Typical
                          Warehouses, '8' for Industrial Warehouses
}
```

RESPONSE

STATUS CODE - 200: OK

RESPONSE MODEL - application/json

```
{
  data [{
    Array of object:

      data {
        nome              string        Name of the location or address of the property
        citta             string        Name of the city
        cod_cat           string        Category code of the property (Codice Belfiore del comune)
        provincia         string        Province of the property
        regione           string        Name of the region
        fascia            string        Location range of the property
        address           string        Complete address of the property
        formatted         string        Formatted address of the property
        loc2011           string        Localization identifier
        coordinate {
          lat  number    Latitude of the property
          lng  number    Longitude of the property
        }
        immobile {
          type   string    Type of property
          label  string    Label of the property type
          id     integer   Identifier of the property type
        }
        quotazione {
          min        number      Minimum value of the quotation
```

```
      max       number     Maximum value of the quotation
      med       number     Average value of the quotation
      type      string     Type of contract for the quotation
      anno      integer    Year of the quotation
      semestre  integer    Semester of the quotation
   }
   ripartizione_annunci {
      vendita {
      Distribution of advertisements for sales

      }
      affitto {
      Distribution of advertisements for rentals

      }
   }
   dimensioni [{
   Array of object:

      label          string   Size range label
      percentuale    number   Percentage of properties within this size range
   }]
   capoluoghi_vendite_zona {
   Sales statistics for the area

   }
   demografico {
   Demographic data for the area

      pop {
      Population statistics

         media_componenti_famiglia       string   Average family size
         dimensione_nuclei_familiari     string   Family size distribution
         livello_anzianita               string   Elderly population level
         livello_istruzione              string   Education level
         livello_disoccupazione          string   Unemployment level
      }
      stock {
      Housing stock statistics

         abitanti_per_edificio               string   Residents per building
         abitazioni_per_edificio             string   Houses per building
         prc_edifici_produttivi_commerciali  string   Percentage of commercial buildings
         prc_edifici_residenziali            string   Percentage of residential buildings
         mq_abitazione_media                 string   Average house size
         prc_abitazioni_di_proprieta         string   Percentage of owned houses
         prc_abitazioni_vuote_o_2_case       string   Percentage of vacant houses or second homes
      }
      geo {
      Geographic data

         id             string   Geographic ID
         loc2011        string   Localization identifier
         id_provincia   string   Province identifier
         cod_cat        string   Category code
         tipo_localita  string   Type of locality
         nome_localita  string   Name of the locality
         altitudine     string   Altitude
      }
      rischio_sismico                 string                  Seismic risk
      capoluogo [{
      Array of object:

         media_num_abitazioni_zona         string   Average number of properties in the area
         media_numero_abitazioni_vendute   string   Average number of properties sold
```

```
                dinamicita_mercato_residenziale  string   Residential market dynamism
            }]
        }
        tempistiche [{
        Array of object:

            ::props {
                label          string    Size range label
                media_giorni   integer   Average days to complete transaction
            }
        }]
    }
    success                  boolean                   Indicator of the success of the request
    message                  string                    Success or error message
    error                    string                    Error message
    }]
    success          boolean          Indicates if the request was successful.
    message          string           A message related to the request.
    error            number           An error message if the request encountered an error, otherwise null.
}
```

STATUS CODE - 402: Payment Required

RESPONSE MODEL - application/json

STATUS CODE - 417: Expectation Failed

RESPONSE MODEL - application/json

STATUS CODE - 428: Precondition Required

RESPONSE MODEL - application/json