

Trends Intel Data Dictionary

Data Fields	Type	Description
date	date	KEY: Date of analysis. Set to Friday of the week
state	ENUM	KEY: Two letter State abbreviation
category	text	KEY: National, State, Metro and County (regional level files only)
name	text	KEY: Name of State, Metro and county (regional level files only)
res_type	ENUM	KEY: single_family (100), multi_family (condo/townhome) (200) and Co-op (300)
window_size	ENUM	KEY: FIRST, SECOND, THIRD, FOURTH, ALL: Price range segments in each market.
quartile	ENUM	KEY: SEVEN_DAY, NINETY_DAY ; current weekly sample or 90-day rolling average for all stats in the market segment
estimated_sales	double precision	Calculation based on Absorbed homes (those removed from the market) and adjusted for the local relisting rate.
market_action_index	double precision	Market Action Index. Answer "How's the Market?" by comparing the rate of sales versus inventory. Range 0-100.
months_of_inventory	double precision	Calculation based on current absorption rate for the week
listings_absorbed_count	double precision	Number of properties that have come off the market, due to sales or other reasons, in the previous week
listings_absorbed_price_median	double precision	Median price of the absorbed cohort in the market segment this week
listings_age_mean	double precision	Average age of homes in the market segment in years
listings_baths_mean	double precision	Average number of bathrooms for homes in the market segment
listings_beds_mean	double precision	Average number of bedrooms for homes in the market segment
listings_count	double precision	Total active inventory in the market segment. We focus on the 100% active inventory from week to week while paying attention to supply and demand. The 'active inventory' does not include pending, contingent, newly built or manufactured homes
listings_days_on_market_mean	double precision	Average days on market for homes in the market segment
listings_days_on_market_median	double precision	Median days on market for homes in the market segment
listings_lot_size_mean	double	Average size of the lot for homes in the market segment

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	precision	
listings_magnitude_price_decreased_median	double precision	Median change (decrease) in price of those listings which have experienced price reduction
listings_magnitude_price_increased_median	double precision	Median change (increase) in price of those listings which have experienced price increase
listings_new_count	double precision	Count of new listings cohort in the market segment this week
listings_new_price_median	double precision	Median price of the newly listed cohort in the market segment this week
listings_price_decreased_percent	double precision	Percent of homes in the market segment which have taken a price reduction in the last week or in the last 90 days
listings_price_increased_percent	double precision	Percent of homes in the market segment which have increased asking price in the last week or in last 90 days (flips)
listings_price_max	double precision	Price of most expensive home in the market segment
listings_price_median	double precision	Median price of homes in the market segment
listings_price_min	double precision	Lowest priced home in the market segment
listings_price_per_sqft_median	double precision	Median price per square foot for homes in the market segment
listings_relisted_percent	double precision	Percentage of properties which return to the market within a 90-day interval, each assigned a new MLS ID, irrespective of price changes
listings_sqft_mean	double precision	Average size of the home in the market segment
pendings_age_mean	double precision	Average age of pending homes in the market segment in years
pendings_baths_mean	double precision	Average number of bathrooms for pending homes in the market segment.
pendings_beds_mean	double precision	Average number of bedrooms for pending homes in the market segment
pendings_count	double precision	Total count of homes pending-contract (pendings) in the market segment
pendings_days_in_contract_mean	double precision	Average days in contract for homes in pending-contract (pendings) in the market segment
pendings_days_on_market_mean	double precision	Average days the pending properties were active (listed in the market before they get offer and go into contract)
pendings_days_on_market	double	Median days the the pending properties were active (listed in the

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et_median	precision	market before they get offer and go into contract)
pendings_immediate_count	double precision	Listings that immediately goes into contract
pendings_lot_size_mean	double precision	Average size of the lot for pending homes in the market segment
pendings_new_count	double precision	Count of homes newly in the pending-contract stage in the market segment this week
pendings_new_price_median	double precision	Median price of homes that are newly in the pending-contract stage this week in the market segment
pendings_new_days_on_market_mean	double precision	Average days the new pending properties were active (listed in the market before they get offer and go into contract)
pendings_new_days_on_market_median	double precision	Median days the the new pending properties were active (listed in the market before they get offer and go into contract)
pendings_price_max	double precision	Highest priced property in contract-pending status in the market segment this week
pendings_price_median	double precision	Median price of all properties in contract-pending status in the market segment this week
pendings_price_min	double precision	Lowest priced property in contract-pending status in the market segment this week
pendings_price_per_sqft_median	double precision	Median price per square foot of pending homes in the market segment
pendings_sqft_mean	double precision	Average price per square foot for pending homes in the market segment
pendings_contract_failure_percent	double precision	% of pendings that failed and now they are now back active irrespective of change in mls id
rentals_count	double precision	Total active inventory of rental units in the market segment
rentals_price_median	double precision	Median asking rental price of properties for rent in the market segment