



Stellar MLS

Matrix Enhancements

November 17, 2025

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Search: Vacant Land

What did we add?

We updated the Vacant Land search default page by replacing the existing “**Property Style**” field with a new field labeled “**Current Use (Property Style)**”. This change is intended to provide users with more accurate and relevant information when searching for vacant land listings.

Why did we add this?

We introduced the “**Current Use (Property Style)**” field to make it easier to find land listings that match your specific needs. Unlike the previous “**Property Style**” field, this new option focuses on how the land is currently used or designated. Streamlining precise and relevant search results.

Property Types Affected

- Vacant Land

Search: Vacant Land Continued

PREVIOUS

Quick

Status - Date or Range
[Select All](#) [Select None](#) ?

- Active
- Pending
- Temporarily Off-Market
- Canceled (WDN-U)
- Withdrawn Conditional
- Sold
- Expired
- Leased

Contract Status

Appraisal
Financing
Inspections
Kick Out Clause
Letter Of Intent

And Or Not

Special Sale Provision(s)

Auction
Bank Owned/REO
Government Owned
Probate Listing

And Or Not

Property Style

Billboard Site
Business
Cattle
Commercial
Farm
Fishery

Or Not

Map Search: No Map Selected ?

Within (▼ miles of [My Location](#))

St #	Dir Pfx	Street Name	St Type	Dir Sfx	Unit #
<input type="text"/>	▼	<input type="text"/>	▼	▼	<input type="text"/>

[More](#)

State

Florida x ?

Or Not

County

Alachua
Baker
Bay
Bradford
Brevard

Or Not

MLS Zip

32616 - Alachua
32615 - Alachua
32420 - Alford
32716 - Altamonte Springs
32715 - Altamonte Springs

Or Not

City

?

Or Not

Legal Subdivision Name

?

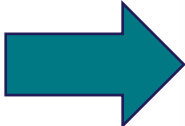
Development

?

Or Not

Subdivision/Condo Name

?



CURRENT

Quick

Status - Date or Range
[Select All](#) [Select None](#) ?

- Active D
- Pending
- Temporarily Off-Market
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Appraisal
Financing
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And Or Not

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Bank Owned/REO
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And Or Not

Current Use (Property Style)

Billboard Site
Business
Cattle
Commercial
Farm
Fishery

Or Not

Map Search: No Map Selected ?

Within (▼ miles of [My Location](#))

St #	Dir Pfx	Street Name	St Type	Dir Sfx	Unit #
<input type="text"/>	▼	<input type="text"/>	▼	▼	<input type="text"/>

[More](#)

State

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?

Or Not

Subdivision/Condo Name

?

Double Primary Bedroom

What did we enhance?

We adjusted our business rule to allow Double Primary Bedrooms to be one of the room types to be selected to meet the mandatory rooms requirement in the Rooms Table.

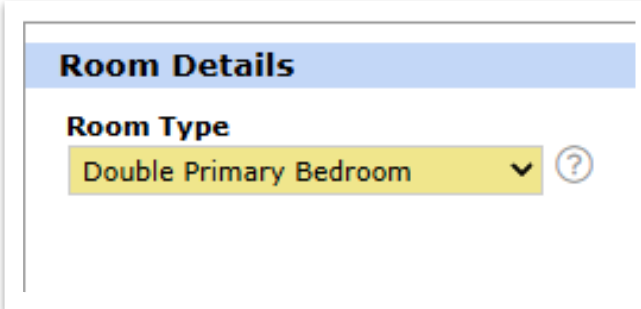
Why are we adding this?

To allow those properties with Double Primary Bedrooms to meet the requirement room type.

Property Types Affected:

- Residential
- Rental

CURRENT



The screenshot shows a form titled "Room Details" with a blue header. Below the header, there is a section labeled "Room Type" with a yellow background. The selected option is "Double Primary Bedroom", indicated by a downward arrow and a question mark icon to its right.

Required: Furnishings

What did we add?

Furnishings is now a required field in the Residential property type, and we relabeled the lookup 'Optional' to 'Negotiable'.

Why did we add this?

We relabeled 'Optional' to 'Negotiable' to align with RESO.

Property Types Affected:

- Residential

CURRENT



Conditionally Required: Waterfront Feet

What did we add?

We updated the listing entry process to make the **Waterfront Feet** field conditionally required when a Waterfrontage option is selected.

Why did we add this?

This ensures that whenever a property is identified as having waterfrontage, the corresponding measurement in feet is provided. This improves data accuracy, consistency across listings, and enhances the quality of search results for properties with waterfront features.

Property Types Affected:

- Residential
- Rental
- Commercial Lease
- Commercial Sale
- Business Opportunity
- Vacant Land
- Income

Waterfront Feet Cont.

<u>Water Front Feet</u>	
Bay / Harbor	?
Bayou	?
Beach	?
Brackish Water	?
Canal - Brackish	?
Canal - Freshwater	?
Canal - Front	?
Canal - Saltwater	?
Creek	?
Freshwater Canal w/ Lift to Saltwater Canal	?
Gulf / Ocean	
Gulf / Ocean to Bay	
Intracoastal Waterway	
Lagoon/Estuary	
Lake	
Lakes - Chain of Lakes	
Marina	
Pond	
Riparian Rights	
River	

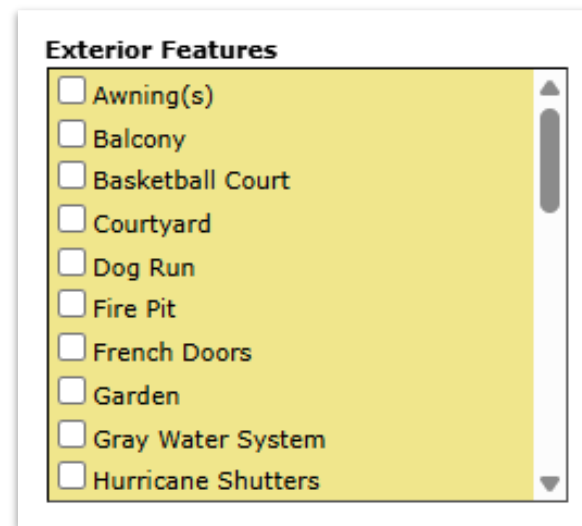
New Lookups: Exterior Features

What did we add?

We added new lookup options to the **Exterior Features** field to make listings more comprehensive and better highlight key property details.

- Basketball Court
- Fire Pit
- Kennel
- Misting System
- None
- Permeable Paving
- Playground
- Private Entrance
- Private Yard
- RV Hookup

CURRENT



The screenshot shows a dropdown menu titled "Exterior Features" with a yellow background. It contains a list of options, each with an unchecked checkbox:

- Awning(s)
- Balcony
- Basketball Court
- Courtyard
- Dog Run
- Fire Pit
- French Doors
- Garden
- Gray Water System
- Hurricane Shutters

Why did we add this?

We have added new lookup options to the Exterior Features field to provide more detailed information and enable better showcasing of unique property characteristics.

Property Types Affected:

- Residential
- Rental
- Income

For Support:

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CALL

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