CONSTELLATION1
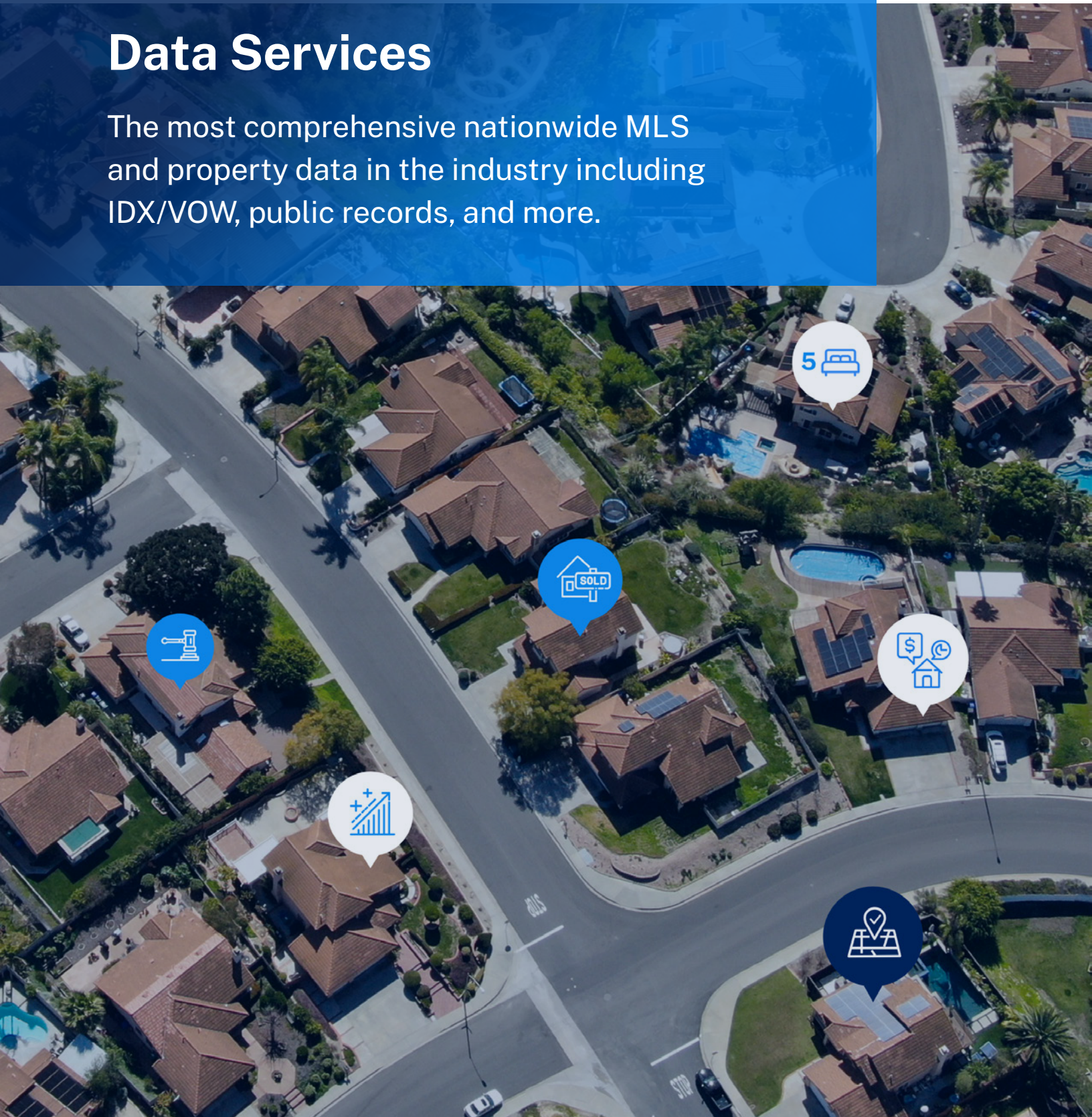
Data Services

The most comprehensive nationwide MLS and property data in the industry including IDX/VOW, public records, and more.

MLS Data Solutions

Constellation1 is your single source for real estate data services, including:

- Three-way MLS contracts
- MLS rule compliance
- Display rules dashboard
- Document management

Is your team:

- Directly managing multiple MLS feeds and APIs?
- Limited in how they can display data feeds to meet the company's vision?

Solution:

- 1 API from C Data
- Flexibility to display the data however desired
- Constellation1 Data Services team manages everything for you

Listing Data Experts for:

MLS CONTRACT MANAGEMENT

- Three-way MLS contracts
- MLS rule compliance
- Display rules dashboard
- Document management

MLS DATA SETS

- Residential
- Income/Multi-Family
- Land
- Rentals
- Commercial
- Active and Sold
- Agent Roster
- Office Roster
- Open Houses
- Virtual Tours

Data Services Facts

20+
years of experience

500+
MLS integrations

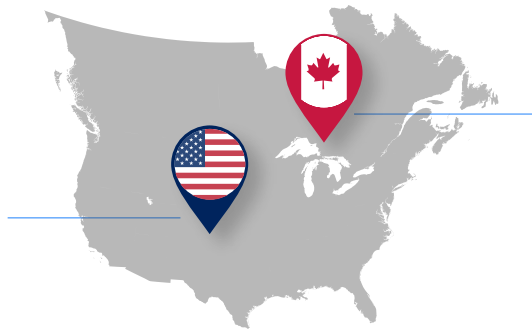**25M+**
real estate listings

Nationwide Coverage

MLS coverage in all
50 states

Covering more than
95%
of all listings
in the US

MLS coverage in
6 Canadian provinces

Covering approx.
75%
of all listings
in Canada

Millions
of daily record changes

High-frequency
refreshes

99.9%
uptime

MLS
contract management

28
dedicated staff members

Complete MLS relationship
and compliance management

Proven track record: provider of enterprise-level
and large-scale IDX data services

Off-market data

Sold listings

Active listings

Neighborhood &
school information

Market trends
& recent sales

Public Record Data

Customized and comprehensive real estate data sets.

Get access to the most comprehensive real estate data available, including property, neighborhood, mortgage data, proprietary analytics and more.

We work with you to create a customized data set providing the exact data you need, how your business needs it.

ABSENTEE HOMEOWNERS

Between 2010 and 2020, roughly 15% of all residential real estate involved a non-primary home, whether due to circumstance or real estate investment. Our database includes over two million owners of non-primary residences with key details about their properties.

BUILDING PERMITS

Historic data dating back to the 1970s providing permit-level insights into property condition from over 200 million building permits issued by more than 2,000 building departments. Includes detailed data on renovations, solar installations, new construction, roof age, maintenance history, and more. There is no better way to get more detailed information about a property's condition.

CONSUMER PROFILES

Over 300 million individual consumer profiles covering age, marital status, number of children in the household, as well as purchasing habits, interests, and financial status.

CONTACT DETAILS

Validated emails and phone numbers for approximately 70% of all residential homeowners in the US.

DEMOGRAPHICS

Over 300 features across nine standard geographical levels representing everything from income, and occupation to commute, weather, and crime.

ENVIRONMENTAL RISK DATA

Extensive data, paired with related scoring measures the risk of natural disasters across the US, from earthquakes and hurricanes to tornadoes and wildfires.

ESTIMATED LOAN BALANCE

Estimated current remaining loan balances, including up to four loan positions, paired with an estimated property value to provide clarity into combined loan-to-value and remaining equity.

ESTIMATED PROPERTY VALUE

Industry leading off-market valuations for all property profiles based on proprietary automated valuation models.

ESTIMATED RENT

Many of our investment analytics are driven by a need to understand potential monthly rental income for a given property. We have modeled rental estimates for all the properties we cover, updated monthly based on changes in supply, demand, rental listing activity, and attributes of the local area.

FORECLOSURES

We have been tracking mortgage defaults, pre-foreclosures, short sales, and REOs since 2008 and have built a database of millions of events centered around mortgage default.

HOA/COA DATA

Roughly 40 million properties are part of a homeowner's and/or condominium owner's association. Our HOA/COA database lists the names, contact information, and dues for up to four different entities per property.

LIENS

National database of HOA/COA liens, state and federal property tax liens, mechanic's liens, probate, divorce, bankruptcy, and more. Essential for assessing the unknown financial risk of a potential property purchase.

LISTING EVENTS

Aggregated listing events covering the life of a listing from listed to sold with daily status changes.

PARCEL BOUNDARY DATA

Parcel boundaries and parcel centroids linked to our property profiles available in polygons/shape files for all 110 million residential properties.

PRE-MOVER SCORES

First-in-class predictions of when a home will list or sell using patented machine learning algorithms. Between November 2018 and November 2019, we gave higher predictive scores to 82% of all listing or sales events across the US.

PROPERTY HISTORY

(LISTINGS, TRANSFERS, LOANS)

We feature a compilation of listing data from the past 10 years covering approximately 80% of all listings in the US and public record transfers, based on deeds sourced from over 2,000 county recorder offices, going back up to 30 years in some locations; along with related mortgage data.

PROPERTY PROFILES

Over 100 million residential properties covering 90% of the US market.*

*We also provide estimated property attributes with 100% coverage of beds, baths, building area, lot size, and year-built values. This is great for cosmetics and analytics.

UNIVERSAL ADDRESSES

Property address file containing approximately 310 million mailable addresses with geocodes. This data is linked to our property profiles for enhanced insights into these addresses. Covers all address types.

SCHOOL PROFILES & SCORES

Over 60,000 schools in 12,000 school districts in the US with proprietary, nationally weighted school scores to determine the impact a school's performance has on neighboring real estate.

VACANT PROPERTIES

This data includes properties identified as unoccupied by an owner or renter as well as parcels with improvements and vacant land.

BOUTIQUE ANALYTICS

Repeat Sales
(Neighborhood House Price Index)

Ownership Risk (Home Score)

Investment Risk (Investor Score)

Cost of Ownership (COI)

Market Strength (MSI)

Lifestyle (LRI)

Desirability (SDI)

Market Life (DMI)

Agent Performance (LPM)

Path of Growth (GTI)

Community (CGR)

Market Retarget Data (MRD)

Feature Adjacency Data (FAD)

Nationwide MLS Data Coverage

See the interactive map

CONSTELLATION1

Why Constellation1 for your data services?

- 20+ years of experience providing MLS data services
- 28 dedicated staff members serving your Data Services needs
- Expert knowledge in normalizing, cleansing and de-duplicating MLS data and public records
- Proficiency in managing MLS relationships and handling all compliance requirements
- Proven track record as a provider of enterprise level and large-scale IDX data services
- One of the largest MLS data footprints in the industry, with over 500 MLSs in North America

Let's talk

CONSTELLATION❶

Your Source for
Real Estate Technology.

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