
IDX

About IDX Search

TREB's Internet Data Exchange (IDX) Broker Reciprocity program allows participating firms - and their offices and salespeople - to offer MLS listing searches on their websites. MLS listings that are available to your clients include those of your firm and those of all other participating firms.

Because participation in the IDX program is reciprocal, clients visiting other participants' websites can retrieve your listings there. IDX listings held by firms other than your own are identified. If your firm chooses to participate in the program, the IDX Management link is available to you at the Info Centre page, allowing you to configure an IDX search template for your website.

NOTE: Restrictions on Internet display - when applied to a listing during Add/Edit - are maintained in IDX searches.

Clients visiting your website can:

- Search by map (in Road view) or criteria
- Switch between search criteria and results for quick criteria updates
- View results and search criteria side by side with the interactive map, detail report, photos, and contact page
- Sort results by list price in increasing or decreasing order
- View a comparison report for selected properties

The image below shows a client's view of the IDX Search Results, with mapped results alongside.

The screenshot displays a web interface for IDX search results. On the left, there is a search bar and a list of results sorted by price. The first three results are:

- 49 Hawkshead Cres, Toronto \$319,900 (MLS#: E1636069, 2-Storey, Rms: 8+2, Beds: 4+2, Washrm: 3)
- 121 Silver Springs Blvd, Toronto \$329,000 (MLS#: E1572181, 2-Storey, Rms: 7+3, Beds: 4+2, Washrm: 4)
- Private Address, Toronto \$355,500 (MLS#: E1649139, 2-Storey, Rms: 8, Beds: 4, Washrm: 3)

On the right, a map shows the search area with a detailed view of a property at 16 Harfleur Rd, Toronto (\$459,000, MLS#: E1543945, 2-Storey, Rms: 8+2, Beds: 4, Washrm: 3). The map includes a search bar for a point of interest and various navigation options like 'Map', 'Details', and 'Contact'.

Providing the IDX Search Template On Your Website

Once your firm subscribes to the IDX search program, access to the IDX Management program depends upon your permission level. Users without Manager status may configure a personal IDX search template.

Those with Manager status can configure both office and personal templates. Firm templates are configured by the firm's Broker of Record.

Subscribing to the IDX Program

A firm's Broker of Record must submit the IDX Broker Reciprocity agreement to TREB MLS before the firm, offices, and members can begin template configuration. Once your firm has subscribed, your web developer - or a third party developer - will link directly to the IDX information on the TMLS server from your website.

Inserting the Search Template in Your Web Page

If your firm has subscribed to the IDX program, you can open the IDX Management program from Info Centre.

- **To use the default search template:** If you don't want to make changes in the default template, click "Save" after entering one or more URL's, then email the provided code to your web developer.
- **To customize the search template:** If you want to custom-configure the search template, the IDX Management program offers several options: You can limit the search template to particular classes, restrict criteria to match your market niche, add and change template fields, and choose the template's fonts and colours. After entering one or more URL's, click each tab in turn to configure the template.

NOTE: If more than one person updates the IDX search template, the most recent modifications apply. At the URL tab, check the "Last Modified" timestamp for the latest update time.

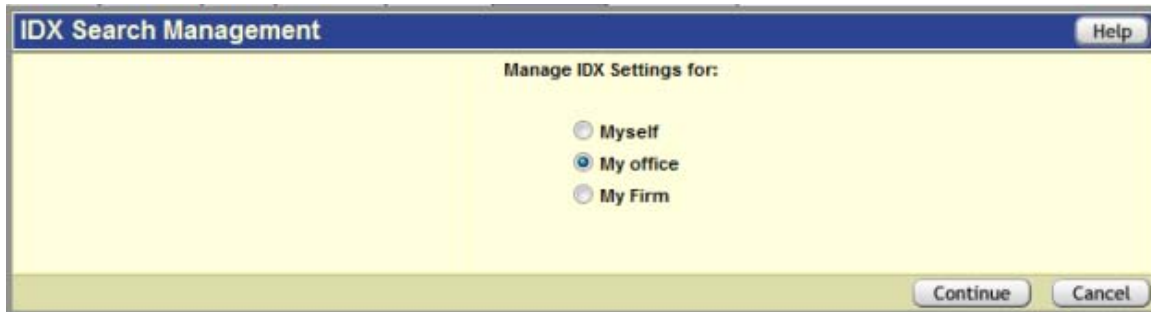
Once you are satisfied with the search template, email the provided code to your web developer. To insert the template directly, your developer will use code from the top of the Search Settings Page. To insert the template into an iFrame, your developer will use code from the bottom of the page.

NOTE: Once the provided code is inserted at your website, further changes you make using the IDX Management program will cause automatic updates at your website. There is no need to enter new code when making updates to the search template.

Getting Started with IDX Management

Your access to the IDX Management program depends on your permission level. Users without Manager status can configure a personal IDX search template. Those with Manager status can configure both office and personal templates. Those with Broker-of-Record status can configure firm, office, and personal templates.

Once you make your selection, click "Continue" to open the tabbed IDX Management configuration pages. (See [About IDX](#) for an overview.)



URL Tab

You must begin IDX configuration by identifying the URL (web address) for at least one website. You can enter URLs for up to three websites.

IDX Management - Office

URL Search Criteria Location Map Data Configuration Options Templates

Enter the URL(s) from which the IDX search page will be requested.
(note: this step is REQUIRED for IDX search to work properly on your site)

Enter everything up to but not including the page name of the requesting page.
For example, if this were the requesting page:
http://www.johnsmith/page.htm
The URL should be entered as follows:
http://www.johnsmith.com

Enter up to three URL's below - enter at least one!

URL: *

URL:

URL:

Preview Save Cancel

Last modified: 12/22/2009 10:26:12 AM

NOTE: If more than one person updates the IDX search template, the most recent modifications apply. At the URL tab, check the "Last Modified" timestamp for the latest update time.

To Configure Website URLs

1. At the URL tab, enter the first complete website address. (NOTE: Do not include the page name. For example, if the requesting page is 'http://www.xyzrealty/page.htm' enter only: 'http://www.xyzrealty.com/'.)
2. Optional: Use remaining URL fields to enter more URLs.
3. Click **Continue** to configure, preview, and test TREB's standard IDX search and report templates.
4. To make changes, **click another tab** to configure desired settings; OR... To keep the default settings, click **Save** . (See [Search Settings Saved](#) for further instructions.).

Customizing the IDX Template

The IDX Management program lets you configure your website visitors' search template. To configure settings, open the search management program from Info Centre and add or edit settings as needed.

Before previewing, save your changes. NOTE: So that you can test and make font and colour changes, you can preview without saving at the Template tab.

Each time you click "Save" the management program displays the [Search Settings Saved](#) page. Click "Continue" to return to the IDX Management program.

Several tabs offer options to customize both the search template and results forms:

Search Criteria Tab: Optionally, limit consumer searches to particular property classes and geographic areas.

Location Map Tab: Optionally, set a default location and zoom level for the consumer search template

Data Configuration Tab: Optionally, for each property class in turn: Restrict listings that will return search results for the consumer search, and select fields to display on the consumer search template.

Options Tab: Assign email settings so that clients can contact you.

Templates Tab: Assign font and colour attributes.

Search Settings Saved Page

The "Search Settings Saved" page opens whenever you save your work in the IDX Management program.

- **If you are not finished** making template changes, click "Continue" to return to IDX Management.
- **If you are finished** making template changes, refer to the information below.

Inserting Your Template at a Website Page

The "Search Settings Saved" page provides your IDX key(s) as well as the code your web developer must use to integrate the IDX search on a page in your website.

If you want to insert the template directly, use code from the top of the Search Settings Saved page. If you want to insert your template into an iFrame , use code from the bottom of the page.

The screenshot shows a web browser window titled "IDX Management" with a "Help" button in the top right corner. The main heading is "Search settings saved!". Below this, it says "Your IDX key is:" followed by a text box containing the key: "08cf412828d3d0d4cc233bf5c06a38f8". Underneath, it states "This key is good for all URLs in these directories:" followed by a text box containing "http://clairekarlin.org/". Below that is another empty text box. The next section says "Here is an example web page demonstrating how to include a search on your webpage:" followed by a code editor showing the following HTML code:

```
<!DOCTYPE html PUBLIC "-//W3C//DTD XHTML 1.0 Strict//EN"
"http://www.w3.org/TR/xhtml1/DTD/xhtml1-strict.dtd">
<html xmlns="http://www.w3.org/1999/xhtml">
<head>
<meta http-equiv="content-type" content="text/html; charset=utf-8"/>

<title>TREB Search Example</title>
<script src="http://dev.virtualearth.net/mapcontrol/mapcontrol.ashx?v=6.1"
type="text/javascript"></script>
<script src="http://3pv.mlsstratus.com/api/aap.js"
type="text/javascript"></script>
<script type="text/javascript">
//

function load() {
    var search = new com.mlsstratus.Search(document.getElementById('Search'
//]]&gt;
&lt;/script&gt;
&lt;/head&gt;
&lt;body onload="load()" &gt;
&lt;div id="Search"&gt;&lt;/div&gt;

&lt;/body&gt;
&lt;/html&gt;</pre><p>At the bottom of the page, there is a note: "* If you have a web developer who will be installing idx, click <a href="#">here</a> to print these instructions". Below the note are two buttons: "Finish" and "Continue".</p></div><div data-bbox="489 921 506 938" data-label="Page-Footer"><p>7</p></div>
```

To Finish Configuration and Provide Instructions to Your Web Developer

1. To print your IDX key and sample code, click the link **here** at the bottom of the page.
2. To email the key and sample code, select the checkbox at **Email instruction to your web developer**.
3. At the **Sent To Email** text box, enter your web developer's email address, then click **Email**.
4. If you are finished with configuration, click **Finish**. To continue with configuration, click **Continue**.

Search Criteria Tab

At the Search Criteria tab, you can optionally limit client searches on your site to particular classes and locations. To allow visitors to search and display listings in *all* classes and locations, make no changes at this tab.

Class

Client searches on your site are limited to the property classes you select here. By default, all classes are selected. If you de-select one or more classes, your clients will not be able to search them on your site (although they may be able to on another salesperson, office, or firm site).

Geographic Area


If you want to limit the geographic area for searches on your site, select an Area, one or more Municipalities, and optionally one or more Communities if available. If you don't specify a geographic area, the system allows searches in all locations. NOTE: The system combines Communities for up to two Municipalities.

This step is optional. By default, all listings in the database are available for consumer searches.

- Choose one Area.
- Choose one or more Municipalities. To select multiple, press and hold down the CTRL key, then click on each desired option (CTRL+Click).
- If you have chosen no more than two Municipalities, the Community list fills. You may optionally choose one or more Communities
- To de-select all, click the blank space at the top of the list.
- To de-select one of multiple selections, CTRL+Click the option you don't want.

Location Map Tab

At the Location Map tab, you can use the interactive map to choose the centre point and zoom level that consumers will see when they enter the IDX search at your website. Configuration and use of the default location is similar to Map Search.

- To choose a centre-point  and zoom level, type an address and Municipality, then click Find.
- Zoom as desired.
- To keep this as the template's default location, click "Save".

NOTE: The Save button functions as it does at every tab: it saves all current configuration settings including a default location (centre point) if you have set one. When the "Search Settings Saved" page displays, click "Continue" to return to the IDX Management program.

- To return to the default location after moving the map, click "Go to Default Location".
- To zoom in further at the centre point, double click the pushpin.

Data Configuration Tab

At the Data Configuration tab you can configure fields for each Class in turn. To define and apply the settings, choose a Class tab, then click a sub-tab for one of the following actions:

[Tab 1: Restrict Search Results](#): Optionally define criteria that further limits the listings - of the selected class - that are available for client searches.

[Tab 2: Search Template Fields](#): Optionally add or remove search template fields for the selected class.

Data Configuration by Class - Restrict Search Results

At the Data Configuration tab, you can limit properties to the ones in your market niche by entering search criteria for appropriate classes.

If you add no criteria at this page, consumer searches will be limited only by the selections you made at the [Search Criteria tab](#).

To customize the search template for each class, click the Data Configuration tab.

To customize the template for a particular class, click the appropriate Class tab.

To further limit the listings available to clients on your site, click the "Restrict Search Results" tab. Then choose (at "Select an item") one or more fields from the drop-down list and enter the attribute you want.

Selecting Restrictive Criteria

As desired, select fields from the "Select an item" drop-down list. Each item for which you set attributes will further restrict the listings available to visitors at search results.

To Enter Restrictive Search Criteria

1. Select the Class tab for which you want to restrict searching.
2. Select the **Restrict Search Results tab**
3. At **Select an item**, select a field from the dropdown list.
4. Enter (or select) attributes as required.
5. Repeat steps 3-4 until the search criteria is completely defined for the current class.
6. Repeat steps 1-5 at each Class for which you want to restrict searching.
7. To choose fields for the search template, click the [Search Template: Fields tab](#).
8. To save your work, click **Save**.

Data Configuration by Class - Search Template Fields

At the Data Configuration "Search Template Fields" tab, you can choose and arrange the order of fields, set field size and "Min" and "Max" prompts, and add horizontal lines and text messages between groups of fields.

If you do not customize the fields for each class' search template, the system uses a default set of fields.

Available Fields: List of fields not yet selected for the search template. Also displays options for horizontal line and text message; these items can be used as many times as needed.

Current Selection: List of fields you have chosen to include in the template. Also displays added lines and text message markers. All elements display in the order they will appear in the search template. To move a field up or down so it will display in the order you want, select the field and click "Move Up" or "Move Down" as many times as needed. To add a field, select it under "Available Fields" and click "Add=>". To remove a field, select it under "Current Selection" and click "<=Remove".

Customize: Options for customizing the selected field label, size, prompts (such as "Min" and "Max"), feature choices, and in some cases the number of times to repeat the field on the template (for "OR" searches). To customize an instructional text message, enter text at the text box. Text in your message may be formatted in bold (B), italic (I), or underlined (U), using the small formatting icons below the message box.

Add =>	Adds the field or marker to Current Selections list.
<= Remove	Removes the field or marker from Current Selections list.
Move Up	Moves selected field or marker up one row. (Repeat as needed.)
Move Down	Moves selected field or marker down one row. (Repeat as needed.)
Save	Saves the configured fields.
Preview	Displays the template with the fields defined at the Current Selection list.

Customizing Fields

As you add fields to the template, customization options appear at "Customize". Here you can enter a field label and, depending on the type of field, specify entry field size, prompt labels, number of "OR" options, and so forth. For a more in-depth discussion of field types that are used in TMLS searches, see [Entering Search Criteria](#).

Label	Field label that appears on the search template
Size of Entry Field	Size for text entry box (# of characters)
Prompts	Field labels for min/max fields. You can change both labels, or leave the first one blank & enter "thru", to appear between boxes.
# List Entries Visible	# rows visible in scrollable, multi-select list box (determines height of box)

Text Messages

The Available Fields list includes a text message option:

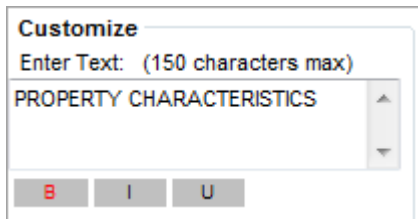
-- Text Message --

Text messages are useful, with or without horizontal lines, to label or provide instructions for a group of fields. Save and preview the template as you add fields and text messages, in order to achieve a pleasing arrangement. Move the -- Text Message -- marker up or down in the Current Selection list, or remove it as needed.

Customizing Text Messages

With the "-- Text Message --" option highlighted in the Currently Selected list, look under "Customize". Here you can enter text, and change its font attributes (bold, italic, and underline) with formatting icons along the bottom. Attributes affect the entire message, not just selected portions of it.

Unselected formatting icons are **black**. When you click to select a formatting icon it turns **red**, and it remains red until you de-select it.



B	Bold
I	Italic
U	Underline

Horizontal Lines

The Available Fields list includes a horizontal line option:

-- Horizontal Line --

Lines are useful, with or without text messages, for separating groups of fields. Preview the template as you add fields and horizontal lines, in order to achieve a pleasing arrangement. Move the -- Horizontal Line -- marker up or down in the Current Selection list, or remove it as needed.

Options Tab

At the Options tab you may choose an email address for the email links that display on the consumer search template's "Contacts" tab and Details.

When configuring a template for a personal website, you may choose your TREB membership email address or enter a different one.

When configuring an office or firm template, you may optionally enter a custom email address.

Note: If you don't provide an email address, the Contact tab and Details report will simply display the office/firm address and phone# (if they are provided). If no email address is included, visitors to the website will not be able to reach you by email.

Templates Tab

At the "Templates" tab you can customize the appearance of font and colours for your IDX search template and Results list.

- At this page only, you can view template changes in Preview before you save your settings. This allows you to experiment with quick changes in font and colours.
- To reset attributes to your last-saved settings, click "Reset Values".

Text and Colour Settings

Global Font: Choose the font family and size for the template labels and text.

Form Options: To set colours for the search template's headers and labels, enter a hex colour code if you know the one you want, or choose a colour from the colour wheel. The new colour and hex code displays in the text box.

- *Global Settings Background Colour:* Changes the background colour of the entire template. It can be set to match the background of the web site to look like one continuous page.
- *Active Tab Background & Text Colour:* Changes the background and text colour of active tabs (Search/Results; Map/Details/Contact).
- *Inactive Tab Background & Text Colour:* Changes the background and text colour of inactive tabs (Search/Results; Map/Details/Contact).
- *Label Text Colour:* Changes the text colour of field labels (example: Location, Bedrooms, etc.).
- *Link Text Colour:* Changes the colour of link text (example: >> More Options)
- *Notification Background & Text Colour:* Changes the colour of the background and text colour of the system's instructional text above your template.

The screenshot shows the 'Form Options' section of the Templates Tab settings. It includes a 'Global Font' section with 'Arial, sans-serif', 'normal', and '10pt' selected. Below is the 'Form Options' section with a table of settings:

	Background Colour	Text Colour
Global Settings	#000000	
Header		#6FB6CB
Label		#375F8E
Link		#375F8E
Results Options		Text Color
List Header	#98F74	#ffff
List Row (even)	#F2F2EC	#000000
List Row (odd)	#ffff	#000000
List Row (hover)	#ebf4ff	#000000

Three numbered callouts are present:

- 1** To open the colour wheel click the down arrow. The current hex code and colour shows in the text box - in this case Black (#000000)
- 2** To choose a new base colour, click the colour wheel. The new colour is marked, and a corresponding gradient chart shows inside the wheel.
- 3** To choose a colour gradient, click inside the gradient chart. The new colour, and its hex code, shows inside the text box.

Results Options: To set the Results List background and text colours, enter or choose (as above) a colour for the list's header, even and odd rows, and hover row.

- *Summary Header Background & Text colours:* Changes the background colour and text colours of the Summary heading.

Report Options: To set colours for the Listing Report's background and text colours, enter or choose (as above) a colour for background and text.

- *Report Background & Text colours:* Changes the background and text colours for the whole report. (Example: background colour may be pale blue, while text is black.)

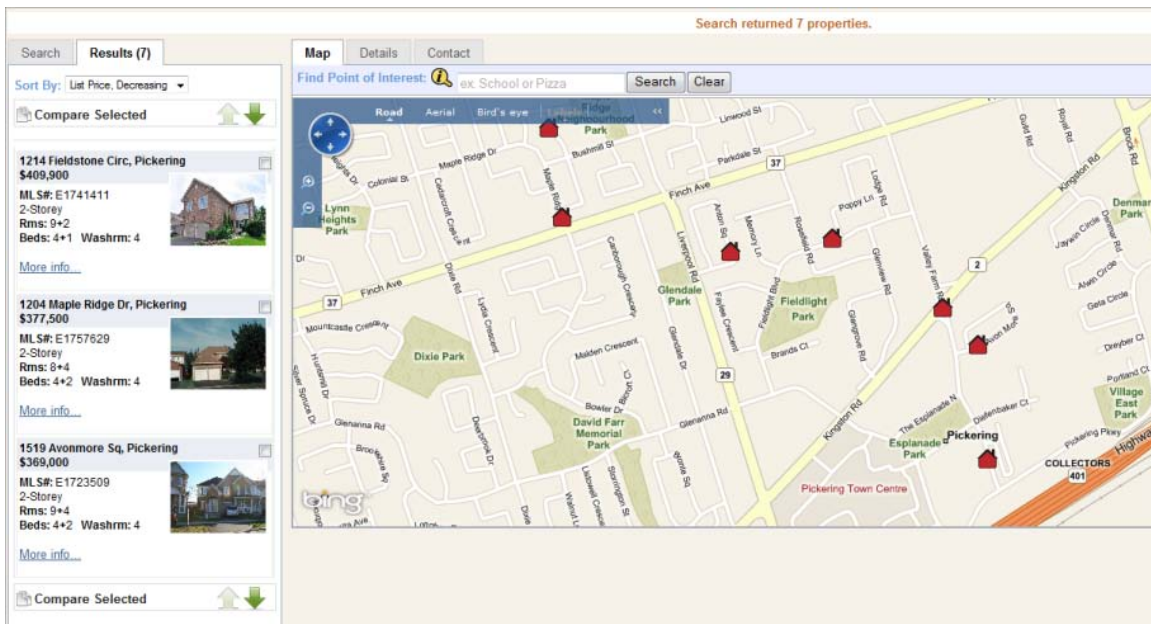
To Set Text and Colours for The Search Template, Results List, and Report

1. Click the **Templates** tab.
2. At each attribute you want to change, enter a value or choose from the colour wheel (see image above).
3. Click **Preview** to view changes; make updates as needed.
4. To save your work, click **Save**; or choose another tab to continue.

Previewing the IDX Search

Preview allows you to use and view your IDX search just as your clients will. Throughout configuration, Preview is available at any IDX Management tab. Unsaved changes - with the exception of those made at the template tab - do not display in Preview.

The IDX search displays the search criteria and results tabs in the left panel, and a Bing map in the right panel. NOTE: The appearance of your IDX search template depends on your configuration. The examples that follow may not look exactly like yours.



Search Criteria, Search Results, and the Interactive Map

The IDX search is similar to a TorontoMLS map search. Clients can move and zoom the map to a desired location, then fine-tune results by adding search criteria. Alternatively, they may start the search by adding search criteria, then narrow results by fine-tuning the map to a precise location. Click "Clear" between searches to remove unintended search criteria.

Search Tab

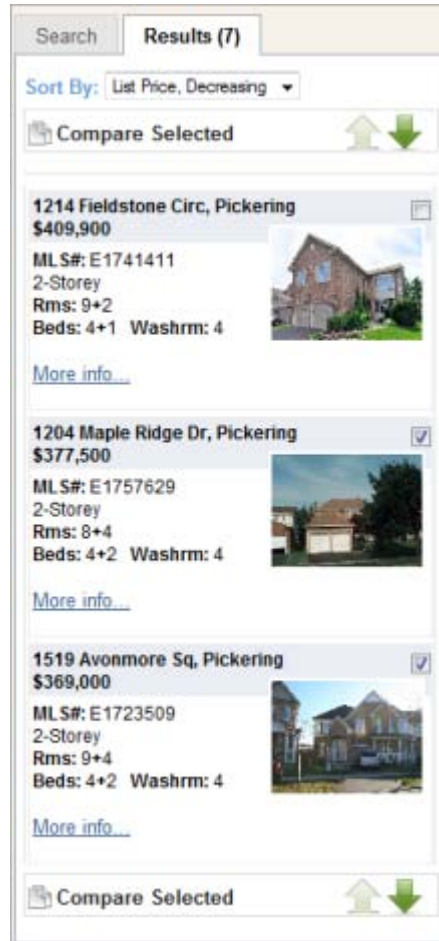
At the Search tab, enter a location, select a class, and choose additional criteria as desired. To initiate the search, click Search. NOTE: The search fields that display depend both on the class selected by the client and the fields you have configured for the class. To clear search criteria, click Clear.

The image shows a search filter interface with two tabs: "Search" and "Results (7)". The "Search" tab is active. The interface includes the following fields and options:

- Location:** A text input field containing "Pickering".
- Class:** Two radio button options: "Freehold" (selected) and "Condo & Other".
- List Price:** A range selector with "min" and "to" labels. The "min" input field contains "500000".
- Type:** A dropdown menu with the following options: "Att/Row/Twnhouse", "Business", and "Cottage".
- Bedrooms:** A range selector with "3" in the input field and "to max" as the upper bound.
- Washrooms:** A range selector with "2" in the input field and "to max" as the upper bound.
- Buttons:** "Clear" and "Search" buttons at the bottom.

Results Tab

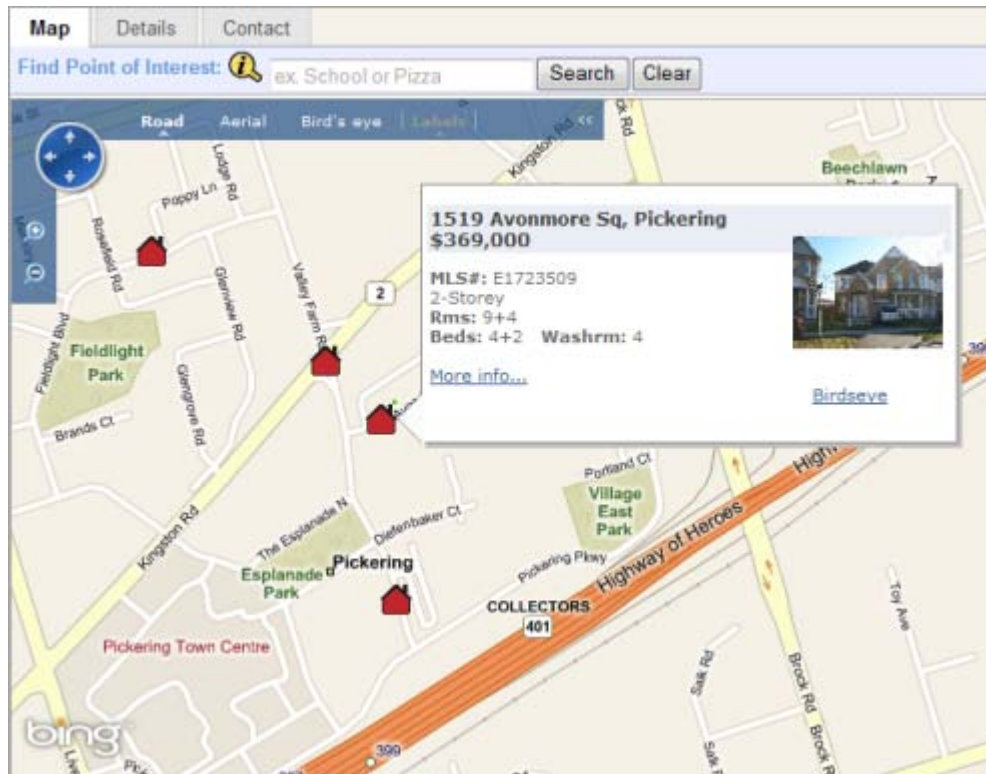
The Results tab shows basic information about properties returned by the search. If too many properties are returned, no results display, and instructions appear above the map to narrow the search criteria or zoom in on the map. Likewise, if too few properties are returned by the search, no results display and the client may need to zoom out on the map or change search criteria so that it is less restrictive.



- To sort results by list price in either increasing or decreasing order, select the desired option at the "Sort By" drop-down list.
- To scroll through all pages of results, where listings display three at a time, click the large green up- and down-arrows.
- To view a comparison report of two or three properties, select properties, then click "Compare Selected".
- To view a listing detail report, click "More info..." at any property.

Map Tab

In Road view, use the mouse or top-left-corner navigation tools to position and zoom in or out on the map as needed. A marker displays for each property located, and each displays on the Results tab.



- To move the map, hold the left mouse button and move the mouse in the desired direction.
- To zoom in, roll the mouse wheel away from you.
- To zoom out, roll the mouse wheel toward you.
- To view a popup with basic listing information, mouse over a marker. (If markers are clustered, the popup displays the properties sorted by list price.)
- To view a listing detail report, click "More info..." at the popup.
- To change views, choose Road, Aerial, or Birds Eye at the top of the map. (NOTE: Aerial and Birds Eye views cannot be used for searches.)
- To see points of interest on your map, type an item like parks, hospitals, schools and so forth at the "Find Points of Interest" text box; then click Search.

Details Tab

The Details tab has two sub tabs: Report and Photos.

- The Report tab displays listing detail reports for each matching listing. If you clicked "More Info..." at a particular listing, that listing's report displays first. Use First, Previous, Next, and Last links at the top of the page to move through all the detail reports.
- You may select either metres or feet to display room dimensions.
- The Photos tab displays all photos associated with the current listing.
- To email the listing salesperson or office, click the "E-mail Realtor" link.
- To map the listing in Birds Eye view, click "Map Property".

- To view a property's virtual tour, if available, click "Virtual Tour".
- To print a detail report, click "Printer Friendly" then CTRL+P to print the page.

Contact Tab

The Contact tab provides phone and e-mail contact information for clients interested in a listing or who want to arrange a visit to similar properties.