Table of Contents

Basic Description1

Location2

Housing3

Selling5

Tax6

**Basic Description**

Number of observations: 13,601

Unique Identifier: No Unique Identifier[[1]](#footnote-1)

|  |  |  |
| --- | --- | --- |
| **Year** | **Number of observations** | **ACS Estimate of Housing Units for AC (B25001)** |
| 2010 | 2633 | 105,490 |
| 2011 | 2385 | 106,720 |
| 2012 | 2816 | 107,734 |
| 2013 | 2986 | 109,689 |
| 2014 | 2781 |  |

Duplications: 1 duplicated entry (MRIS.ListingID AR7815551 and AR7825065)

* All variables the same besides Listing ID

**Location**

**\*\*\* Needs Cleaning**

**\*\*\* Cleaned**

“MRIS.ListingID”

* The number used in the MLS database
* XXXXXXXXX (Factor)
* None missing

“FullStreetAddress”

* Address property is located
* “Number, street name, suffix, direction, “unit#”
* Street direction (e.g. N) is not always listed
* 5 have no street number

“City”

* City the property is located
* Factor: “ARLINGTON, MC LEAN, MCLEAN, ROSSLYN”
* None missing

“State”

* State the property is located
* “VA”
* None missing

“PostalCode”

* Postal code the property is located
* XXXXX (factor)
* None missing

**Housing**

**\*\*\* Needs Cleaning**

**\*\*\* Cleaned**

“MRIS.ListingID”

* The number used in the MLS database
* XXXXXXXXX (Factor)
* None missing

“LotSizeArea”

* Size of lot (Unknown units)
* Numeric
* 51% missing
* Invalid entries: 87690000, 0 size area

“LotAreaAcre”

* Size of lot area in acres
* Numeric
* 51% missing
* Invalid entries: 0 size area

“RBI\_HomeType”

* RealEstate Business Intelligence (RBI) Code for Home type
* “Attached: Condo/Coop, Attached: TH, Detached: All”
* None missing

“Type”

* Type of housing unit: Detached properties are those that do not share a partial or complete wall with another property. Attached properties share a partial or complete wall with another property. Attached is further delineated to indicate whether it is a condo or coop building vs. a townhouse, row house or similar.
* Levels: "Attach/Row Hse”,"Detached”,"Duplex”,"Garden 1-4 Floors" ,"Hi-Rise 9+ Floors","Mid-Rise 5-8 Floors" "Multi-Family”,"Other","Patio Home”,"Penthouse”,"Quad”,"Semi-Detached","Townhouse"
* None missing

“Ownership”

* Ownership Type
* Levels: "Condo”,"Coop”,"Fee Simple”,"Ground Rent”,"Rental Apartment"
* None missing

“YearBuil”

* The year the property was built
* XXXX (factor)
* None missing

“Beds”

* Total number of bedrooms in unit
* Numeric
* Invalid entries
	+ 30 bed town house

“BathsTotal”

* Total number of bathrooms in unit
* Numeric
* None missing
* Invalid entries
	+ 22 baths

“BatjsFull”

* Total number of full bathrooms in unit
* Numeric
* None missing
* Invalid entries
	+ 21 baths

“BatjsHalf”

* Total number of half bathrooms in unit
* Numeric
* 1 missing

“Fireplaces”

* Total number of fireplaces in unit
* Numeric
* Invalid entries
	+ >9 Fireplaces

“TaxTotalLivingArea”

* Total area of livable area that is taxable
* Numeric
* 3% missing

“Basement”

* Is there a basement?
* “Y/N”
* None missing

“BasementType”

* Type of basement in unit
* String
* All those that have a basement have a BasementType

“Attic”

* Is there n attic?
* “Yes/No”
* None missing

“Amenities”

* Description of other amenities in housing unit
* String
* None missing

“Heating”

* Type of heating in unit
* String (486 unique)
	+ Will need to be changed to factor
* None missing

“HeatingFuel”

* Type of heating fuel used in unit
* String (51 unique)
	+ Will need to be changed to factor
* None missing

“Cooling”

* Type of cooling used in unit
* String (292 unique)
	+ Will need to be changed to factor
* None missing

“CoolingFuel”

* Type of cooling fuel used in unit
* String (18 unique)
	+ Will need to be changed to factor
* None missing

**Seling**

**\*\*\* Needs Cleaning**

**\*\*\* Cleaned**

“MRIS.ListingID”

* The number used in the MLS database
* XXXXXXXXX (Factor)
* None missing

“CloseDate”

* The date the listing was closed
* M/D/YY H:MM (Time)
* None missing

“OriginalListPrice”

* Price the listing was originally set at
* Numeric
* None missing

ListingPriorPrice

* Price the listing was set at prior to contract
* Numeric
* 71% missing

“ListPrice.at.Contract”

* Price the listing was set at for contract
* Numeric
* None missing

“ClosePrice”

* Price the listing was set at for closing
* Numeric
* None missing

“ListingTransactionType”

* Type of selling transaction for the listing
* Factor ("Foreclosure”, "Foreclosure,Other/Undisclosed" ,"Foreclosure,REO/Bank Owned", "Other/Undisclosed", "Potential Short Sale”, "REO/Bank Owned”, "Standard" )
* None missing

**Tax**

**\*\*\* Needs Cleaning**

**\*\*\* Cleaned**

“MRIS.ListingID”

* The number used in the MLS database
* XXXXXXXXX (Factor)
* None missing

“ListingTaxID[[2]](#footnote-2)

* The tax ID for the listing property
* XX-XXX-XXX (Factor)
* 2% TBD, None, Unknown, etc

“TaxMap”

* ID for the Tax map the property is located
* XXX-XX
* Missing coded as “”
	+ 3% missing
1. For WMLS data, the Unique Identifier is the Parcel.ID (Each property has their own so can check if there are duplicate entries. [↑](#footnote-ref-1)
2. From MRIS: The Listing Tax ID is auto-filled from the MRIS Tax record when the agent enters the listing, but the field is editable by the agent.  So if the agent chooses not to use a tax record or one is not available, then the agent can fill in a "placeholder" value or perhaps a new value for a tax record that isn't in the MRIS Tax database yet.

In Arlington, another likely case you'll need to look out for is Coops.  In the case of a Coop, there's only 1 Tax record for the entire building, so you could have duplicate Tax ID's for different units w/in the building. [↑](#footnote-ref-2)