

Pitney Bowes[®] Context[™] Real Estate Sales Product Guide

Release Date: 2019



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1 – Overview

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Introduction

Pitney Bowes Context is a comprehensive suite of measured and modeled analytics within specific geographic boundaries, offering a unique view of the makeup, quality, and influence of an area.

Context Real Estate Sales data is derived from public records and provides quarterly analytics of sales trend movement, average sale price, mortgage metrics, and other sales analytics.

Product Availability

Context Real Estate Sales data is available with the following Pitney Bowes polygon products:

- Carrier Route Boundaries
- Census Places (IPs/MCDs)
- Minor Civil Divisions (MCDs)
- Neighborhood Boundaries
- +Residential Boundaries
- School Attendance Zones
- School District Boundaries
- ZIP Code Boundaries

Context Real Estate Sales data and geographies are linked by IDs. A universal Context ID links to a polygon ID. The following table illustrates how these IDs map to each other:

Context ID	Polygon ID	Polygon Product File
MID	ZIPCRID	Carrier Route Boundaries
MID	PLCIDFP	Census Places
MID	COSBIDFP	Minor Civil Divisions
MID or OBJ_ID	NID or OBJ_ID	Neighborhood Boundaries
MID or OBJ_ID	NID or OBJ_ID	+Residential Boundaries
MID	MX_ID	School Attendance Zones
MID	MX_ID	School District Boundaries
MID	ZIP	ZIP Code Boundaries

Non-Disclosure States

Residential property sales data is publicly accessible information in most states. Some states (or counties within states) consider property sale information to be confidential. For these non-disclosure states, sales price information is not listed in this product. However, residential sales transactions from these states are incorporated into overall residential sales trends within the product. The following are non-disclosure states:

- Alaska
- Idaho
- Indiana
- Kansas
- Louisiana
- Maine
- Mississippi

- Missouri
- Montana
- New Mexico
- Texas
- Utah
- Wyoming

2 – Context Real Estate Sales

In this section

File Format

Tile

Context Real Estate Sales Record Layout

File Format

Context Real Estate Sales is delivered as a comma-separated values (.csv) file. **Note:** If the CSV file is opened in Excel™, any leading zeroes in fields will be lost.

Tile

United States

Context Real Estate Sales Record Layout

Seq.	Field	Type (Length)	Description
01	MID	CHAR (*)	Boundary ID (will vary with polygon product).
02	SFR_SALES	INTEGER	Total single family residence (SFR) sales last quarter.
03	SFR_VOL	INTEGER	Total dollar amount of SFR sales last quarter.
04	SFR_AVG	INTEGER	Average SFR sale price.
05	SFR_MED	INTEGER	Median SFR sale price.
06	SFR_MRT_AV	INTEGER	Average SFR first mortgage.
07	SFR_MRT_MD	INTEGER	Median SFR first mortgage.
08	SFR_LTV_AV	FLOAT	Average SFR loan-to-value ratio (LTV).
09	SFR_LTV_MD	FLOAT	Median SFR LTV.
10	CND_SALES	INTEGER	Total condominium sales last quarter.
11	CND_VOL	INTEGER	Total dollar amount of condominium sales last quarter.
12	CND_AVG	INTEGER	Average condominium sale price.
13	CND_MED	INTEGER	Median condominium sale price.
14	CND_MRT_AV	INTEGER	Average condominium first mortgage.
15	CND_MRT_MD	INTEGER	Median condominium first mortgage.
16	CND_LTV_AV	FLOAT	Average condominium LTV.
17	CND_LTV_MD	FLOAT	Median condominium LTV.
18	RES_TREND	CHAR (1)	Overall trend for residential sales: D – Down F – Flat U – Up
19	AVG_TREND	CHAR (1)	Overall trend for average residential sale price: D – Down F – Flat U – Up
20	TURNOVER	FLOAT	Percent of turnover for SFRs in last quarter.
21	VELOCITY	INTEGER	Trend of total residential sales between the last two quarters.

Seq.	Field	Type (Length)	Description
22	CXT_RELVER or CXTRELDATE	CHAR (7)	Context Real Estate Sales version.
23	RELVER or RELDATE	CHAR (6) or CHAR (8)	Boundary product version.

3 – Context Real Estate Sales Meta Data

In this section

File Format

Tile

Context Real Estate Sales Meta Data Record Layout

File Format

Context Real Estate Sales meta data is delivered as an Excel-compatible (.xls) file.

Tile

United States

Context Real Estate Sales Meta Data Record Layout

Seq.	Field	Type (Length)	Description
01	FIPS	CHAR (5)	County FIPS code.
02	ST	CHAR (2)	State abbreviation
03	County Name	CHAR (50)	County name
04	Deed	CHAR (3)	Deed information available for this county (YES/NO).
05	Mortgage	CHAR (3)	Mortgage information available for this county (YES/NO).
06	Non-Disclosure State	CHAR (3)	State is a non-disclosure state (YES/NO).
07	Latest Recording Date	CHAR (10)	Last recording date (MM/DD/YYYY), where available. Value will be YYYY if only year information is available. Field will be blank if no information is available.
08	CXT_RELVER or CXTRELDATE	CHAR (7)	Context Real Estate Sales version.

Feedback and Technical Support

Pitney Bowes welcomes your feedback to help us continue to improve this product. As a licensee of Pitney Bowes data, you are welcome to use the Pitney Bowes® Feedback Platform, which allows you to input updates, suggestions, and corrections. This input will be reviewed by our production teams and utilized as appropriate for product maintenance, with the results being communicated back to you.

Please register to use the Pitney Bowes Feedback Platform by visiting <http://feedback.maponics.com>.

To learn how Pitney Bowes Location Intelligence products and solutions can support your business, please visit <http://www.pitneybowes.com/us/location-intelligence.html>.

Technical Support

If you have any questions or concerns, you may contact our support team directly by calling **800 762 5158** or by emailing software.support@pb.com.

Notices

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