

MLS Field Breakdown for Your Platform

Public (Customer-Side) Fields

These are safe to show on your search/map/landing pages:

- Listing Basics: MLS Number/ID, Status, List Price, Days on Market
- Location: Street Address, City, State, ZIP, County, Subdivision, Schools, Map
- Property Type & Structure: Type, Style, Stories, Year Built, Beds, Baths, Sq Ft, Lot Size
- Interior Features: Flooring, Kitchen, Fireplace, Heating/Cooling
- Exterior Features: Exterior material, Roof, Garage, Pool, Porch/Patio, View
- Utilities & HOA: Water/Sewer type, HOA fees & inclusions
- Financial (Public): Taxes, Financing options
- Media: Photos, Tours, Floorplans, Videos
- Marketing: Public remarks, Driving directions

Broker-Only (Private) Fields

These should only show inside the broker dashboard:

- Listing/Agent Info: Agent name, license #, contact, Brokerage, Broker remarks, Showing instructions
- Financials: Compensation %, bonuses, Special assessments, CDD fees, Lease restrictions, Ownership type
- Detailed History: Full price history, Status log, Past sales data
- Additional Docs: Seller disclosures, HOA docs, Surveys, Inspection reports
- Rental-Specific: Security deposit, Pet restrictions, Furnished/unfurnished, Move-in costs, Landlord requirements
- Commercial/Land-Specific: NOI, Cap Rate, Zoning, Traffic counts, Build-to-suit

Implementation Notes for MGX

- Create one Listing entity with ALL fields.
- Use a visibility flag (public = true/false).
- Customer-side shows only public fields.
- Broker dashboard shows ALL fields.