

CSV/TSV Import Field Guide

Sales Comparison Approach & Aivre Analytics



About This Guide

Aivre supports CSV/TSV import of property data to the Sales Comparison Approach grid and Aivre Analytics. The simplest approach is one combined MLS export covering both workflows.

Most MLS platforms allow you to export search results as a CSV/TSV, and many support custom export templates. This allows members to build a saved CSV/TSV export template that outputs exactly the fields listed here, in the right format, every time.

Every MLS is different. Contact your MLS provider or board if you need help setting up a custom export template.

Required

Must be present for Aivre Analytics import to succeed.

Recommended

Not required, but improves output significantly.

Optional

Used when available. Leave blank if not present.

Part I — Aivre Analytics

Aivre Analytics requires a minimum of 50 recent sales and/or listings within the subject's market area.

⚠ Map View Requires Latitude & Longitude

Without Latitude and Longitude in your CSV/TSV, properties cannot be displayed on a map and will appear in table view only. These coordinates are available in virtually every MLS export.

Required

Field Name	Status	What It Means
Address	Required	Full property address. Can be a single combined column (Street, City, State, Zip) or split across multiple columns.
Status	Required	MLS listing status (e.g., Active, Closed, Pending).
Close Price	Required	Recorded sale price at closing.
Close Date	Required	Date the transaction closed.
List Price	Required	Original asking price when the property was listed.
Listing Date	Required	Date the property was listed on the market.
Bathrooms Total (Decimal)	Required	Total bathroom count (decimal 2.5)
Living Area	Required	Finished above-grade square footage.
Year Built	Required	Year the structure was originally built.
Lot Size	Required	Lot area in square feet. Acre values are automatically converted to square feet.

Recommended

Field Name	Status	What It Means
Stories Total	Recommended	Number of above-grade stories (e.g., 1, 1.5, 2).
Garage Spaces	Recommended	Number of enclosed garage parking spaces.
Distressed (Y/N)	Recommended	Flags whether the sale was distressed (short sale, foreclosure, REO).
Distress Type	Recommended	Type of distress if DistressedYN is true (e.g., Short Sale, Foreclosure).
Days On Market	Recommended	Days the property was listed before going under contract.
Purchase Date	Recommended	Date the purchase contract was signed.
Rooms Total	Recommended	Total count of all habitable rooms.
Latitude	Recommended	GPS latitude coordinate.
Longitude	Recommended	GPS longitude coordinate.

Optional

Field Name	Status	What It Means
Architectural Style	Optional	Property design style (e.g., Ranch, Bungalow, Colonial).
Patio And Porch Features	Optional	Exterior living spaces present (e.g., Deck, Porch, Patio).
Fireplace (Y/N)	Optional	Whether a fireplace is present and its fuel type (e.g., Gas, Electric, Wood).
Bathrooms Total (Integer)	Optional	Total bathroom count as a whole number. Alternative to the decimal Bathrooms field — use one, not both.
Bedrooms Total	Optional	Total number of bedrooms.
Listing Id	Optional	MLS listing number or internal data source ID.
Pool Features	Optional	Whether a pool is present and its type (e.g., In-Ground, Above Ground).
Basement	Optional	Basement finish type (e.g., Full Finished, Partially Finished, None).
Price Per Square Feet	Optional	Pre-calculated price per square foot.
Solar Power (Y/N)	Optional	Whether the property has solar power.
Foundation Area	Optional	Foundation type or footprint description (e.g., Basement, Crawl Space, Slab).

Part 2 — Sales Comparison Approach

Once you have the 10 required fields and as many of the 20 possible recommended/optional fields added, **continue adding as many additional fields as your MLS export supports**.

The more fields you include, the more data Aivre can automate in the Sales Comparison Approach grid. **If your MLS has an option to export all available fields**, Aivre will use what it recognizes and ignore the rest. There is no downside to including extra columns.

CSV/TSV Templates

Download a pre-formatted CSV/TSV template to use for reference.

⚠ NOTE:

If you are able to export CSV/TSV files from your MLS, there is no need to fill in these templates, as the data will populate into a CSV/TSV when you export.

Template	Description	Download
Analytics Template	All 30 fields for the Aivre Analytics workflow.	Download CSV/TSV

Best Practices:

- **Dates:** Use MM/DD/YYYY format (e.g., 03/15/2025). Do not use YYYY-MM-DD or written month formats.
- **Numbers:** No commas, dollar signs, or percent symbols. Enter 325000, not \$325,000.
- **Yes/No:** Use Yes or No, TRUE/FALSE, or 1/0. Do not abbreviate (no Y or N).
- **Blank fields:** Leave optional cells empty if you have no data. Do not enter N/A or a dash.
- **Coordinates:** Latitude and Longitude must include at least 5 decimal places. Longitude is negative for US properties.
- **Area fields:** Lot size, site size, and building area fields accept acre values — Aivre automatically converts to square feet.
- **Address:** Accepts a single combined column (e.g., 123 Main St, Springfield, IL, 62701) or split across separate Street, City, State, and Zip columns.