Internet Data Exchange (IDX)

Becoming an IDX Participant/Subscriber

Participating in IDX just means that you give all other Broker's participating in IDX permission to display your active listings on their web sites according to the Internet Data Exchange Rules and Regulations. In so doing, you obtain permission from all other IDX Brokers to display their active listings. You give permission and get permission in the same act. (That's why it's called "Internet Data Exchange") You don't need to have a web site yourself.

MLS participants may not use IDX provided listings for any purpose other than display on their websites. This does not require participants to prevent indexing of IDX listings by recognized search engines.

An IDX Participant may republish all or a portion of the Internet Data Exchange Database on the Internet in accordance with the following provisions and in keeping with any policies that NKMLS may adopt from time to time. Unless expressly contravened by the provisions of this section, all other rules and regulations remain in full force and effect.

NKMLS IDX Rules and Regulations

Access Methods

NKMLS offers three methods for participating brokers to access the IDX database:

1. **IDX Framed Solution Links**
   A framed solution can be achieved by linking or framing the Participant IDX website, Click **IDX Manager** under Preferences on the menu to manage your IDX links.

2. **Spark® API**
   The Spark API allows authorized MLS members to request data through developer applications according to the permissions and license requirements of the MLS. To Learn More about RESO Web API and/or Spark API, **CLICK HERE**.
   Although RETS is still widely used, the industry is shifting away from RETS towards APIs as the new standard for data exchange. Some MLSs are beginning to retire RETS and provide data access only via APIs. The **Real Estate Standards Organization** also no longer updates their RETS specs, having shifted their standards and certification efforts entirely to the RESO Web API. We encourage all developers and vendors to make the transition from RETS to the APIs - the standard for the foreseeable future - as soon as feasible. Beyond keeping up to date with industry standards, APIs come with many advantages over RETS.

3. **RETS Data Feed**
   The Real Estate Transaction Standard ("RETS") server where the IDX database can be retrieved. Access to the RETS server requires approval by NKMLS and the completion of the IDX Participant Access Agreement. RETS stands for Real Estate Transaction Standard which is a **set of documents** describing how software developers can program their software according to standards agreed upon by the **Real Estate Standards Organization** (RESO). The flexmls™ RETS server provides a private data interface that allows for the communication of real estate data between authorized computer systems. Various free and/or open source **RETS programs and tools** are available that allow for the easy export and use of this data, and because the flexmls™ RETS server is connecting to the same data source as the flexmls™ Web software that brokers and agents use, data pulled from the RETS server reflects live, up-to-date information.

   To access the Participant Data Access Agreement for RETS, **CLICK HERE**. To learn more about RETS or API, go to www.nar.realtor