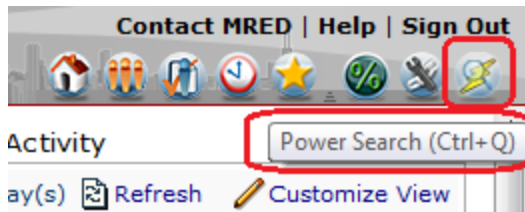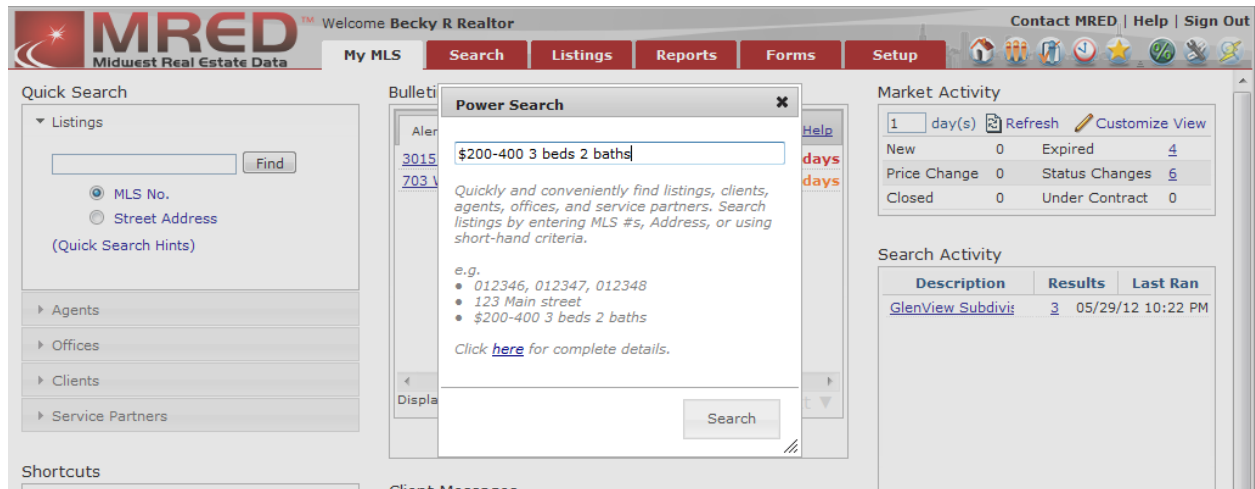# Power Search

The "Power Search" function satisfies the need to have a globally available "quick search" box that also allows *natural language-like, keyword searches*. Power Search builds upon the connectMLS "Quick Search" feature available on the "My MLS" home page. The function is accessible from the new icon

in the upper right hand corner of connectMLS, or by conveniently typing "Ctrl+Q" (or, if you prefer, Ctrl+[Space Bar])

When Power Search is launched, the screen "dims" and a box pops-up allowing you to search for listings, clients, agents, offices, and service partners.

The Power Search box expects a few key parameters in your search expression as described below:

Quick Start - Basic Rules and Examples

- To search for listings, enter:
    - One or more MLS Numbers (8 digits) separated by commas:
    E.g. 07677863, 07657834, 07853822
    - A street name or street number and street name
    E.g. Main
    E.g. 123 MAIN
    E.g. 123 W MAIN

- A simple search expression, which looks somewhat like a *natural language* phrase, using one or more of the following popular search fields:

  Fields: Price, Beds, Baths, Area, Sq Ft, Subdivision, City, Zip, Property Type, Status

  DEFAULTS: If you do not include a keyword, certain defaults are assumed:

  Status = All Active Statuses (NEW, ACTV, PCHG, etc.)

  Property Type = Detached

  Price = in thousands for all types except Residential Rental and Commercial

  Symbols Supported:

  "$" used for price

  "+" used for minimum amounts ($300+)

  "-" used for maximum amounts (e.g. $300-)

  X-Y used for range (e.g. $300-400)

  E.g. Search by Multiple Areas, Price Range, min # Beds, min # Baths:

  area 8070,8073 $200-400 4+ beds 2+ baths

  E.g. Search by City & Price:

  city barrington $300-400

  E.g. Search by Subdivision & Price Range:

  sub lakelands $300-400

  E.g. Search by Zip & Minimum Price:

  60010 $600+

  E.g. Search by Zip, Maximum Price, Square Feet Range:

  60010 $4000- 2000-3000 sqft

- To Search for Clients:
  - Enter a keyword followed by client last name (Note that this performs a "Begins With" search, much like the Client Quick Search function on the connectMLS home page)
    E.g. client Smith
    E.g. cl Smith

- To Search for Agents:
  - Enter a keyword followed by Agent last name or Agent ID. (Note that this performs a "Begins With" type of search, much like the Agents Quick Search function on the home page.)
    E.g. agent Johnson
    E.g. ag Johnson
    E.g. ag ID 339795
    E.g. ag 339795

- To Search for Offices

- Enter a keyword followed by Office name or Office ID. (Note that this performs a "Begins With" search, much like the Office Quick Search function on the connectMLS home page)

  E.g. office Goody Realty

  E.g. of Goody Realty

  E.g. of ID 01537

  E.g. of 01537

- To Search for Service Partners
  - Enter a keyword followed by Service Partner last name. (Note that this performs a "Begins With" search, much like the Service Partner Quick Search function on the connectMLS home page)

    E.g. service partner Lawrence

    E.g. sp Lawrence

    E.g. partner Lawrence

    E.g. vsp Lawrence

Advanced Rules and Examples - "*Natural Language/Keyword Listing Search*"

- To Search for Specific property types
  - The default property type is "Detached Single Family." To search for other types, use any of the following keywords:

    Detached Single Family: detached single, detached, de

    Attached Single Family: attached single, attached, at

    Two to Four Units: two to four units, mu

    Mobile Homes: mobile homes, mobile home, mobile, mh

    Vacant Land: land, vl

    Residential Rental: rentals, rental, rn

    Deeded Parking: deeded parking, boat slips, dp

    Multi-Family 5+: multi-family, multi family, mf

    Office/Tech: office, tech, oi

    Business/Business With Real Estate: business, bu

    Retail/Stores: retail stores, retail, stores, rs

    Mixed Use: mixed use, mixed, co

    Instut/To Develop: instut, develop, ot

    Industrial: industrial, indus, in

    Cross Property (Res): residential, res

    Cross Property (Comm): commercial, comm.

    *NOTE: Cross Property "All" is not supported yet.

    E.g. Search by Area, Price Range, for Attached listings: area 8032 at $500-700

    E.g. Search by Area, Price Range, for Residential listings: area 8008 rn $3000-6000

- To Search for other Statuses
    - By default, only "active" listings are searched (i.e. New, Active, Price Change, etc.). To search for other statuses, you can use the short code or long description of the status, as follows:
        - NEW, New
        - ACTV, Active
        - AUCT, Auction
        - BOMK, Back on Market
        - CTG, Contingent
        - PCHG, Price Change
        - RACT, Re-activiated
        - TEMP, Temporarily No Showings
        - CANC, Cancelled
        - CLSD, Closed
        - EXP, Expired
        - PEND, Pending
        - RNTD, Rented

        E.g. Search for Closed listings by area and price range: CLSD area 10 $300-500

        E.g. Search for Price Change listings by area and min. price: Price Change area 10 $300+

        E.g. Search for Expired and Cancelled listings by area: EXP,CANC area 10

    - To search for all statuses, use the "all" keyword.

        E.g. Search for listings with any status by area and price range: all area 10 $300-500

- Advanced Abbreviations
    - Beds/Baths
        - Searching by "beds" only includes "Above Grade" bedrooms.
        - The following may be used for beds
            - Bedrooms, bedroom, beds, bed, bds, bd, br
        - The following may be used for bathrooms
            - Bathrooms, bathroom, baths, bths, bth, bts, bt
        - E.g. Search by Area and Beds and Baths:

            area 10 2 bedrooms 2 bth

            E.g. Further abbreviation for the above expression:

            area 10 2 2 (If no keyword is specified, beds and baths is implied with the first number being beds and the second being baths.

            E.g. Further abbreviation for the above expression:

            area 10 2 (If no keyword is specified and only one number is specified, beds and baths is implied and the number represents both)

- o Price

    - A value preceded by a $symbol searches the "Search Price" field for residential sales and the Rental Price field for Residential Rental and commercial.
    - Prices are assumed to be in thousands of dollars (e.g. $100 = $100,000) for residential sales, otherwise they are in dollars (e.g. $1000 = $1,000 for rental and commercial search)
    - For clarity, you should always precede a price with a $. However, if you want to save keystrokes, you can enter a number range without a $ (or any other keywords), and it is assumed to be price *if the number is greater than 20* (otherwise it is assumed to be beds/baths).
      E.g. Search for area 10 listings between $300,000 and $400,000:
          area 10 $300-400
      E.g. Further abbreviation for the above expression:
          area 10 300-400
      E.g. The following searches for 3-4 bedrooms and 3-4 bathrooms
          area 10 3-4
- o Sqft
    - This does not include "0" matches. Omit "sqft" term if you do not want to limit to specified square feet values

- o City
    - Power Search uses "Begins With" to search for city
    - You cannot enter multiple words for a City. Instead, enter all or part of the first word.
      E.g. To search for listings in the "Downers Grove," enter:
          city downers
      Or
          city down

- o Subdivision:
    - You can use sub, subd, subdivision as keywords
    - Power Search uses "Begins With" to search for subdivision
    - You cannot enter multiple words for a Subdivision. Instead, enter all or part of the first word.
      E.g. To search for listings in the "Penncross Knolls" subdivision, enter:
          sub penncross
      Or
          sub penn

- o Street Address

- You cannot use Power Search to search only by a Numeric Street name (much like Quick Search on the connectMLS home page).

- Q&A and Hints
  - Q: Are keywords case sensitive?
    A: No, you can use upper, lower, mixed case.
  - Q: How do I remember if a keyword precedes or follows a search value?
    A: The best way to remember is to consider how you would communicate your search needs to someone else using *natural language*. E.g. I want to find listings in "area 10" with "3 beds" and "2 baths" between "2000-2500 sqft," in a price range of "$300K-400." If that fails, you can commit the following to memory:
    - Search value goes AFTER: Area, Subdivision, City
    - Search value goes BEFORE: Beds, Baths, Sqft
    - Search value ONLY (no keyword): Price (must start with "$"), Property Type, Status, Zip (5 digit number)
  - Q: How do I know when to use Power Search, Quick Search, or "regular" search under the Search tab?
    A: You may wish to remove the "Quick Search" widget from the home page, in which case Power Search will work well for MLS # & Address search, agent, office, client, and service partner search. As for the *Natural Language* type of search, if you have a few simple searches you perform frequently that only use the fields listed above, then Power Search may be all you need. If you need to do Map searches, advanced begins with/ends with, or search by features, then you should use the General Search instead.
  - Hint: Don't forget you can press the "Enter" key to run the search after you type the criteria (combined with Ctrl-Q, this provides a very convenient and super-quick way to perform a search).
  - Hint: Power Search remembers the criteria you last entered and displays this in the search box the next time you search.
  - Hint: To see what your search expression actually searched, after you find your search results, click "Refine Criteria" to see your translated expression on the Search Screen