

# Altos Listings Intel™

Altos Listings Intel covers the active listing market of homes for sale nationwide, including condos, townhomes and co-ops. The focus is on homes that are ready to move into today – not including vacant land and new construction – to give the most accurate view of the active listing market. Altos offers historical listings data going back to 2011, with the seller agent and brand data included from 2017.



## How We're Different

Altos data is normalized across all housing markets nationwide through a single weekly dataset – rather than unique formats from each of the ~600 MLSs across the country. Altos data also includes the “Days on Market” data field, a common metric referenced by housing professionals to evaluate the velocity of properties in a given market.

While an MLS will track days on market based on when a listing appears on the database, regardless of whether it has been previously posted, Altos uses a unique property ID to track a property's journey through the active market, tracking a total days on market figure across multiple listings. This gives clients the most accurate days on market information to make better-informed decisions.

## Use Cases

### AVM

2 of the top 7 AVMs according to Fitch are powered using Altos Listings Intel for the most comprehensive and accurate view of active housing markets.

### Marketing

Direct mail and digital marketing clients use Altos Listings Intel to identify and market to homeowners selling their homes and thus preparing for a move.

### Homebuilder

Altos homebuilder clients use Altos Listings Intel to evaluate the health, affordability, and listings volume of prospective expansion markets.

### Investors

Public market investors use Altos Listings Intel for investment and trading research related to housing markets.

**Altos Listings Intel pairs well with Altos Pending Intel**, as it allows clients to see when homes fall off the active listing market and go into contract, giving them insights into how houses are being absorbed by the market. Are they selling? Are they being taken off the market without a sale or transaction? Altos Pending Intel completes each property's story in conjunction with Altos Listings Intel.

## Altos Listings Intel Fields

date	zip	type
property_id	baths	beds
listing_id	floor_size	days_on_market
parcel_number	lot_size	agent_name
county_fips_code	built_in	agent_email
street_address	geo_lat	agent_phone
city	geo_long	agent_office
state	price	

### Our Process

- All Altos data is updated weekly on Sundays and covers as close to 100% of the population as is technically feasible.
- We source data every single day, and our data team checks and cleans the data to present the most accurate view of national and local housing markets each week.
- All datasets are available at a national level, and all but Altos Trends data are address-level.
- Every address-level dataset includes geo-tagging with latitude and longitude.
- National datasets are uniformly formatted for all markets.

Ready to get started? Email [sales@altosresearch.com](mailto:sales@altosresearch.com) for sample data and a price quote today.