

# 1004MC Total Solution©

Here are some questions & answers about the 1004MC Total Solutions program that may be of interest not only to current users, but also those trying to solve their 1004MC problems with other spreadsheets as well.

When you fill in the computer field name section, how do you save it as the default

You must enter this in the template not the copy that opens up from the shortcut on your desktop. To open the template open XL and from within XL open the file. This file is the real template. Once the data is entered here then it will always be in the copy that opens from the desktop shortcut.

I have a question; I'm filling out the Computer Filed Name section I belong to 5 different MLS services and the field names are different for each MLS. For example: MLS Identification Number – "Listing #" – "ML Number" – "MLS #" What do I do make different templates????

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You must enter this in the template not the copy that opens up from the shortcut on your desktop. To open the template open XL and from within XL open the file. This file is the real template. Once the data is entered here then it will always be in the copy that opens from the desktop shortcut.

You will need to have a template (and desktop shortcut) for each MLS and often for the different property types within one MLS. With the actual template open do a "save as" naming it with MLS name & property type. Then follow the above instructions.

And once I get the fields set, how do I get the info (specific field info) out of the MLS and into a spreadsheet?????

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You need to find out if your MLSs allow the search results can be exported directly to a spreadsheet. If it will then you are OK.

I'm very impressed with the loading of data onto the report. My biggest question is loading/obtaining the data from the Excel worksheet. Can I enter the sales/listing data onto a worksheet and then that data goes directly to the report?

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Yes, but hopefully your MLS or other data source will export directly to a spreadsheet.

What does the worksheet look like? I'm sure the worksheet must have address, listing date, sold date, days on market, listing price, sales price, etc. I'm really kind of curious of the ease of entering that data.

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The trick to this system is to identify the names that your MLS uses for about 8 fields (sales price, list price, etc.) Once you identify this to the computer one time then you do not have to copy and paste the sales price to Column A, the List price to Column B, etc. The total solution goes and finds what it needs no matter what order your MLS puts it in. Many appraisers set up custom downloads where only about 10 fields are downloaded which speeds up the computer and often allows more records to be downloaded at one time (check with your MLS about its features).

One other thing- the Total Solution has an automatic loader so all you have to do is get the data into an Excel spreadsheet then auto transfer. You will not have to do any copy paste at all.

I know talked about downloading that info from the MLS, but I don't that's going to happen here in Omaha.

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You are going to have to manually fill the form in if you do not have a data source to automatically export to a spreadsheet. In this case the current Total Solution will not help you very much. In the future we will try to have an interface for the situation where the appraiser has no good data sources. I am waiting for some guidance from Fannie on what the "Minimum analysis and report is". I have some ideas and will try to have something for this situation before the April 1 deadline.

I am interested in your product, but would have to upgrade to Excel 2007. I'm reading reviews on Amazon.com about Excel 2007 and most say it is the worst product in the world. I think they may be old reviews. What's your take on it? I don't want to pay a ton of money for a piece of junk. I'm talking about Excel, not your product. (Assuming it's not a piece of junk) Thanks!

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2007 had many problems. In fact we had crashes for 6 weeks until "I" found the bug that they said did not exist. There is only one reason I know of to switch: That is the 2007 version handles file size much better than the 2003 does. The total solution file is about 350kb. When I transfer it to the 2003 format it goes to over a megabyte. On some computers you still run into trouble when the file size exceeds about 1.5 megabytes.

For simple spreadsheets many of which are offered free for the MCA form the 2003 Excel is fine. The Total Solution is only in Phase I. I intend to expand it to do other things for the appraiser, than just market conditions analysis. I may not offer a 2003 version; because there are spreadsheets out there that do a good enough job for the folks that have the 2003 version of Excel.

What format does the information you export from MLS need to be in? I can export as text then convert to excel spreadsheet so I'm hoping that is all that is needed.

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Yes once it is the Excel spreadsheet you are done.

Through MLS do you run all the information together such as listings, sales, expired listings, withdrawals? Do you run them all in one spreadsheet then import the data into the software? Or do you run each individually then import?

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This depends on how your MLS operates. I have been running two searches on my MLs, one for solds and one for everything else. I think there may be a way to do it in one search, but my MLS will only download about 250 records at one time- which will often force me to run two searches. If you do multiple searches it is OK to have multiple spreadsheets. The Total Solution's Auto Loader will simply add as many spreadsheets as you have to its database list.

I guess I am just confused or need more explanation as to how the information should be formulated through the MLS then imported into the software.

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Hopefully your MLS will simply export to the spreadsheet. If so, that is about it.

One more thing, how in depth is your user manual? Will it explain all the steps for me?

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It will get you started, but does not teach how to do a market conditions analysis. I will be producing an addition booklet for that later. It will be free for those who purchased the Total Solutions Program. Setting up Excel is harder than running the analysis. You may need help from your computer specialist to help set this up.

I was wondering... I notice on my MLS system the days on market is wrong the agents don't count the realtor that had the listing before them so for example I have one now where on the printout for DM it shows 18 days, however when I check the actual MLS history I see it was previously listed by another broker for 246 days so it really screws things up.. I do have a field for listing date and closing date; I wonder if I could subtract one from the other and get a true day count?

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Notice my comments at the end of the Narrative page about days on market:

"This analysis does not consider that many of the properties may have been listed multiple times. A property that has been relisted is not considered in this calculation. This trend is theoretically one of the best indicators of market conditions, but is probably the weakest in reality because of the quality of the data."

I am considering having the program search for sales & re-sales of the same property and to add to the days on market. My problem is that I am not sure we can ever know about the real days on market no matter what we do. The good news is that the way Total Solutions calculates the number of listings in a period is based on the number of listing days, so the number of listing will be correct.

Thanks for the Questions

David Braun