FOUR FIELDS, FOUR QUESTIONS

PropertySubType, **StructureType**, **PropertyAttachedYN**, and **CommonInterest** offer a clearer description to the professional Realtor while maintaining consumer-friendly terminology. Together they can describe any residential listing precisely — a whole house, one side of a duplex, or a unit in a larger building — without overloading any single field.

PropertySubType *

WHAT IS BEING SOLD?

Describes the property interest actually offered in the listing — the thing the buyer walks away owning.

ROAM PICKLIST

Camp · Co-Ownership · Condominium · Farm · Manufactured On Land · Single Family Residence · Townhouse

★ Consumer's and Public sites depend on this field for search & display. e.g., a Consumer knows a "Condominium" tends to be a unit in a multifamily.

StructureType *

WHAT IS THE OVERALL STRUCTURE?

The building the property completely or partially encompasses. May be exactly what's sold (a house) — or larger than what's sold (one unit in a duplex). Select 1.

ROAM PICKLIST

Duplex · Flex · House · Mixed Use · Multi Family · Quadruplex · Triplex

Generally not used by public sites — context for pros & systems.

PropertyAttachedYN *

IS THE DWELLING ATTACHED?

A simple flag: does the dwelling share a wall with another — a unit in a duplex, triplex or multi-family? Automatically set by the system based on StructureType, but available on input for adjustment when the default doesn't fit.

ROAM PICKLIST

Yes · No

Auto-filled from StructureType · editable on input · fast attached/detached filter for search.

CommonInterest

HOW IS OWNERSHIP HELD?

Describes how ownership is held or divided — the whole bundle, or an individual unit plus a share of common areas.

ROAM PICKLIST

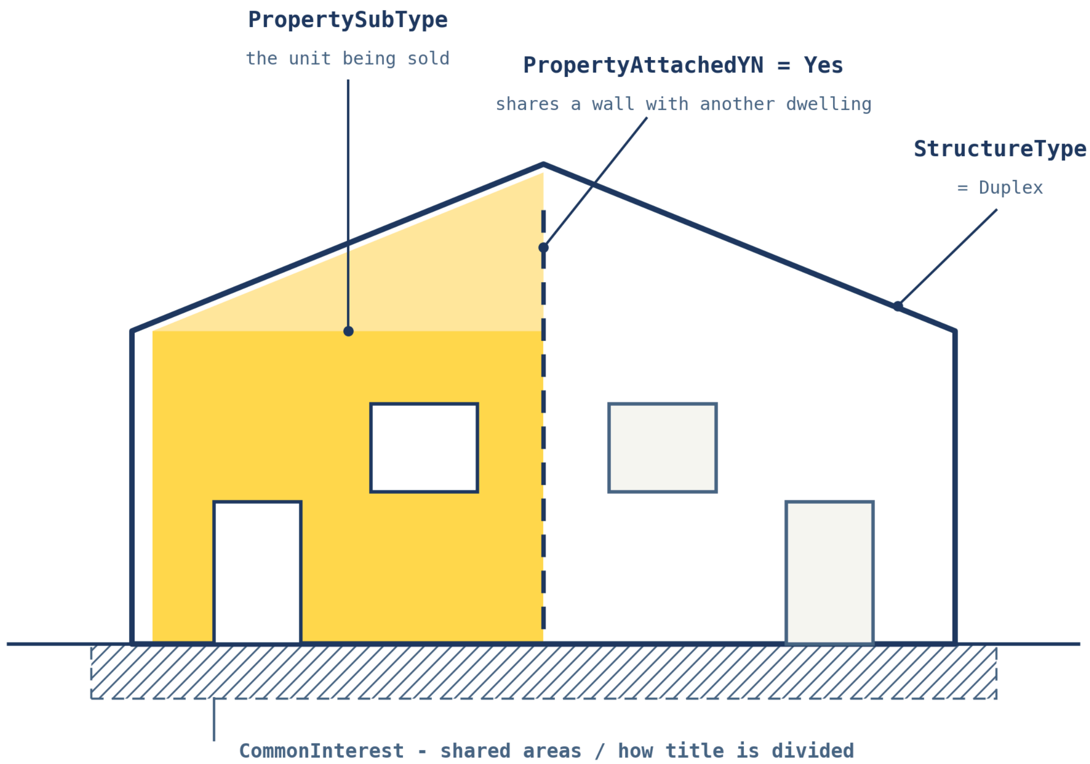
Condominium · None · Planned Development · Stock Cooperative

Legal / ownership context — informs disclosures, HOA, financing.

THE ONE-LINE VERSION

PropertySubType is the contents of the sale. StructureType is the container. PropertyAttachedYN is the quick flag. CommonInterest is the deed.

THE DUPLEX TEST — ONE BUILDING, ONE UNIT FOR SALE



RULE OF THUMB · When the structure is sold whole, PropertySubType and StructureType tend to agree and AttachedYN is usually No. When only part of the structure is sold, they diverge, AttachedYN flips to Yes — and CommonInterest usually explains why.

WORKED EXAMPLES — FIVE LISTINGS, FOUR FIELDS (ROAM PICKLIST VALUES)

SCENARIO	PropertySubType what's sold	StructureType the structure	AttachedYN shares a wall?	CommonInterest the ownership
Detached house on its own lot Structure = what's sold	Single Family Residence	House	No	None
One side of a duplex, aka SFR Attached, aka Half Duplex What's sold is part of the structure	Single Family Residence	Duplex	Yes	None
Attached townhome in a Planned Development A townhouse in a 4-unit structure on a Planned Development lot.	Townhouse	Quadruplex	Yes	Planned Development
Camp on a private lot A camp home on its own lot.	Camp	House	No	None
Unit in a larger residential building Small slice of a big structure	Condominium	Multi Family	Yes	Condominium

Source: RESO Data Dictionary (dd.reso.org) · ROAM Residential Listing Input Form